

STAGE 3 - SECTION 32

CHAPTER 9

NATURAL AND CULTURAL HERITAGE

APPENDIX 3.4 - BANKS PENINSULA LANDSCAPE STUDY 2007

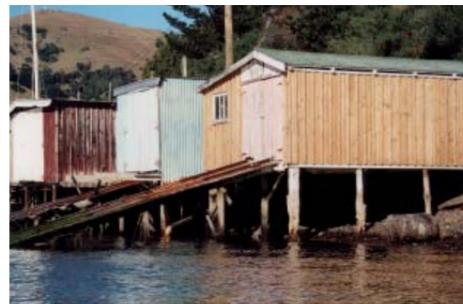
Boffa Miskell



Banks Peninsula Landscape Study

FINAL REPORT

Prepared for Christchurch City Council by Boffa Miskell Limited • May 2007 • C06008



Banks Peninsula Landscape Study

PHASE 1 - CHARACTER DESCRIPTIONS
PHASE 2 - LANDSCAPE VALUES
PHASE 3 - MANAGEMENT MECHANISMS



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Christchurch City Council
by
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Contents

Section A

Phase 1 - Character Descriptions

Background

Scoping and Familiarisation

Section B

Peninsula Wide - Landscape Description and Characterisation

- Geology
- Biological History
- Archaeology and Cultural Heritage
- Agriculture
- Broad Landscape Area Descriptions

Section C

Local Landscape Elements and Features

- Geopreservation Sites
- Sacred Sites/Archaeological Sites/Historic Sites/Protected Trees
- Protected Areas

Section D

Phase 2 - Landscape Values

Explanation of Methodology and Findings - peninsula wide

- Legibility Values
- Natural Science Values
- Aesthetic Values
- Shared and Recognised Values
- Tangata Whenua Values
- Coastal Natural Character Landscapes (CNCL)
- Visual Amenity Landscapes (VAL) and Important Ridgelines
- Heritage Values
- Heritage Landscapes (HL) Overlays
- Outstanding Natural Features and Landscapes (ONL)
- Banks Peninsula Landscape Categories
- Areas with Potential to Absorb Change

Section E

Landscape Character Area Descriptions and Evaluations

- 1 Lyttelton
- 2 Governors Bay
- 3 Teddington
- 4 Diamond Harbour
- 5 Adderley Head
- 6 Port Levy
- 7 Big Bay
- 8 Pigeon Bay
- 9 Menzies Bay/Otohauo Head
- 10 Little Akaloa
- 11 Long Lookout Point/Raupo Bay/Stony Beach
- 12 Okains Bay
- 13 Pa Island/Lavericks bay
- 14 Le Bons Bay
- 15 Hickory/Goughs Bay
- 16 Hinewai
- 17 Akaroa Head/ Te Rauhine Point
- 18 Akaroa
- 19 Takamatua Bay/Robinsons Bay
- 20 Duvauchelle Bay/Barrys Bay
- 21 French Farm Bay
- 22 Wainui
- 23 Timutimu Head
- 24 Peraki
- 25 Okuti Valley
- 26 Little River
- 27 Prices Valley
- 28 Kaituna Valley
- 29 McQueens Valley/Gebbies Valley
- 30 Lake Ellesmere Riparian Margin
- 31 Kaitorete Spit/Birdlings Flat

Section F

Phase 3 - Management Mechanisms

Mangaement Mechanisms - Illustrations

Section G

Acknowledgements

Appendices

- Appendix A - Landscape Project Terms of Reference
- Appendix B - Study Methodology (simplified version)
- Appendix C - Landtypes of the Canterbury Region
- Appendix D - Banks Peninsula Cultural Heritage Landscapes Report

Section H

References

Supplementary Reports

- Te Pataka O Rākihautu Runanga Consultation Paper
- Public Landscape Survey

Phase 1

SECTION A Background

In August 2006 Boffa Miskell Limited (BML) were commissioned by the Christchurch City Council (CCC) to prepare a landscape assessment of the rural parts of the previous Banks Peninsula District (BPD). Banks Peninsula District Council (BPDC) was abolished and merged with Christchurch City in March 2006. The objective of this landscape assessment was set out in the Landscape Project Terms of Reference as:

“To promote the sustainable management of Banks Peninsula landscapes, by managing the use, development and protection of landscapes in a way which enables people and communities to provide for their social, economic and cultural well-being, and for their health and safety, while sustaining the potential of landscapes to meet the reasonable and foreseeable needs of future generations whilst avoiding, remedying or mitigating any adverse effects of activities on landscapes.”

Landscape has been a controversial issue within Banks Peninsula since the Proposed District Plan (PDP) was publicly notified in 1997. A significant number of submissions opposed or sought modification to land identified as ‘Landscape Protection Areas’ and ‘Coastal Protection Areas’ in the Plan. Questions were raised over a perceived lack of rigour in establishing these areas. Consequently, a rural task force (RTF) was formed to address these and other issues. Between 1997 and 1999 the RTF focused on considerations of the location, nature and extent of areas requiring environmental protection and management methods. This information was utilised by the BPD in plan reviews.

In 2002 the BPD publicly notified ‘Variation 2’. The Areas of Protection identified in this Variation were less in extent or within the areas previously identified in the PDP. Following submissions a decision on Variation 2 was released in June 2005.

Two key aspects of the decision were that:

1. uncertainties about proper identification of protected areas were recognised; and
2. there was common ground between the majority of submitters that many parts of the Peninsula exhibit Outstanding Natural Features.

This decision was appealed to the Environment Court, and in January 2006 the Court issued a Heads of Agreement establishing the brief for further study.

A copy of the Terms of Reference are attached to this report as *Appendix A*. The terms state that the landscape assessment methodology should incorporate the following components: the contextual description; landscape description; landscape characterisation; landscape evaluation; and description of assessment criteria informed by relevant Environment Court decisions.

The three phases of the Banks Peninsula Landscape Study include; Phase 1 contextual description; landscape description and landscape characterisation, Phase 2 Banks Peninsula landscape values and Phase 3 potential landscape futures and management mechanisms. A comprehensive consultation strategy linked to the assessment has given all interested parties opportunity for input to the study.

The approach developed for this investigation is an evolution of previous landscape assessments and reflects current ‘best practice’. It recognises that landscape is a wide ranging concept which, by necessity, incorporates a range of integrated issues. The concept of landscape is discussed further in the next section of this report.

To address this understanding of landscape, the Boffa Miskell team is made up of specialists in a range of disciplines. The team have used a Geographical Information System (GIS) to manage the vast volume of data available to, and generated by, the study team. Investigations have been aided by the use of a 3D computer model using K2Vi software. This model enables the assessor to travel anywhere within a ‘virtual’ Banks Peninsula. The combination of 3D model and GIS data-sets have been invaluable in supporting the fieldwork and other study team investigations.

A simplified version of the study methodology is included as *Appendix B*. An initial scoping was followed by three phases of investigation - description, evaluation and selection of mechanisms. The initial scoping and recognisance phase involved a review of the vast amount of landscape related literature and other sources of information on the Peninsula. This report largely avoids repeating material from these sources which are cited in the reference section.

From the outset of these investigations it was recognised that agreement between the various parties on the study outcomes would not be a realistic expectation. The objective of this report is to provide a thorough and carefully structured set of recommendations that will provide a factual basis for further discussions between the parties and maybe also be used to assist the Environment Court in its decisions on Variation 2. This report provides a significant resource to the Council and others involved with resource management and landscape issues on the Peninsula and fills an information gap which has not been addressed by previous studies.

Numerous individuals and organisations with 'landscape' interests were involved in the earlier assessment processes and have contributed to this study. Their contribution has been acknowledged at the end of this report. The CCC project team of Tim Harris (Resource Management Manager) and Bert Hofmans (Policy Planner) supported by Di Lucas (consultant landscape architect) on technical issues, have also assisted the study team throughout the process. Nonetheless, the contents of this report are entirely the responsibility of Boffa Miskell Ltd.

Scoping and Familiarisation

Much of the literature draws attention to the ‘uniqueness’ and ‘specialness’ of the Peninsula. Satellite and aerial images clearly convey this distinctiveness; residents feel and know it; and visitors are quickly enchanted by it. The Peninsula stands apart from the plains to which it is now attached.

“Everyone sees Banks Peninsula differently. In Maori legend it is a pile of mountains heaped by Maui upon a marauding giant. On a modern map - sentiment aside - it looks curiously like a hernia bulging from the gut of the Canterbury Plains, a clenched fist with the tides trickling through its fingers, the doorknob to the south Island, a badly spattered pikelet, a carbuncular snout or a frivolous little cog anchored off Christchurch.” (Banks Peninsula - Cradle of Canterbury, Gordon Ogilvie 1990)

There is nowhere else like it. But what is the essence of this place? Without an understanding of its specialness, effective management will be problematic at best.

The reference list included at the end of this report lists the documents that assisted in the initial familiarisation phase. Much has been written about the Peninsula which has also proved to be a magnet for artists. Its proximity to Christchurch and its position as the ‘cradle of Canterbury’ add to the significance of the landscape.

Landscape meaning

The Environment Court has commented that “A precise definition of ‘landscape’ cannot be given ...” [WESI vs QLDC [2000] NZRMA 59]. From the first use of the word ‘landscape’ in the late 16th century its definition has evolved. It is now accepted that landscape is far more than scenic views. Landscape has been described as the reflection of physical and cultural processes. [Ref. NZILA]. Banks Peninsula landscapes, are expressions of environmental processes, human activity and regional identity. Over the past 1000 years the Banks Peninsula landscape has been a unique expression of both the intrinsic natural processes of change and of the modifications that result from social/cultural processes. The latter processes first nibbled at the landscapes’ edges, but in the last two centuries have consumed the vast bulk of the Peninsula. Where, centuries ago human induced changes were generally localised, today’s landscape modifications are spatially significant, rapid and ongoing. Banks Peninsula is not an island in more than one sense - its landscapes are exposed to driving forces from beyond its boundaries - agricultural economics, tourism growth, urban mobility and so on.

The Banks Peninsula landscape we experience today is a mosaic of land uses. It also contains clues to past natural and cultural landscapes. Its gross bulk and form remain clearly derived from its geological and climatic past, but the subtleties of its surface cover are now the consequence of centuries of human activities - even in the most remote parts. The landscape is simultaneously ‘unified and coherent’ and ‘disparate and complex’. The face of the landscape continues to change.

The landscape’s physical complexity is further complicated by the ways in which people see, experience and use it. Many visitors and residents enjoy the landscape from a general aesthetic and cultural perspective. Those deriving a living from the land may also emphasise its economic importance and in many cases its tidy and productive appearance. Conservationists on the other hand, are likely to place greater emphasis on biodiversity and ecological processes. Everyone sees, feels and understands the landscape differently.

The landscape is required to simultaneously serve social, aesthetic, environmental and economic functions. Landscape, unlike land, is not owned. Everyone has an investment in its future. It triggers strong emotions. However, the cost of managing the landscape often falls back on the private landowners. It is little wonder that attempts to address landscape management are fraught with difficulty.

For the purpose of these investigations, the study team has interpreted ‘landscapes’ as:

the physical and characteristic products of the interaction between human societies and culture with the natural environment. They can be considered to be spatial areas where place specific elements and processes reflect a particular natural and cultural history. This unique combination of attributes may be expressed visually or in terms of meaning and spirituality. Because the underlying human and natural processes are subject to change and evolution, landscapes are dynamic systems.

This understanding is consistent with the purpose, principles, definitions and interpretations of the Resource Management Act (RMA), which provides the context for this study.

The RMA's references to landscape are both explicit and implicit. In "Landscape Planning Guide - For Peri-urban and Rural Areas", Raewyn Peart suggests that the Act ...*"enables the identification of four broad categories of landscapes which merit more dedicated focus in regional and district planning, each with slightly different management objectives: outstanding natural landscapes, landscapes which contribute to visual amenity and/or the quality of the environment, areas of the coastal environment with high natural character and areas with cultural or heritage significance. These categories are overlapping and interconnected and may not always have distinct boundaries."*

She goes on to observe that

"Although landscape management, like any other environmental management exercise, is necessarily going to focus on some priority areas, there is a need to be concerned for the maintenance and enhancement of landscape quality everywhere. All landscapes arguably merit some management consideration under the 'sustainable management' purpose of the RMA and the requirement to avoid, remedy or mitigate adverse effects of activities on the environment."

From a technical landscape perspective, the purpose of management may be characterised as:

- a) avoiding the inappropriate erosion of the intrinsic characteristics and qualities that have built up over time through the interplay of natural and cultural processes; and
- b) enabling development and change to occur that avoids the loss of landscape coherence, diversity and cultural identity and meaning.

This landscape perspective is packaged within the RMA under a number of matters of national importance (RMA Section 6) and other matters to which the Council is required to have particular regard (Section 7). The "Landscape Planning Guide for Peri-urban and Rural Areas" sets out the purpose and principles of the RMA and New Zealand Coastal Policy Statement as they relate to landscape (Chapter 3). These key sections are the 'natural character of the coastal environment, wetlands, and lakes and rivers and their margins' (6(a)), 'outstanding natural features and landscapes' (6(b)), 'historic heritage' (6(f)) and 'landscapes which contribute to

visual amenity and/or environmental quality' (7(c) and (f)). 'Protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna' (Section 6(c)) and 'the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga (Section 6(e)) are also clearly linked to a broad understanding of landscape.

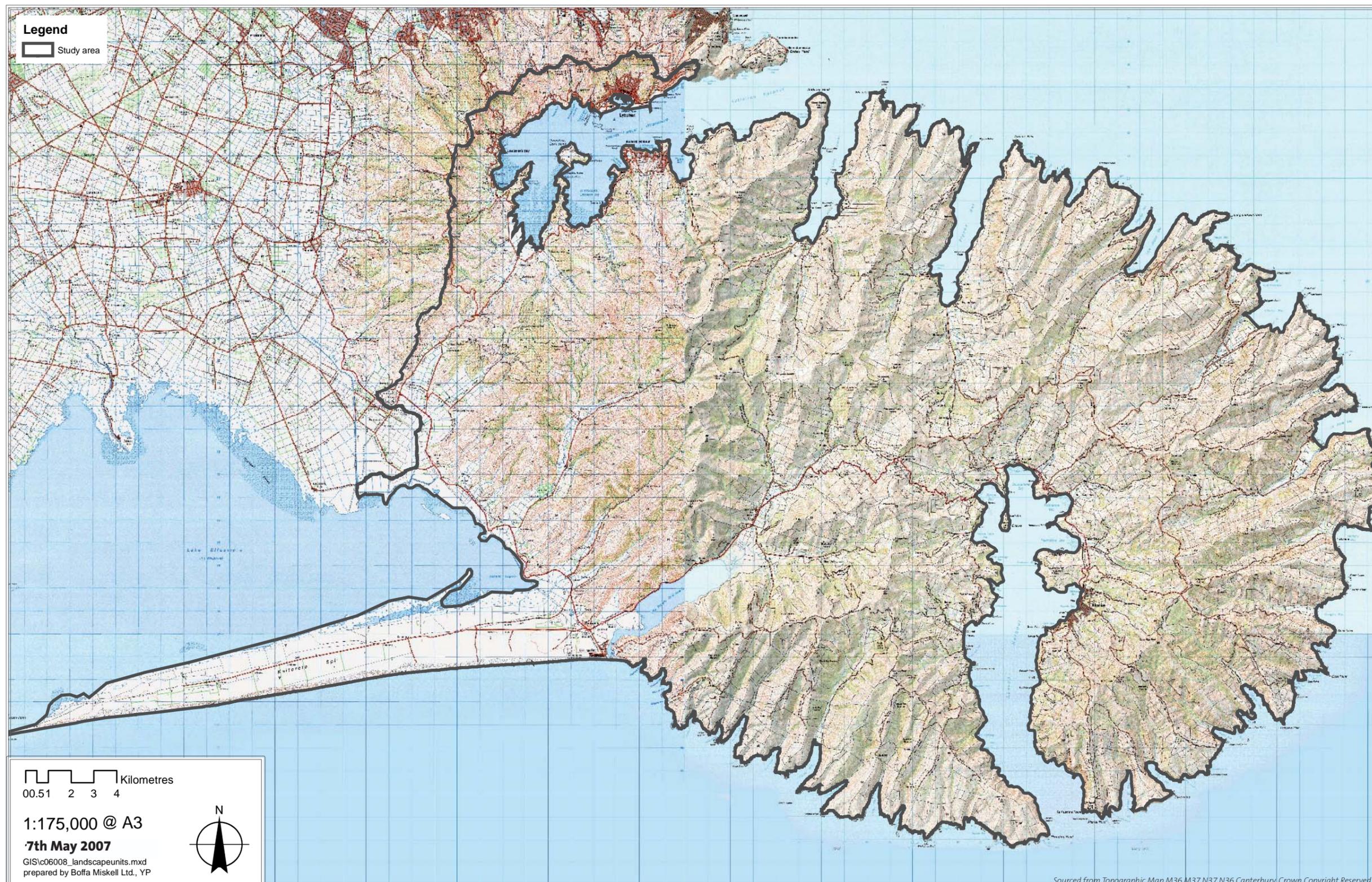
All of these sections of the RMA are relevant to this study. However, it is Section 6(b), outstanding natural features and landscapes, that has proved particularly problematic. Fifteen years after the introduction of the RMA there appears to be a convergence between the way in which Section 6(b) is being interpreted, 'practitioner' views on what the concept of 'landscape' embraces, and general public interest, awareness and concern for 'landscape'. Various Environment Court cases have reinforced the view that it is appropriate to consider a range of criteria in landscape assessments. These include:

- the natural science factors - the geological, topographical, ecological and dynamic components of the landscape;
- its aesthetic values including memorability and naturalness;
- its expressiveness (legibility): how obviously the landscape demonstrates the formative processes leading to it;
- transient values: occasional presence of wildlife; or its values at certain times of the day or of the year;
- whether the values are shared and recognised;
- its value to tangata whenua;
- its historical associations.

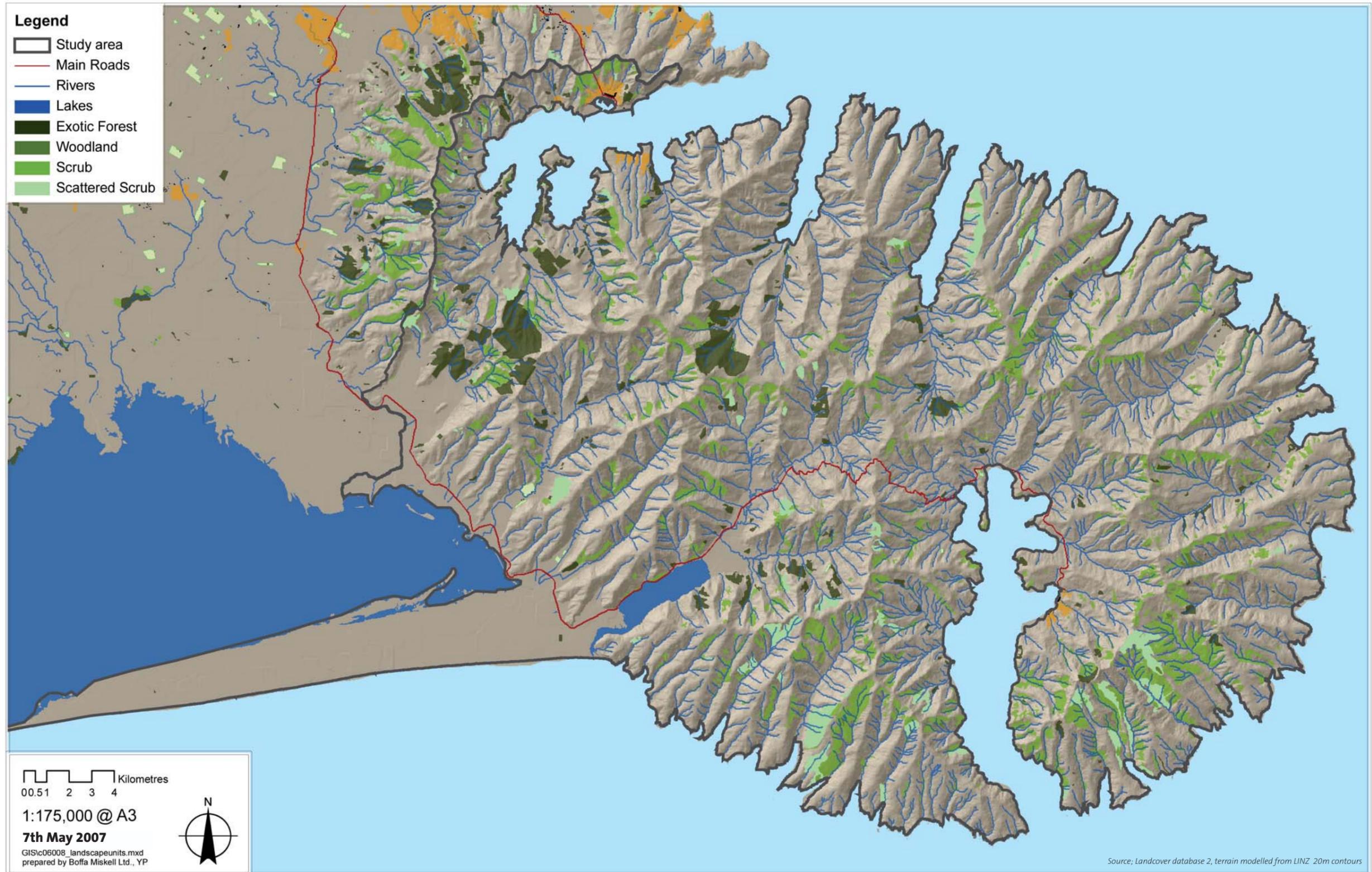
This landscape assessment reflects this wide-ranging understanding of landscape and as such it incorporates input from specialists in geology, geomorphology, archaeology, tangata whenua and agriculture as well as specialist landscape assessors. Landowner, stakeholder and general public input will also play a significant role.

- Figures 1. Illustrates the study area on the NZMS 260 map base
2. Is a simplified landform and landcover map and
3. Is the current City Council zoning map of the Peninsula

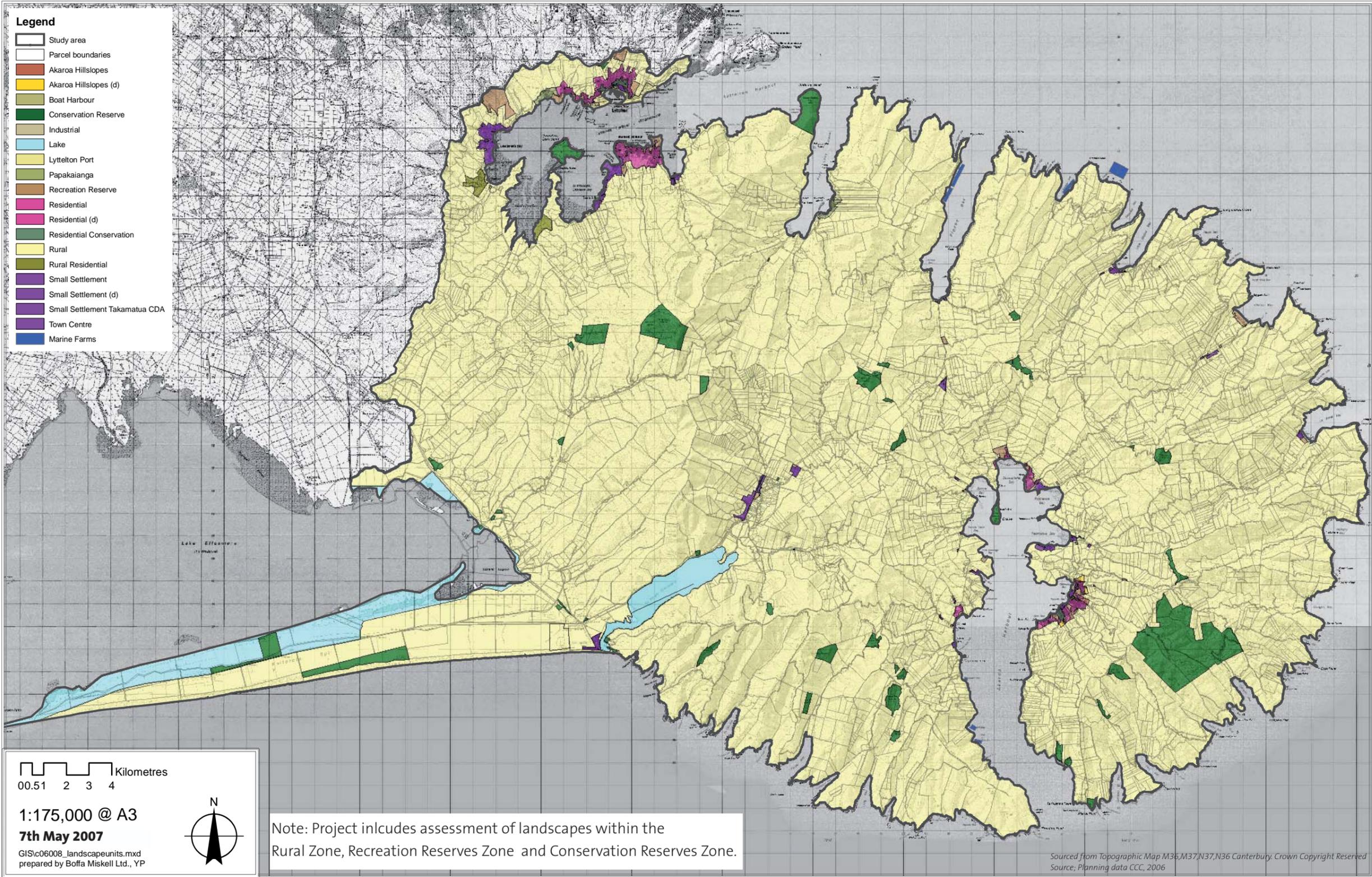
Study Area Figure 1



Landform/Landcover Figure 2



Christchurch City Council Zoning Map Figure 3



SECTION B Banks Peninsula Landscape Description and Characterisation

Following the initial scoping and familiarisation stage the investigations have moved into the 'characterisation phase' which is the focus of this section of the report. In this stage the investigations team has developed and refined their understanding of the Banks Peninsula. The resulting descriptions of the Peninsula's landscapes has provided the raw material for the detailed evaluation in Phase 2 of the study which, in turn, has determined the need for 'protection' or other mechanisms (Phase 3).

Most regional and district landscape assessments classify the landscape into more manageable landscape units of some type. These units are generally based on definable landform and landcover differences between various parts of an investigation area. This 'unit' approach to landscape assessment is a pragmatic response to the scale and complexity of what are often extensive and highly diverse areas of land. However, there are risks inherent in such an approach. Results may vary depending on the scale at which the divisions are made. To address this potential weakness these investigations have considered the landscape at three levels - Peninsula-wide, by catchment and by feature or site.

The first of these is a Peninsula-wide description of the natural and cultural formation of today's landscape. It relies on geological, geomorphological, archaeological, historical heritage and landuse inputs. These Peninsula-wide inputs provide layers of information which together help inform an understanding of the landscape.

Geological History and its Influence on the Landscape of Banks Peninsula

The geological history of Banks Peninsula begins more than 200 million years ago. However, much of what we see today is the product of various episodes of volcanism commencing some 12 million years ago and continuing over a period of some 5 to 6 million years. The oldest rocks are around Gebbies Pass and the youngest above Diamond Harbour - less than ten kilometres apart but separated by some 200 million years. Despite erosion having destroyed much of the original volcanic landforms, the landscape we see today can still be understood in terms of these earlier episodes of mountain building, notably the enlarged and lowered, yet still circular, crater rims. This account draws extensively on "Extinct Volcanoes: a guide to the geology of Banks Peninsula" (Weaver et al., 1985) and the 1: 100,000 scale geological map of the peninsula (Sewell et al., 1992)

Volcanic geology

It has long been known that beneath the hills and mountains of the Banks Peninsula landscape lie rocks of volcanic origin.

The peninsula covers an elliptical area of approximately 50 x 30 kilometres. It was formed essentially by two great low-angle basaltic "shield" volcanoes (similar to those of the Hawaiian islands), firstly Lyttelton then Akaroa. They were islands at the time of construction. There were also several other eruptive centres that contributed to relief development, most notably in the vicinity of Mt Herbert. However, subsequent erosion processes over millions of years have destroyed or modified most of the original volcanic landforms, leaving a complex rugged landscape of mountains, hills, valleys and coast. It is the outcrops provided by these erosional landforms that have enabled the volcanic stratigraphy to be described and interpreted.

The detailed volcanic history has been unravelled by geologists only within the last 20 years, largely as a result of the more ready availability of radioactive dating methods, combined with detailed mapping (*Figure 4*) and mineralogical studies. Eruption of the Lyttelton Volcanic Group (lava flows and associated ash and agglomerates) began about 12 million years ago, during the Miocene period, building a volcanic cone onto a pre-existing land mass formed of various rock types, including greywacke, similar to that found in the Southern Alps, other sediments and older volcanic rocks. As the volcano developed, the rising magma caused the surface of the land to deform upwards and fracture, resulting in the emplacement of vertical dikes in a radial pattern, centred on Charteris Bay. The volcano is thought to have reached a height of about 1200 m before erosion started to wear it down. As the frequency of eruptions decreased, so the speed of

erosion accelerated particularly the softer ash in the centre of the crater, causing the crater to be widened and deepened. Later the crater was breached in the west at Gebbies Pass.

A breach in the southeast side of the crater developed and into this area from about 9.7 to 8.0 million years ago, the Mount Herbert Volcanics erupted filling the breach and developing its own cone. These Mt Herbert rocks represent an intermediate stage in the migration of volcanic activity from Lyttelton to Akaroa.

Volcanism in the Akaroa area began about 9.0 million years ago, building up the Akaroa Volcano to a height of about 1500 m. The Akaroa Volcanic Group lavas buried parts of the south-eastern slopes of the Lyttelton volcano and interfingered with flows from the still active Mount Herbert volcanic centre. A radial dike swarm, similar to that within the Lyttelton volcano, developed centred on the Onawe Peninsula. Gabbro and syenite (rocks that form at a greater depth than lava), crop out at the end of Onawe peninsula at the northern end of the Akaroa Harbour, suggesting exposure of the magma chamber there.

As Akaroa eruptions ceased, the last phase of volcanism (5.8 million years ago) saw vents from within the Lyttelton crater and on the flanks of both major volcanoes, cause local lava flows (Diamond Harbour Volcanics). The best example of these is one that extended from near the top of Mount Herbert to reach Quail Island (Otamahua).

Post-volcanic geology

During the late Pleistocene, glacial outwash gravels filled in the shallow sea between the volcanic island and the mainland. Southwest of the peninsula over the last 6000 years longshore drift has built Kaitorete Spit establishing Lake Ellesmere behind it and damming Lake Forsyth. There is no evidence of glaciation on Banks Peninsula, but during the glacial periods of the last 2 million years, fine sand and silt formed by the grinding action of ice on rocks of the Southern Alps, was carried by winds, deposited and accumulated as loess, up to 20 m thick on much of the Peninsula. The loess tends to be thickest below about 150 masl (metres above sea level), owing to having been eroded from the upper slopes and redeposited on the lower ones. Ongoing tunnel and gully erosion and landslips commonly affect loess slopes.

Geomorphology Overview

The great variety of the landforms that make up Banks Peninsula was first elucidated in 1879 in the writings of Sir Julius von Haast¹

“When standing on the Canterbury Plains the most striking feature in the landscape is Banks Peninsula, rising- so remarkably above the sea horizon, that its regular form at once attracts our attention. First, we observe a series of mountains, of which the summits are all nearly of the same altitude, which as it appears to us, as far as our eye can follow their outlines, form nearly a circle, from which a great number of ridges slope with a nearly uniform gradient towards south, west, and north. Above them, in the centre, stands conspicuously a higher truncated mountain with precipitous escarpments, assuming according to the position of the traveller, a different aspect. The rim of the lower mountains in front rises to an average height of 1,600 ft., whilst the central system attains an altitude of 3,050 ft. On reaching Banks Peninsula from the sea, we find that several deep indentations, forming splendid harbours, enter far into the outer rim of the mountains, passing for a considerable distance along the higher central range. Similar indentations are also found to exist towards the Canterbury plains; but they have either been already filled by alluvial deposits forming fertile valleys, such as the Kaituna Valley, or they appear in the form of a lake (Lake Forsyth). In examining the nature of the rocks of which the system under consideration is composed, we find with the exception of a small zone at the head of Lyttelton Harbour, the whole is composed of volcanic rocks; that the deep indentations are ancient crater walls, so-called calderas, into which a channel with precipitous walls, the barranco, leads; and that they consist of a series of lava-streams, with agglomerates consisting of scoriae, lapilli, ashes, and tufas interstratified with them. These beds all incline outwards from the centre of the cavity. The higher mountains in the centre consist also of volcanic rocks of a similar composition, which appear either horizontal or, when the direction of the lava-streams composing them can be ascertained, are found to flow into the calderas previously formed, from which we can at once conclude that they are of younger origin. Finally, we find mostly in or near the centre of these deep cavities, or calderas, either a small island or a peninsula stretching far into these harbours. They consist also of volcanic rocks, having been preserved above the last centre of eruption. This last sign of vulcanicity is on a smaller scale than the previous ones. The whole of Banks Peninsula, measuring along its longest axis from north-west to south-east, has a length of thirty-one miles, with a greatest breadth of twenty miles, and if we do not take the numerous indentations into account, it has a circumference of eighty-eight miles, which corresponds closely with that of the base of Mount Etna.”

A semi-radial pattern of drainage, including many of the present major valleys, was already established on the active volcanoes, and these were lengthened and deepened by post-volcanic erosion. Two major channels cut back into the craters of Lyttelton and Akaroa volcanoes, becoming today's harbours following rise in sea level after the last Pleistocene glaciation. There are few better examples of large erosional craters anywhere on Earth. In terms of shield volcano landform legibility, namely circular shape in plan and gently sloping flanks in elevation, determining features are generally more apparent from aerial images or from considerable distances on land largely because of their great scale and eroded nature; viewed at the local level within the innumerable valleys, shield volcanic origin is rarely evident. Geomorphic evidence at the catchment scale comes mainly from the curvature in plan of the two eroded crater rims, Akaroa more so than Lyttelton, the latter being now essentially only a quarter of its original circumference (the Port Hills), due to either entire breaching by erosion or burial from later eruptions to the east. Owing to erosion, there are few substantial volcano-flank (dip-slope) landforms remaining.

At the local scale, fluvial erosion has exposed the characteristic stratified nature of basalt eruptives that provides evidence of volcanic origin, the youngest lava flows forming bluffs on the ridges commonly being the most distinctive. Also, further evidence is provided locally by volcanic domes, which originated at vents on the sides of the volcanoes where magma was more viscous and thus unable to flow away, and now form isolated hills, and dikes, thin vertical intrusions that cut across the stratification.

The four largest catchments (Port Levy, Pigeon Bay, Kaituna and Little River) join at their heads, collectively forming a major topographic element essentially separating the Lyttelton and Akaroa basins. Many valley sides rise at least 500 m above their floors. The combined catchment divides include the highest peaks on the peninsula, namely Mts Herbert, Bradley, Fitzgerald, French and Saddle Hills, all over 800m.

From a range of studies in the period between von Haast's descriptions and the present, we now know that “at one scale Banks Peninsula may be regarded as a landform surviving from late Tertiary times, at another as presenting a complex of valleys of Pleistocene age, and at still another as showing slopes whose surfaces are of relatively recent age and are still being actively modified” (Soons and Selby, 1992).

Thus every physical landscape reflects the interaction over a long period between its geological framework and geomorphological processes. This interaction is examined in the following sections, based on the successive stages of volcanism described previously.

Pre-Lyttelton Volcanic Group landforms

Occupying catchments bounded mostly by the head of Lyttelton Harbour between Governors Bay and Charteris Bay, and southwards to include Gebbies Valley and McQueens Valley, this terrain forms some 5% of the area of Banks Peninsula. It includes Manson's and Moepuku's peninsulas, and the southern half of Quail Island. It mainly comprises hill country formed by fluvial erosion at a conspicuously lower elevation (up to 266 m) than the Lyttelton and Mount Herbert volcanics that border it. Locally, Conical Hill is a prominent rhyolite lava dome landform immediately north of Gebbies Pass. A (Summit Road) cutting exposes well developed columnar jointing, representing part of the base or stem of the dome. Rhyolite also forms the hills on both sides of the Gebbies Pass road immediately south of the pass. The crests and flanks of several of these hills include many spectacular, highly visible tor-like promontories and crags of eroded rhyolite.

Landforms on Lyttelton Volcanic Group

Lyttelton Volcanic Group rocks cover about 20% of the peninsula area. The principal landform defining the Lyttelton volcano is the distinctive crescent-shaped mass of the Port Hills stretching between the harbour mouth in the east and Gebbies valley in the south. The ridge of the eroded crater rim extends from above Lyttelton, to where the Summit Road descends to Gebbies pass; this ridge reaches 573 m at its highest point Cooper Knob. In profile, the Port Hills crater segment has characteristic deeply-eroded gentle dip slopes on its "outside" flanks, while inside the crater, the rocky scarp slopes are typically steep to moderately steep immediately beneath the gnarled summit exhibiting many tors and rocky outcrops. The Lyttelton Volcanic Group rocks form the upper slopes of catchments centred on Lyttelton and Governors Bay.

Much of the southern part of the Lyttelton volcano has been eroded away or buried by more recent lavas. However, Lyttelton Volcanic Group rocks do form several of the prominent ridges to the south of Lyttelton Harbour including the ridge between McQueens and Kaituna Valleys that displays the prominent Remarkable Dikes, the upper slopes of the Kaituna Valley catchment, and the majority of the ridge between Purau and Port Levy.

Landforms on Mt Herbert Volcanic Group

Mt Herbert Volcanic group rocks lie principally to the southeast of Lyttelton Harbour and form a large proportion of the high ground between Kaituna valley and Little River and between Port Levy and Pigeon Bay. Horizontally layered volcanics at the summit of Mt Bradley (855m) and Mt Herbert (920m) are the most obvious landforms of this group of rocks. Another prominent peak capped by Mt Herbert rocks is the Monument – a very dramatic rock outcrop near the pass at the top of the Port Levy Road. Comprising just 10% of the peninsula's area, the Mt Herbert Volcanic Group forms the main E-W catchment divide between Kaituna Valley on the south, and Purau and Te Wharau (Orton Bradley Park) valleys to the north. Mt Herbert rocks also form much of the mid-slopes of the broad ridges between Port Levy and Pigeon Bay catchments, and Kaituna Valley and Little River catchments. Upper slopes of the east Port Levy catchment characteristically show boulder strewn surfaces eroded from the lava beneath. The overall slope dipping towards the coast between Port Levy and Pigeon Bay is dissected into parallel ridges which are quite typical of the volcano flanks.

Landforms on Akaroa Volcanic Group

Akaroa Volcanic Group rocks comprise 60 % of the area of Banks Peninsula. Its almost complete circular eroded crater rim is interrupted only by the breached section that forms the harbour entrance. Higher than the Lyttelton crater, although of similar diameter, the rim is at an elevation of over 700 m, reaching a maximum of 841 m at Saddle Hill. The crater here is not as eroded as the Lyttelton volcano and the topography around the rim is not quite so steep, although it still has an obvious asymmetric form, and many eroded volcanic outcrops. There are many example of dikes and eroded domes such as Panama Rock, Pulpit Rock and Devils Gap. While the eastern side of the Akaroa Harbour exhibits the radial drainage and characteristic dissected volcanic dip slope flank, the north and western sides are quite different. There, the flanks have been decimated by the erosion that formed the major Pigeon Bay and Little River Valley catchments, and these steep-sided valleys are now the dominant landforms. To the southwest towards the sea, however, the volcanic flank landform is again apparent. The youngest lava flows of the Akaroa Volcanic Group cap the high ridges to the west of the Little River catchment as well as some of the higher ridges on both sides of the harbour entrance.

Remnant dissected volcano flanks can be recognized on the lower slopes adjoining the coast right around the circumference of the outer peninsula, from Port Levy to Birdlings Flat.

Landforms on Diamond Harbour Volcanic Group

The Diamond Harbour Volcanic Group being the youngest exhibits some of the least modified volcanic form, in particular the prominent dip slope descending from below Mt Herbert to Diamond Harbour. Elsewhere, it forms local hills in Port Levy and Pigeon Bay and on the broad ridge between McQueens Valley and Kaituna Valley. Beyond the study area it forms the historic Halswell Quarry site and various features near Tai Tapu. It comprises just 5% of Banks Peninsula.

Landforms on post-volcanic deposits

While not the most prominent landforms, these comprise a significant proportion of the area. Most of the lower slopes of all the catchments are developed on loess and colluvium which have been deposited directly in part but also result from mass movement. The valley floors are formed from a mixture of river alluvium estuarine and marine deposits. Kaitorete Spit has resulted from longshore drift of sediments from the south which are still being deposited (*Figure 4*). After the last glaciation sea level rose causing the drowning of the major harbours and many river valleys. About 6000 years ago sea level was higher than it is at the present day and evidence of this is shown by the old cliffs and sea stacks on the south side of Banks peninsula. Also, on the seaward side all round the peninsula steep cliffs have been cut into the lava flows.

Land Type Classification

Four landscape types described originally in the Canterbury Regional Landscape Study (CRLS) have been distinguished in the peninsula area, namely: L1, coastal fringe; L8, Port Hills; L9 Herbert; and L10 Akaroa (*Appendix C*).

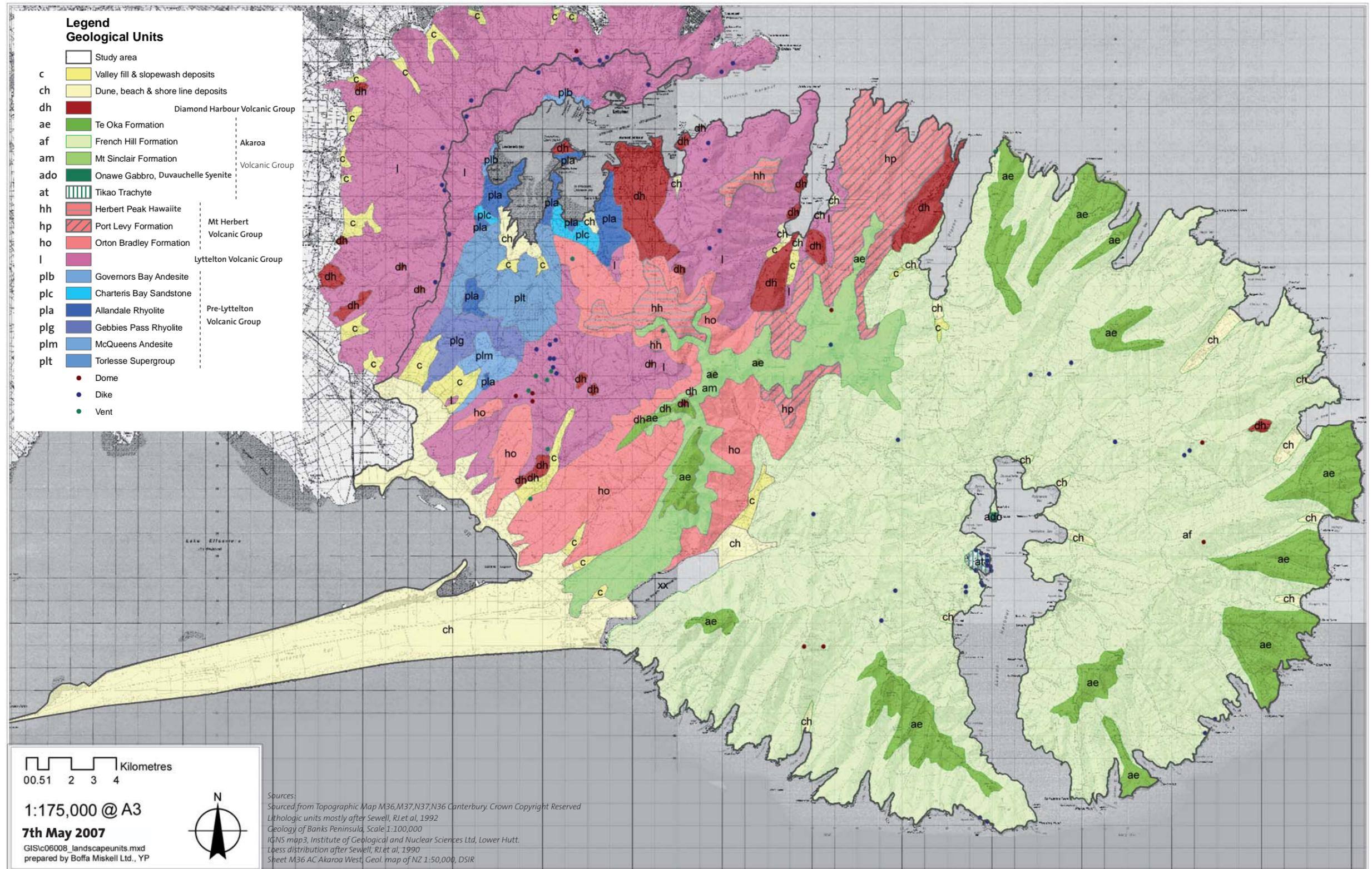
Essentially, these land types are a kind of land-use classification system of which “landform component” is one (of seven) attributes; “geological formation” is another. These landform components are delimited largely on the basis of local slope differences arising from erosion or deposition processes varying according to elevation (shown schematically in cross-section (*Appendix C*)). They provide a useful terrain model of the present peninsula landscape.

Landscape Significance

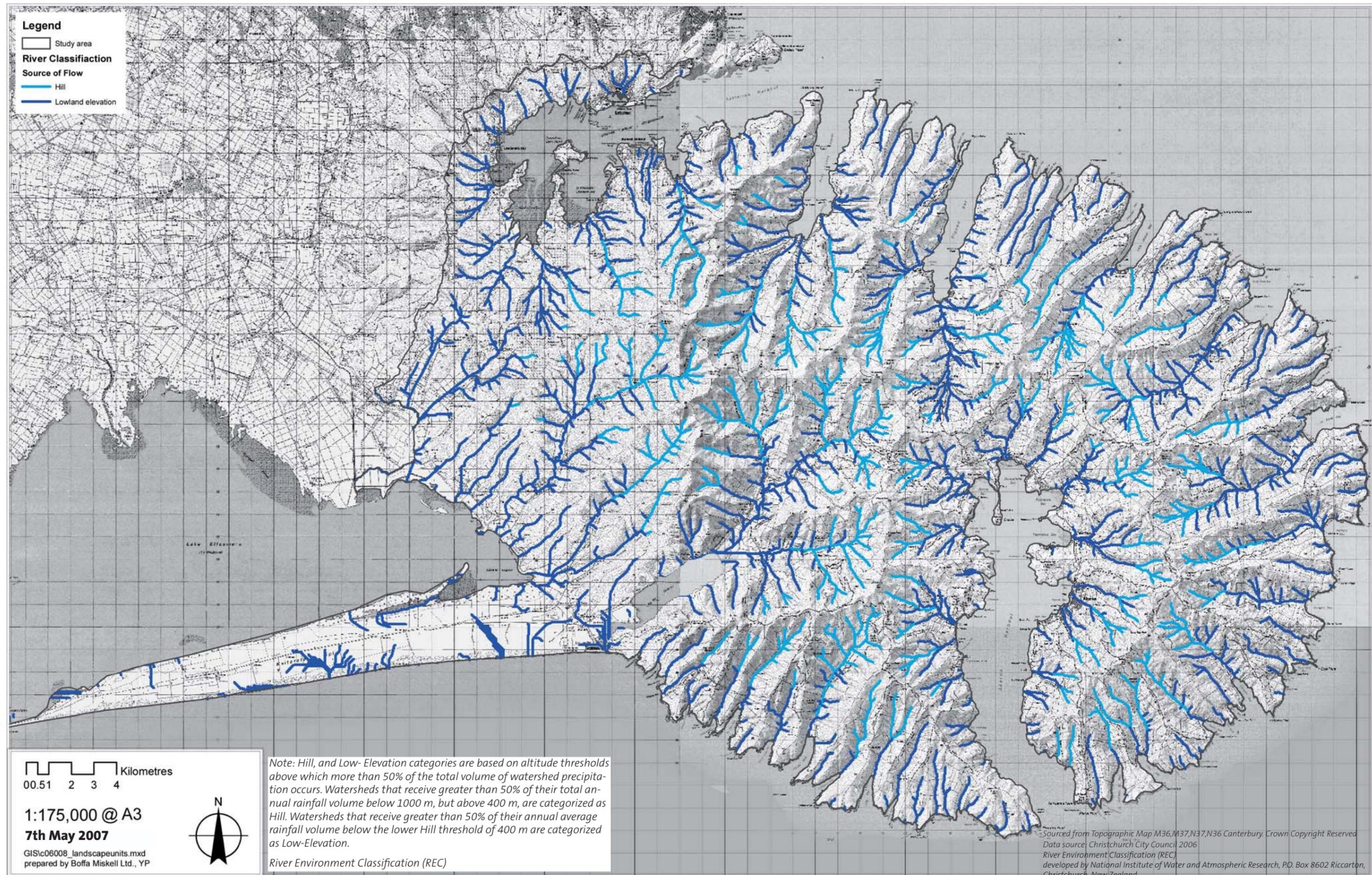
This broad division of the peninsula’s landform helps explain some of the variation within today’s landscape. In combination with a fluctuating climate the surface of the landscape has been constantly modified so that today part of the Lyttelton and much of the Akaroa Volcano crater remnants are clearly legible. Their inner faces are drained by short steep, often ephemeral streams. On the gentler outer slopes of the Akaroa crater several of the streams are more substantial. It is within the Mt Herbert Volcanic Group landforms that the most significant rivers on the Peninsula occurs. These valleys (Kaituna, Little River, Port Levy and Pigeon Bay) are the most extensive with the highest catchments. Substantial watercourses have formed particularly within the southern valleys. Gentler streams drain the lower landforms associated with the pre-Lyttelton Volcanic group. Kaitorete Spit is a geologically recent phenomenon, modifying what was once the site of a mouth of the Waimakariri River. The south western low lying parts of the study area were part of the wetlands than extended around the toe of the Port Hills.

Analysis of elevation, slope, aspect and soils provide further levels of data that enhance the understanding of the Banks Peninsula landscape. (*Figures 7,8,9,10*)

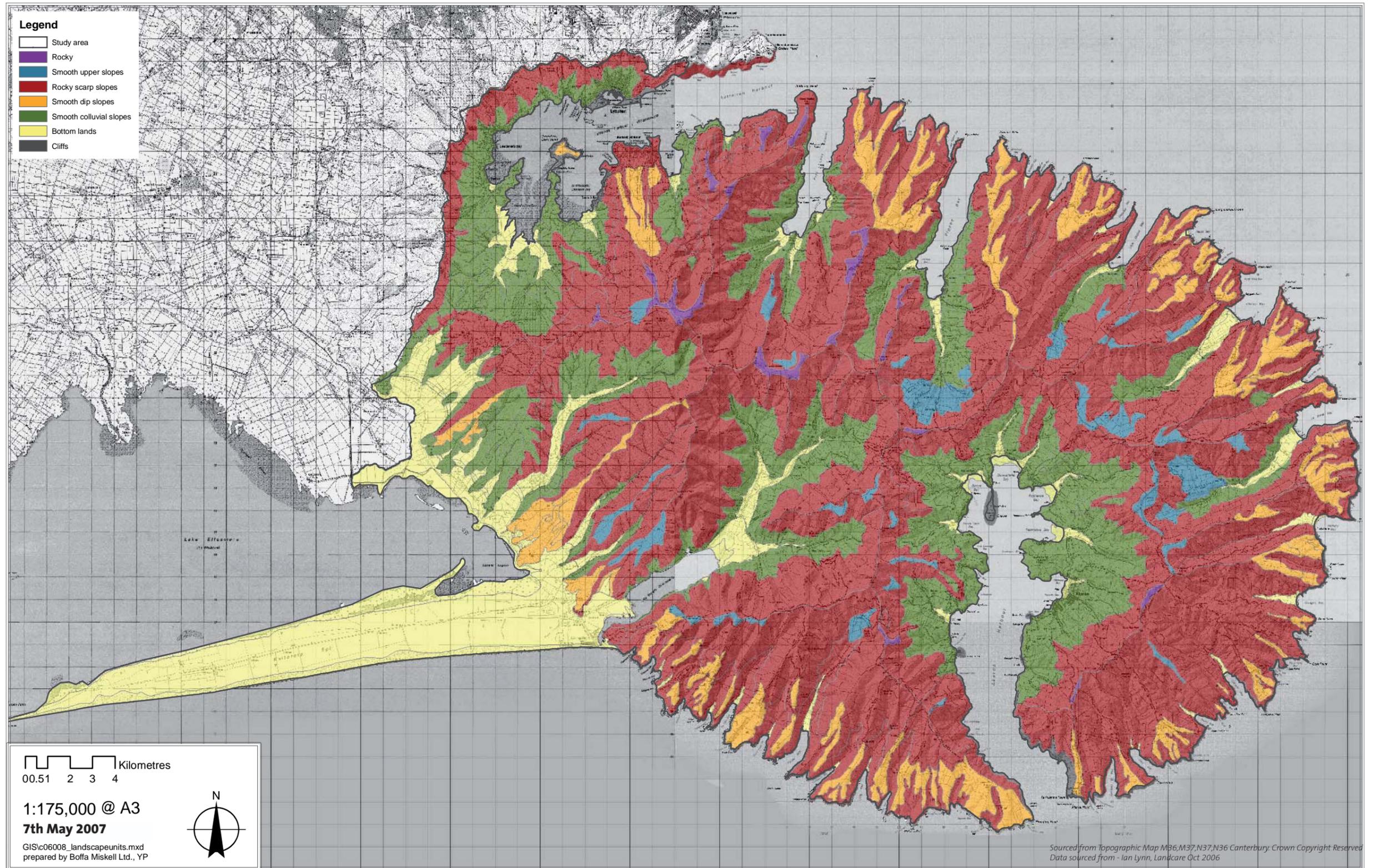
Geology Figure 4



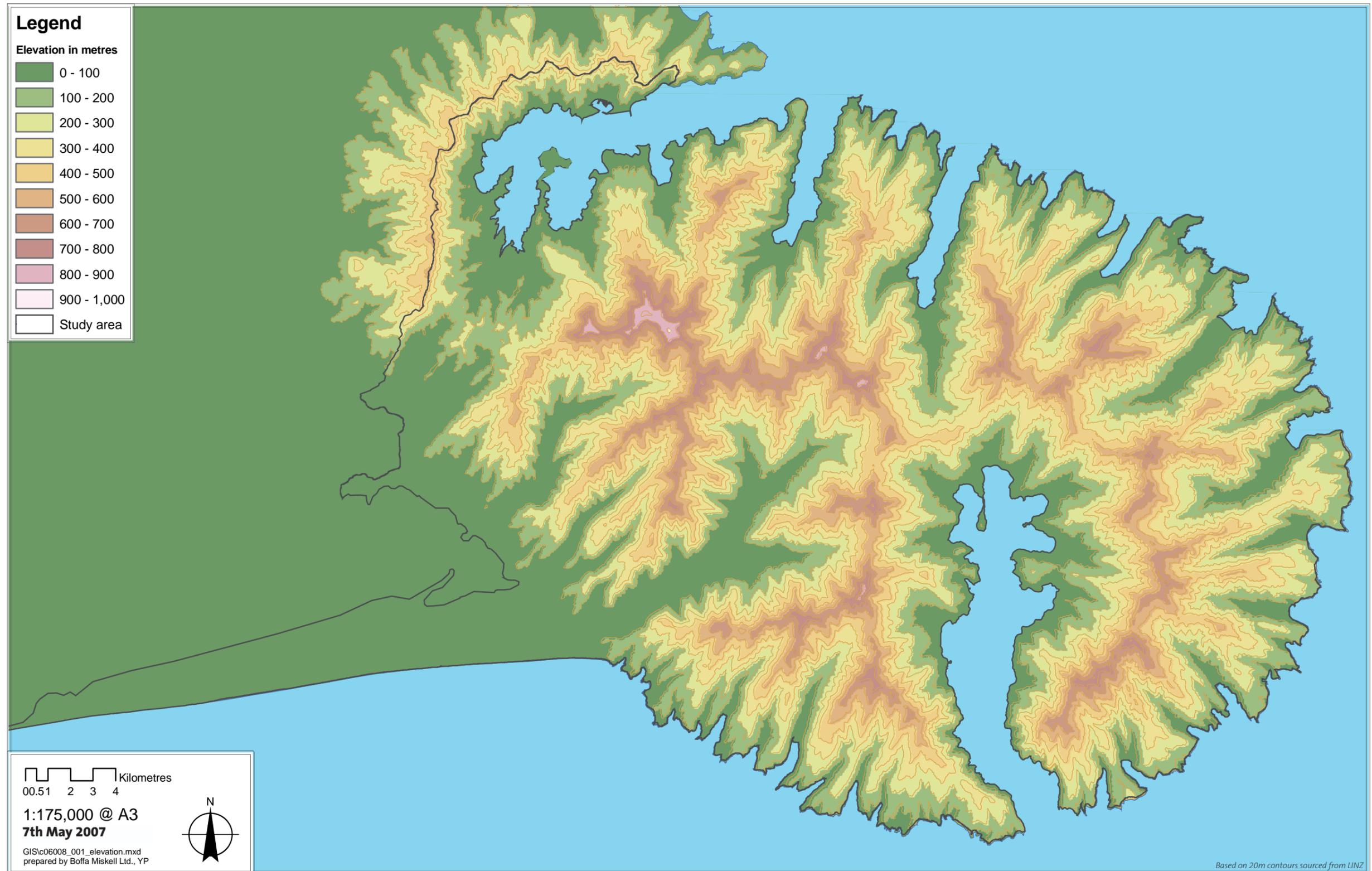
River Environment Figure 5



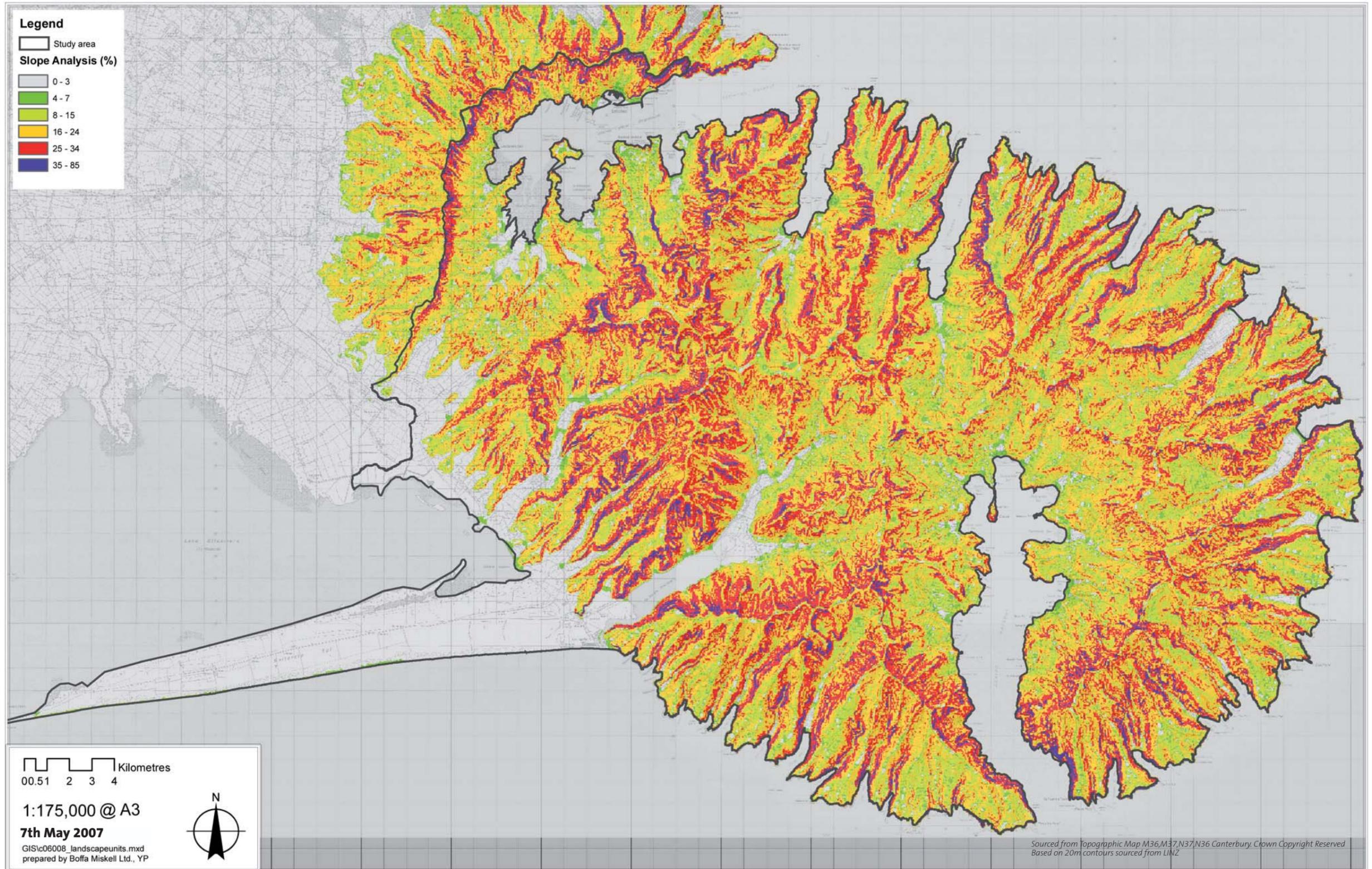
Land Type Units - land form components Figure 6



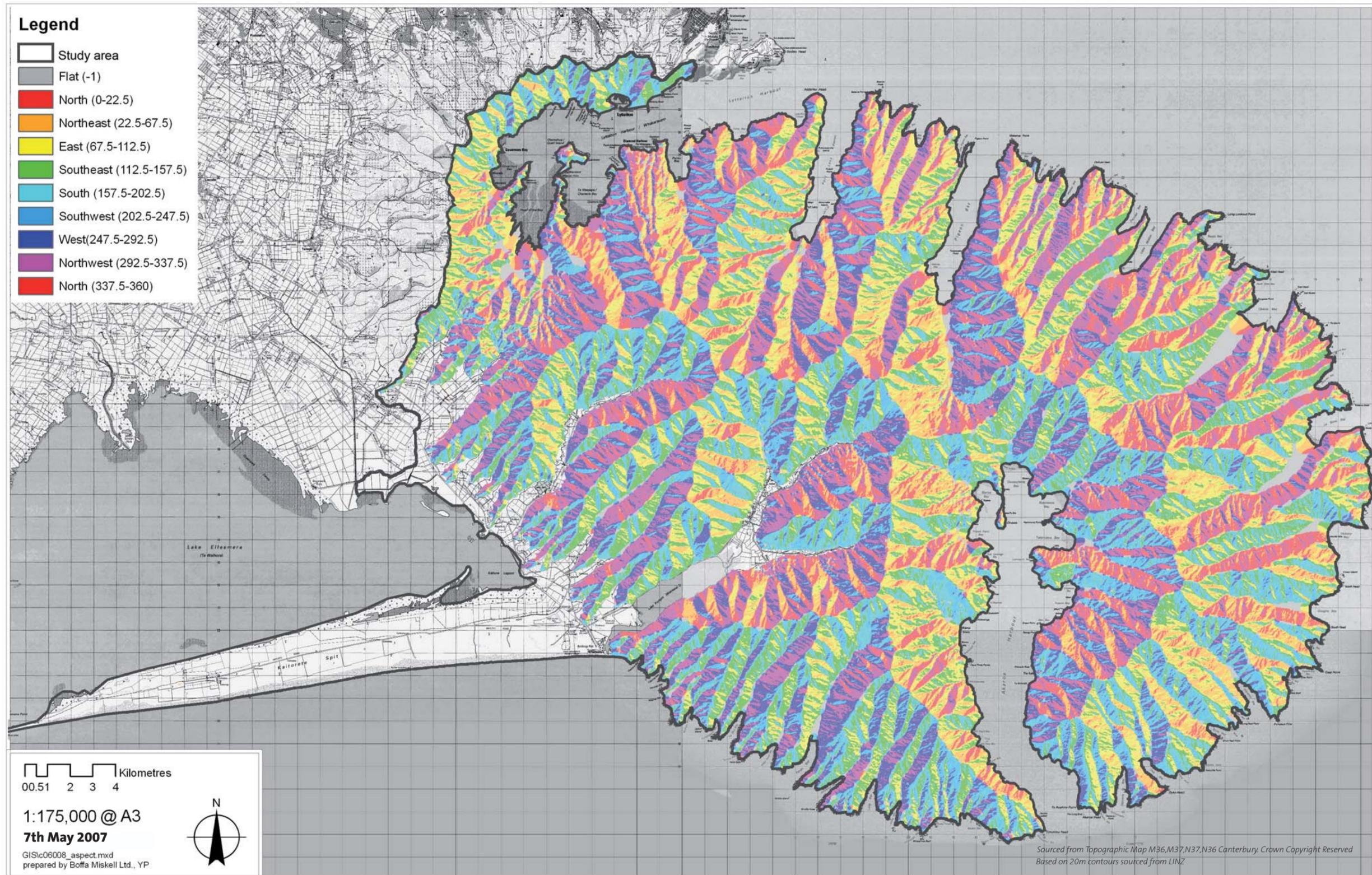
Elevation Figure 7



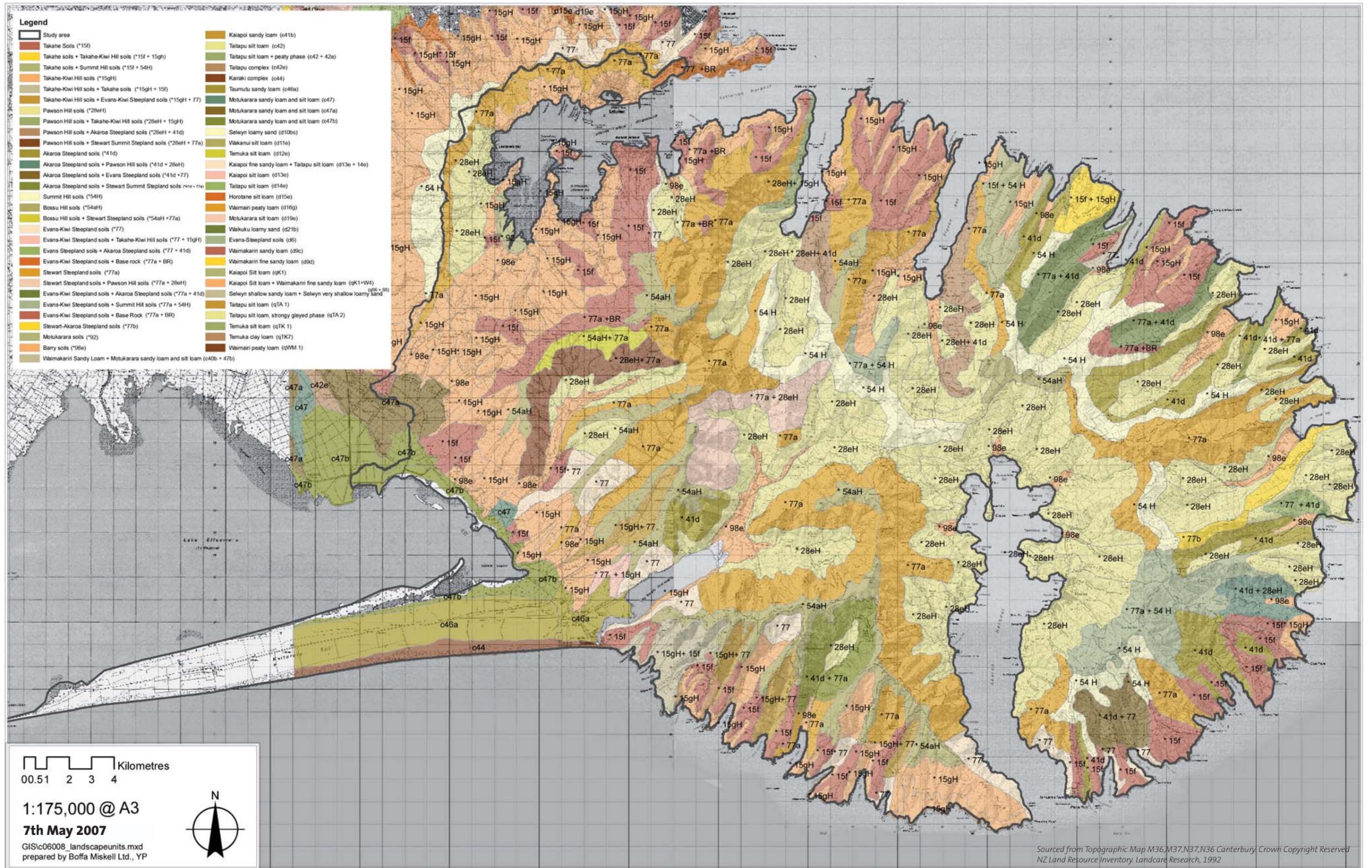
Slope Figure 8



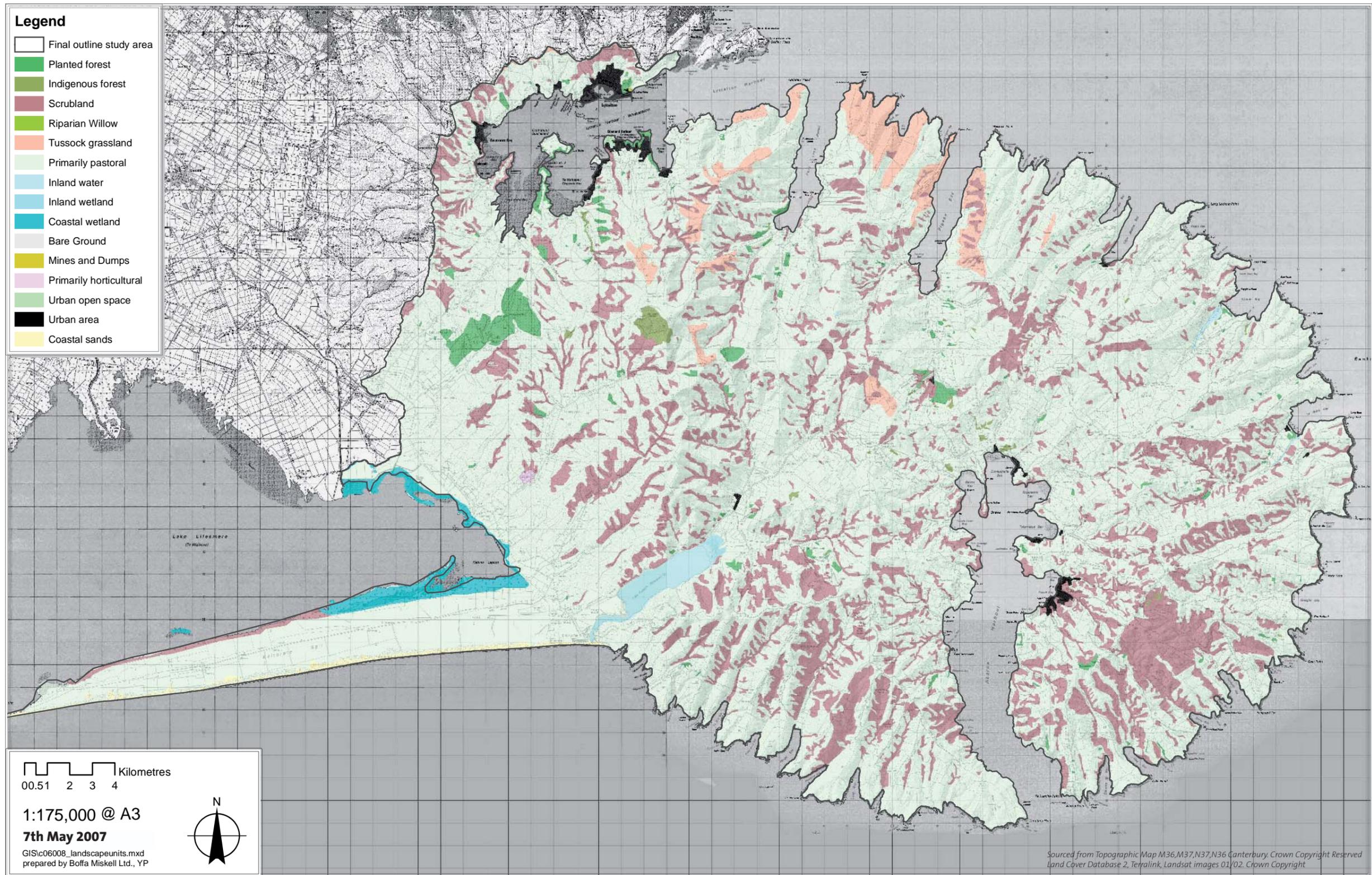
Aspect Figure 9



Soils Figure 10



Vegetation Landcover Figure 11



Biological History and its Influence on the Landscape of Banks Peninsula

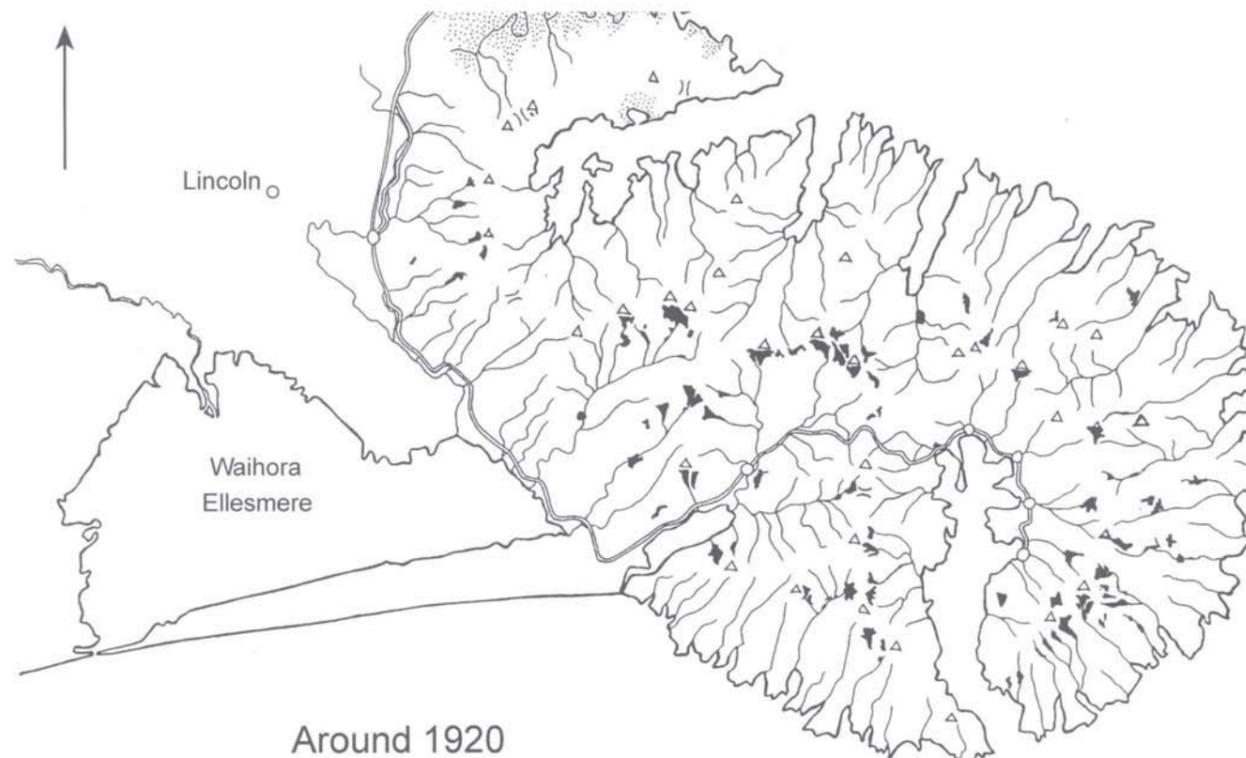
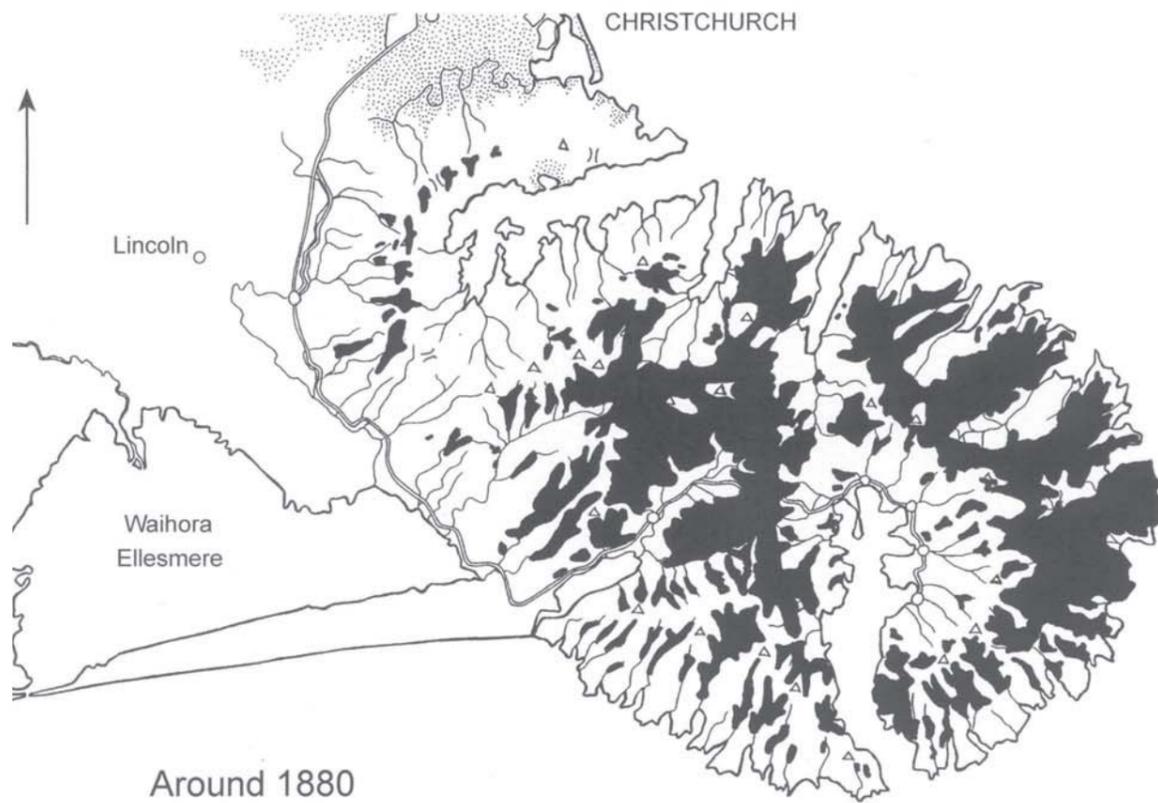
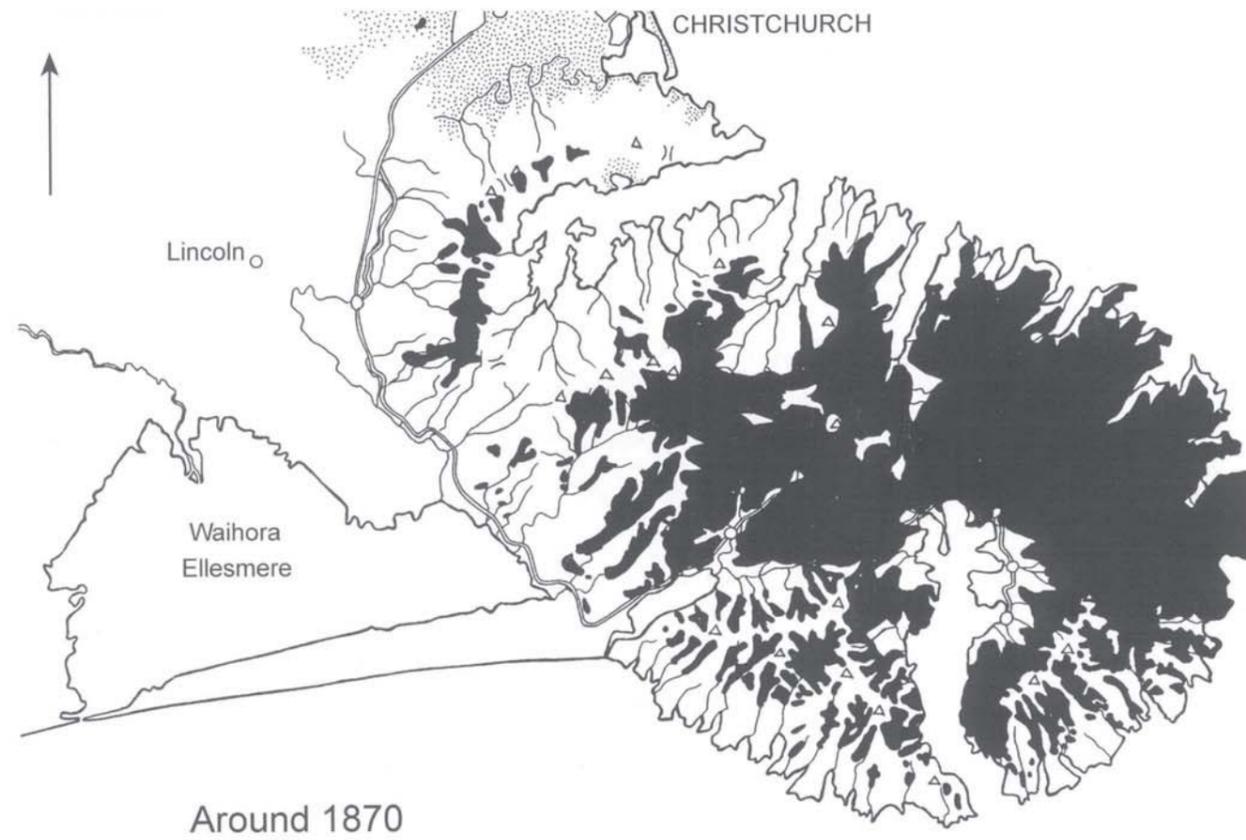
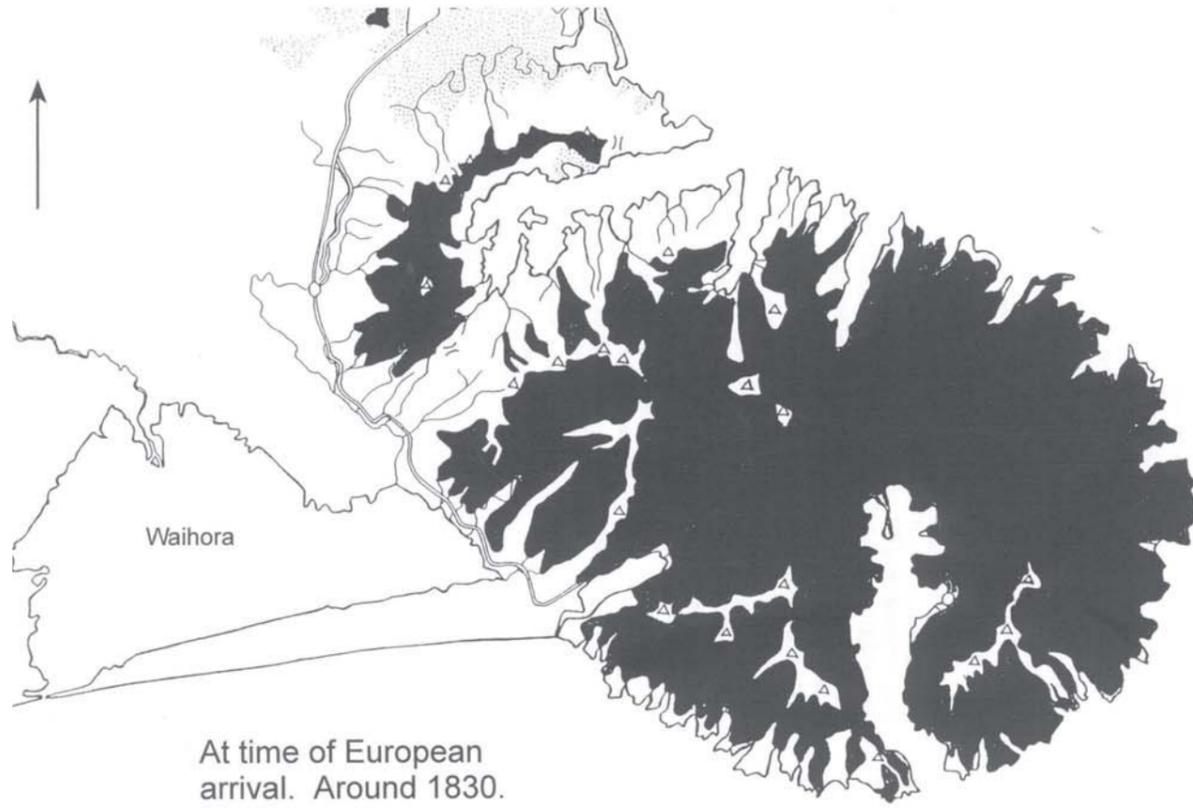
The combination of climate, underlying geology, topography, soils and hydrology, coupled with sources of colonisation, largely determined the historical vegetation cover and associated fauna of the Peninsula. However little is known about the changes of vegetation cover that occurred following the cessation of volcanism. Hugh Wilson comments as follows:

“There is little doubt that the land surface has been more or less continuously forested, despite the disruptions of volcanic eruptions for the first 14 million years, and despite the climatic fluctuations of the last 2 million years. The extent of ice-age deforestation is still arguable.”

However, during the most recent glacial period it is probable that much of the Peninsula was covered in subalpine plants. As the climate warmed and loess and fluvial soils developed the vegetation would have adjusted until virtually all of the peninsula was covered in dense podocarp forest. The ‘Ecological Regions and Districts of New Zealand’ summarises the vegetation that may have been present prior to the deforestation that occurred following the arrival of the humans on the peninsula. Three ecological districts are identified – the Port Hills, Herbert and Akaroa ecological districts. The Port Hills in the west is the driest of the three although the higher slopes are often cloud covered. Loess soils occur on the lower slopes. The vegetation included tussock on the summit ridge and podocarp/ hardwood forests on the slopes. The moister slopes of the central, Herbert District, were swathed in podocarp and conifer-hardwood forest, possibly with limited areas of short tussock. The moist cool climate of the eastern Akaroa ecological district would have supported dominant podocarp-hardwood forests, possibly with a mosaic of lowland tussock near the coast, snow tussock on the ridges, and with patches of conifer-hardwood and beech forest. The work of a number of ecologists have greatly improved our understanding of vegetation patterns - particularly the work of Hugh Wilson.

The parallel ecological assessment currently underway by the Council will provide further material on the remnant flora and fauna of the peninsula. (Figure 12)

Native Forest Cover of Banks Peninsula Figure 12



Ref: Canterbury Botanical Society, edited by Colin J. Burrows, 1998. Etienne Raoul and Canterbury Botany, 1840-1996

section **b**

Archaeology and Cultural Heritage and its influence on the Landscape of Banks Peninsula

The passage from a densely forested landscape to the current pastoral farmland with little more than isolated remnant patches of the original bush is a human story that reflects the activities of Maori and European arrivals over the past 1000 years. This cultural heritage has been investigated by Dr Dan Witter based on the archaeological record.

1200AD - 1500AD - Archaic Period

This is the period of early Polynesian settlers and the adaptation phase where they developed a distinctive New Zealand Polynesian culture (also called the Mōa Hunter period). The 1200 AD start refers to the earliest accepted dates for people in New Zealand, and not to any site on Banks Peninsula dated to that time. The 1500 AD is a convenient point at which there were extensive modifications to the Canterbury coastline. By this time a characteristic Maori material culture had emerged.

1500AD - 1800AD - Maori (settlements with pa) Period

This is the period of the autochthonous development of Maori culture (also called Classic Maori). It includes the emergence of pa fortifications and extensive gardening which provide archaeological markers. It continues up to the time of European contact.

The coast of Banks Peninsula has extensive deposits of middens and ovens. Although important, these belong to foraging activities and do not usually represent a focus of Maori settlement. Other sites, such as caves and other temporary habitations also are part of a form of transient land use. It is the settlements associated with pa therefore which are the main cultural landscapes.

Some of the sites of this period overlap with those of the Contact period.

1800AD - 1850AD - Contact Period

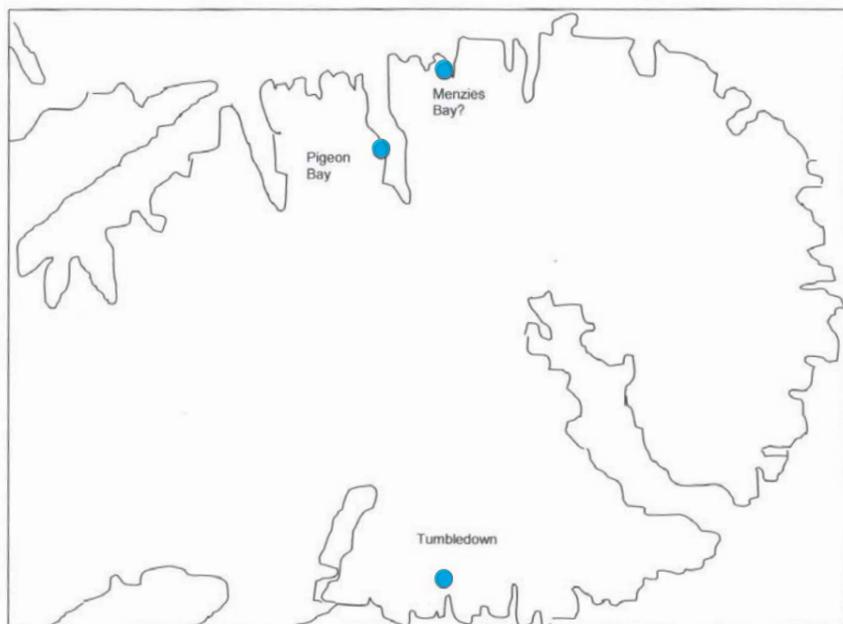
The contact period was the time at which European settlement begins. It includes the violent warfare within the Ngāi Tahu, and the Te Rauparaha raids. It also is when whalers, including on-shore whalers were present and the French settled at Akaroa. This was a very dynamic time for the Banks Peninsula and there are many special features of cultural significance.

1850AD - 1900AD - Victorian Period

The Victorian period is the early European colonial stage until modern industrial times. It is when the Maori land was taken over by the British, and starts with the founding of Lyttelton in 1850. During this time the forests of Banks Peninsula were logged and the land replaced with livestock. A railway tunnel was put into Lyttelton, and another railway was built to Little River. On archaeological sites there are various pre 1900 markers for this period including glass, china, nails, metal working, clay pipes, etc.

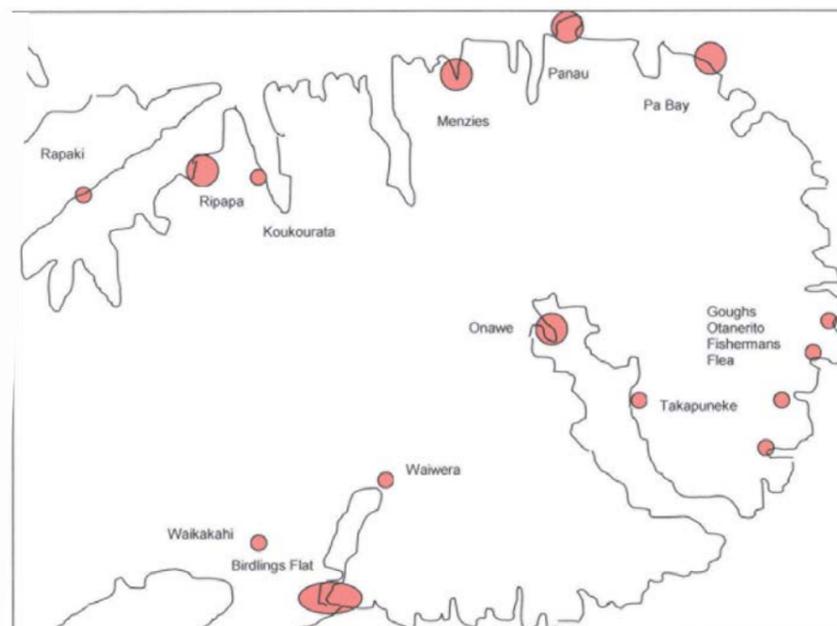
Cultural Heritage Landscapes Report prepared by Dr Dan Witter is included as *Appendix D*.

Archaeology Maps Figure 13

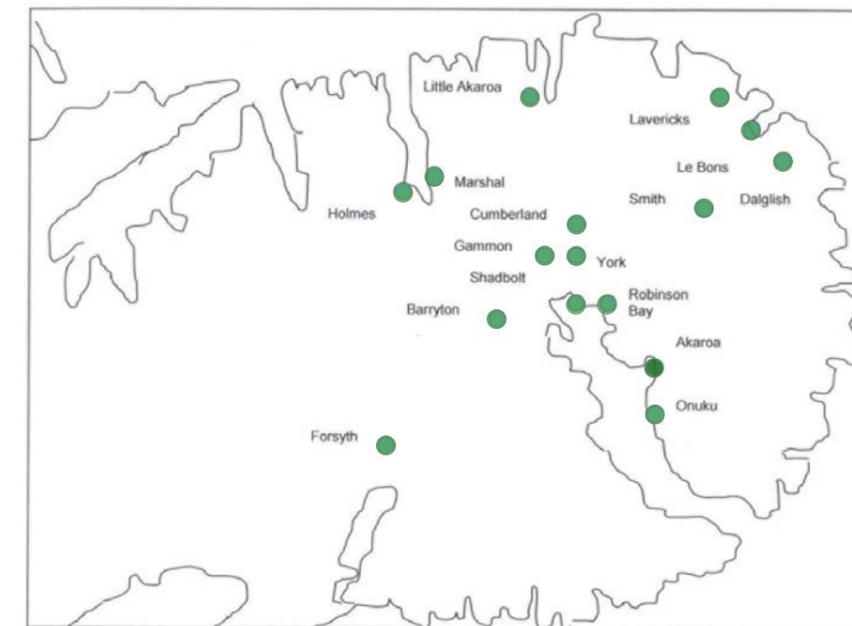


1200 AD - 1500 AD Archaic

KAITORETE SPIT
Waihora Channel



1500 AD - 1800 AD Maori (settlements with pa)

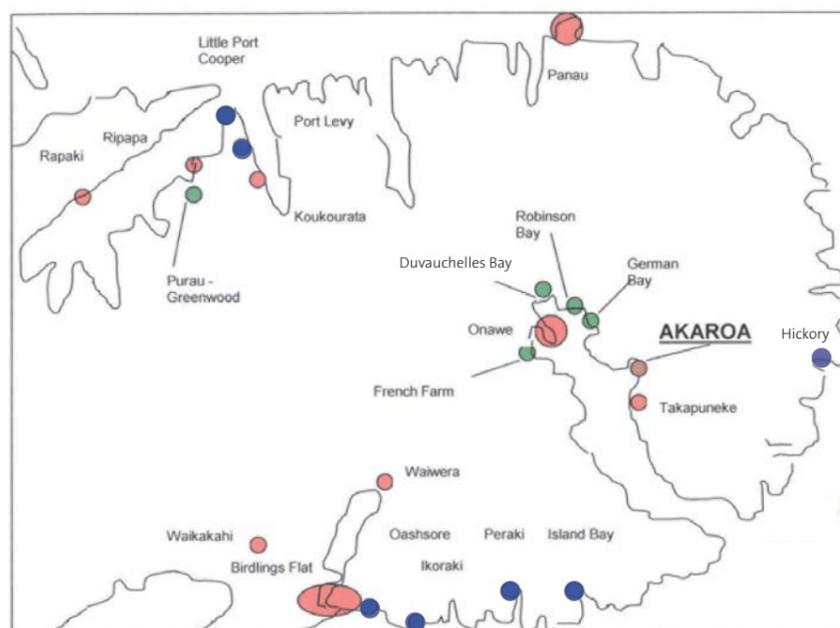


Early Sawmills

All saw mills begin 1850 to 1870



section **b**



1800 - 1850 AD Contact

- Maori/Contact
- Whaling Station
- Homestead
- Town



1850 AD - 1900 AD Victorian

[Note: Consultation with Tangata whenua is an integral part of this study. A consultation paper has been prepared by the participating Ngai Tahu Papatipu Runanga and has further informed our understanding of the Peninsula's landscape. This paper is included as a supplementary report to the landscape study]

Perhaps the greatest changes that the Peninsula has witnessed in the past two centuries have been those associated with agriculture and settlement. These changes have been complex and by no means trending evenly or in a consistent direction. For example, the area in bush, shrub and scrubland, initially reduced from close to 100% cover to little more than 1% by burning and logging, particularly in the late 19th century, has now increased to approximately 15% of the land area. Settlement on the Peninsula has also witnessed peaks and troughs and has reflected changes in land use, as well as access and transport opportunities. Early settlers, both Maori and Pakeha, travelled around the Peninsula largely by sea and the focus of settlement was in the bays and harbours. Maori numbers no doubt reflected food abundance and in more recent times the deprivations of tribal wars (particularly 1823-32). Early European settlements particularly associated with whaling, seal hunters and flax traders were also coastal. ...*"Boat building, commercial fishing and timber processing began as by-products of the whaling era."* (Ogilvie 1990). These settlements were localised and as whale numbers plummeted, were supplanted by settlements based on the timber milling industry.

Between 1850 and 1900 there were at least 40 sawmill sites on the Peninsula. As Ogilvie notes - *"Every sizeable bay had its mill..."* The landscape at this time must have been one of destruction and constant change. Photographs of 19th century Banks Peninsula landscape show a battered and scarred landscape characterised by the skeletons of dead forest trees. The bush fires that raged in the last three decades of the 19th century would have added to the appearance of what today we would no doubt describe as a 'derelict landscape'. These major landcover changes were also reflected in an associated loss of indigenous biodiversity.

As the bush was removed agriculture moved in and replaced it. In 1886 the population of Banks Peninsula had reached a peak at 4768 (Ogilvie 1990).

The first major farming industry was dairying closely followed by sheep farming. The landscape associated with these farms would bear little resemblance to the modern 'precision' landscape of dairying in the 21st century. Nonetheless, these early farms were the start of a new era in landscape change on the Peninsula. For the past century at least, the landscape of the Banks Peninsula has been dominated by farming. This has been largely responsible for the open landscapes with their impressive coastal prospects, enchanting internal valley views and the visual dominance of their signature skylines.

A Description of Banks Peninsula Agriculture

To help inform the characterisation phase of this landscape assessment, Stuart Ford of Agribusiness Group has provided a description of Banks Peninsula Agriculture.

History

The Agricultural history of Banks Peninsula (both European and pre European) is one of bush and forest clearance in order to create bare ground to cultivate crops and establish pastures to graze animals. The European bush clearance was driven by timber extraction with the resultant cleared area being utilised for grassland either through the development of exotic pastures or the natural establishment of native grasslands (tussock and danthonia). As a result of these processes it is estimated that by 1900 99% of the pre human forested area was in grassland of some form.

The majority of the area has a natural tendency to revert to tussock grassland and then bush and scrubland (gorse and native) and back to forest. The progression sequence and rate of reversion will depend on the sites plant growth features such as rainfall, soil type etc. As a result the farming practices, particularly extensive pastoral grazing practices, and level of subdivision have been developed to prevent reversion and encourage the ease of maintenance of grasslands. This has included the prevention of invasion of exotic weeds such as gorse which are difficult and expensive to control once well established.

The pattern of agricultural development and subdivision has been strongly influenced by agronomic features such as soil type, topography and climate as well as access and transport considerations. Early European development took place at a time when many of the more attractive farming areas in the valley floors were only accessible by coastal shipping. This resulted in the development of relatively intensive farming operations in the valley floors with dairy farms supplying dairy factories in localised bays which were serviced by sea. The valley sides and rolling top country were developed as more extensive sheep and beef grazing operations serviced and farmed from homesteads based in the valleys or at the mouths of the bays. As road transport infrastructure was developed and road transport slowly took over from coastal shipping further development and subdivision occurred along the main transport access corridor through Little River and along the roads feeding each valley from the network developed. This is evident in the pattern of intensive subdivision in the valleys with the larger land holdings on the more remote coastal headlands.

The cocksfoot seed industry is an integral part of Banks Peninsula history.

“The seed flourished so munificently on the Peninsula’s volcanic and loessial soil, enriched by the ashes of its burnt bush and tussock cover, that it soon became a major crop in its own right.” (Ogilvie 1990 p.7).

Early in the 20th century a seventh of the peninsula’s land area was being harvested with a thousand casual labourers doing the harvesting. The wealth that this industry brought to the major landowners is still visible in the homesteads and gardens through the Peninsula landscape. Mixed farming including cocksfoot and stock enabled small landowners to make a living and this influenced the scale of the landscape with farms of less than 20 hectares being viable.

The farming practices changed emphasis from dairy farming as the dairy factories gradually closed and amalgamated through to sheep and beef farming. In the mid 1900’s pastoralism was based on relatively extensive grazing of sheep and cattle with wool being the major income item along with the sale of store and breeding stock to the more intensive finishing properties on the adjoining Canterbury Plains. As this emphasis of farming type changed there was significant amalgamation of land holdings as the small mixed dairy farms became less economic and were incorporated into larger farming operations. The nature of the farming during this period had a significant impact on the landscape with the ability to closely graze livestock ensuring that bush and weeds were not able to regenerate. Photographs of Banks Peninsula at this time (1950’s to 1970’s) show a landscape relatively bare of bush or shrubs with large areas of grassland country interspersed with tussocks, remnants of forest and small areas of regenerating bush. In some areas where land management was less intensive and grazing was less controlled large areas of gorse and regenerating bush rapidly took over from the grassland and dominate the landscape.

Large areas of land were subdivided and developed under the subsidy schemes of the 1970's which encouraged an intensification of pasture development in tussock and areas of scrub and increased stocking rates. This trend was reversed during the political and economic reforms of the 1980's in conjunction with a succession of drought years which caused significant restructuring of farming systems on Banks Peninsula. For a period farmers were focused on survival and there was little expenditure on maintenance or development of infrastructure on farms. Much of the recently developed land reverted as the costs of maintenance of the new pastures proved to be uneconomic and stocking rates reduced. There was an approximate 25% reduction in livestock farmed on Banks Peninsula between 1980 and 1990. This led to a trend of areas that were uneconomic or marginal for farming starting the reversion process and has led to the current landscape which has much more widespread and scattered areas of exotic and native species in scrub and bush land than that obvious in the 1960's.

This trend has continued to this day with a greater separation of productive, more intensive areas of farmed land from unproductive reverting areas or remnant forest or bush land. In many instances this separation has been enhanced by formal and informal protection of reverting or native vegetation through fencing and establishment of protection areas. This has occurred through the efforts of both existing farmers and retirement of formerly productive land on lifestyle or conservation managed land. This has further enhanced the trend towards the mosaic of landscape patterns evident at present.

A relatively small area of deer farming has been developed on Banks Peninsula over the last two decades.

The area recorded as in grassland tussock or crop in 1980 is 85,727 ha whereas the same categories in 2002 record 70,900ha.

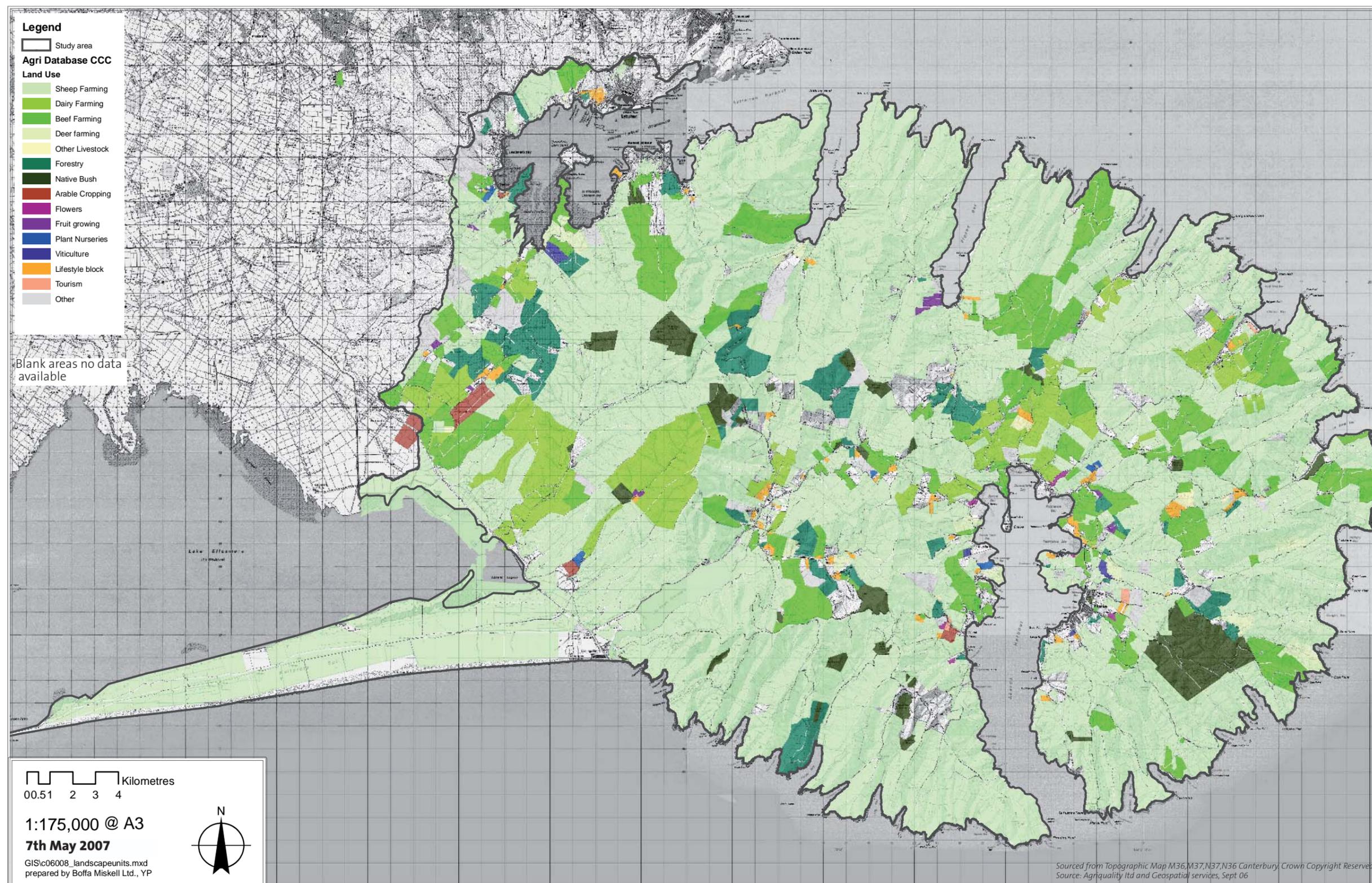
There has been little development of arable activities on Banks Peninsula as a result of lack of suitable flat high quality soils. Horticulture has been slow to develop despite a range of suitable climatic and soil conditions. This has been primarily as a result of the use of hormone based agrichemicals to control exotic weeds which are highly volatile and difficult to target meaning that expensive and highly sensitive horticultural plants were at risk of destruction as a result of spray drift from neighbouring properties. With the advent of non hormone weed spray alternatives and the RMA restricting drift beyond property boundaries a number of horticultural enterprises have established including vineyards, olive groves, nurseries and cut flower operations. These further add to the land use mosaic and are often on the valley sides or slopes rather than the valley floors.

Large scale production forestry land use has been established on a small area of Banks Peninsula with more attractive forestry areas being preferred in other parts of Canterbury. A significant amount of woodlot type forestry utilising eucalyptus and other exotic species has been developed on both lifestyle and farm properties in the last two decades. In total the area recorded as in forest has doubled every decade for the last three decades to reach 2600 ha in 2002.

Current Situation

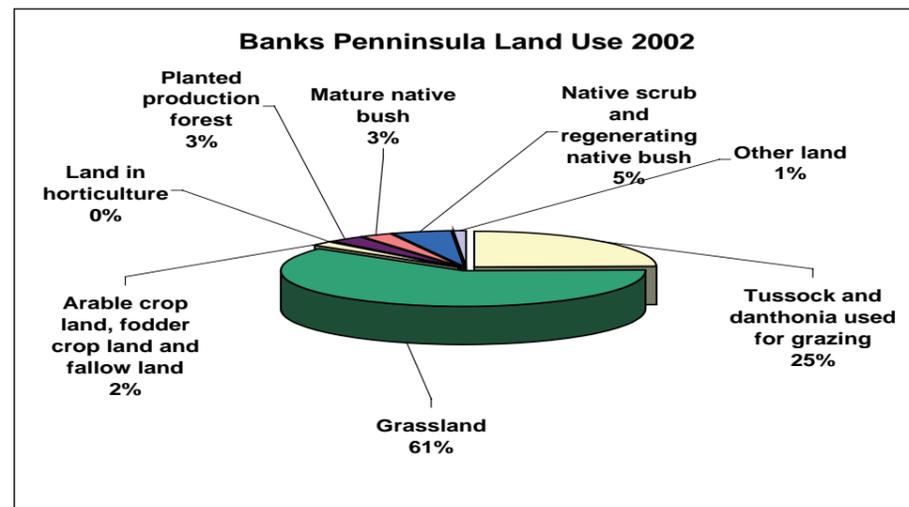
The following information on the current situation of agriculture on Banks Peninsula is taken from Statistics New Zealand Agricultural Census data from 2002.

Land Use - Agribase Figure 14



1045 properties are recorded as covering 80,887 ha. *Figure 14a* depicts the land use as a proportion of total as recorded in 2002. Approximately 86% of the land is recorded as either grassland (61%) or tussock and danthonia (25%) showing the domination of pastoral agriculture. Horticulture is less than 1% with mature or regenerating native scrub and bush covering 8% of the rural land area.

Figure 14a : Land Use 2002



In 2002 there were 390 farms recorded. The spread of property size is shown in *Figure 14b*.

Important points to note are;

- 120 properties (30%) are 20 ha + less.
- 220 properties (56%) are less than 100 ha.
- 170 properties (44%) are greater than 100 ha.

These statistics would suggest a spread of land holding. If we can assume that the smaller holdings will be more intensively developed and the larger holdings more extensive then the impact on the landscape is that the predominant landscape is extensive pastoralism with less evidence of development however there a significant number of smaller more highly developed holdings interspersed amongst it.

Figure 14b : Farms by Farm size

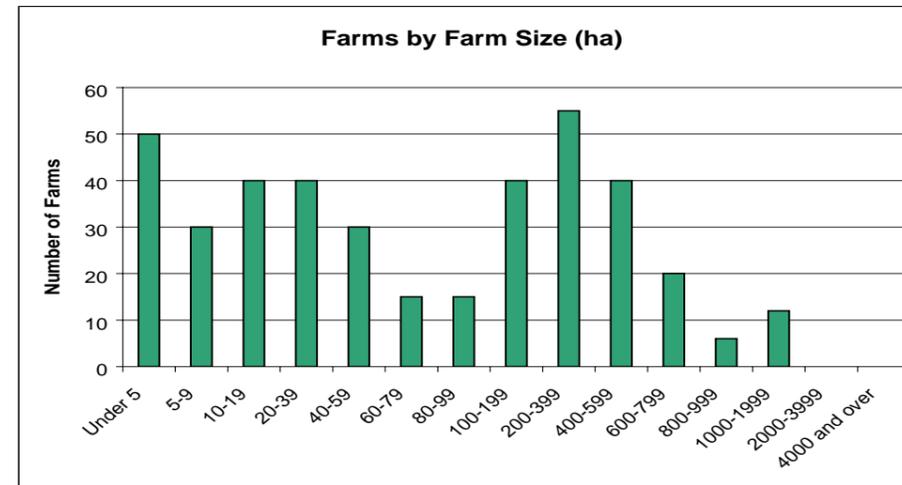
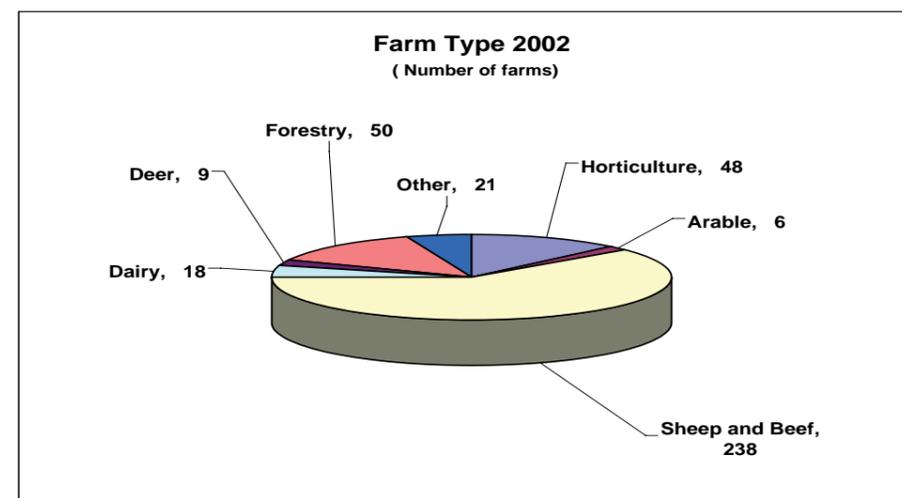


Figure 14c : Farm Type

Figure 14c depicts the farm type by number of farms. This figure reinforces the predominance of livestock farming at 68% of the farms



Future Influences

The current economics of farming mean that there are a number of issues that will influence the character of the landscape and perhaps future landscape change. Obviously these factors are likely to change over time so the following list should be considered as a current view of the medium term future rather than a strategic view of the long term.

Wool is now a by product of sheep meat production as its relative returns compared with other livestock options are poor. This means that farming systems are focusing on sheep and beef meat production. This factor forces farmers to consider more intensive farming systems than those adopted in a mixed meat and wool regime.

Recent gains in genetic and reproductive animal capability have led to the development of more highly productive farmed animals. This has resulted in a change of concentration away from high stocking rates of relatively low performing livestock to lower stocking rates of highly productive stock with much higher demands on meeting the animal's nutritional needs. This in itself has led to a continuing intensification of farming systems through development of new pastures, better subdivision and a requirement for a higher degree of animal management and husbandry. Higher performing stock cannot be utilised as weed control agents as the lower nutritional return from heavy grazing of less palatable weed species is counter productive to the achievement of high per head performance. At the same time the affordability and efficacy of non hormonal weed sprays make chemical control a more attractive and affordable option to control reversion.

Recent rounds of the Meat and Wool Board monitor farms on Banks Peninsula have identified the financial advantages to be gained from pasture improvement and intensification of animal management systems. This has, and will continue to encourage the adoption of land management techniques involved in

intensification of farming away from extensive pastoralism (where possible) with an increasing trend of adoption amongst Banks Peninsula farmers. Regardless of this trend there are large areas of land where topography altitude and climate preclude significant intensification of land use away from extensive pastoralism. This will have an influence on the landscape as further development is concentrated on the more easily managed and accessible land areas with less concentration and animal grazing pressure on the extensive undeveloped areas.

Deer farming is currently in retreat nationwide due to relatively poor financial returns therefore an increase in the area fenced and farmed in deer is unlikely in the medium term.

Arable farming is being replaced by livestock farming in all but the most favourable farming areas as the economics of cropping encourage large scale operations in order to maximise returns to capital. It is most likely that arable farming will decrease from its current area on Banks Peninsula and be replaced by cropping for animal feed purposes on suitable arable land.

Dairy farming economics require large herds in reliable climatic production zones in order to gain economies of scale to get sufficient returns to capital and labour. There are few areas of suitable contiguous land on Banks Peninsula where this is possible so it is unlikely that dairy farming will develop further from its present base area.

Horticulture in its various forms is an increasingly popular land use for both commercial and lifestyle purposes. It is expected that the trend towards this land use will increase in those areas where micro climate, soils and access to water make it viable.

Banks Peninsula has a number of localised areas with good forestry growth indexes which make plantation forestry worthwhile. Forestry returns from

traditional pinus radiata plantations are relatively poor at present with concentration on more favourable growing locations meaning that pressure for further widespread development of plantation forestry on Banks Peninsula is unlikely in the short to medium term. However interest in planting will continue particularly with other exotic species for specialist timber production with the majority of development at the woodlot scale rather than large scale plantations. These species tend to have much longer periods till maturity than pinus species therefore the rotations between harvests and replanting will be much longer than the more traditional plantation forest species.

The current level of economic returns from farming systems appropriate to Banks Peninsula mean that it is unlikely that there will be any commercial drivers towards large scale development of reverted areas of exotic weeds or native scrub land in the medium term future. This does not rule out the fact that land may be redeveloped to pasture for other than purely commercial reasons.

These broad descriptions of the formative processes - natural and cultural - provide the context for a more detailed characterisation of the Peninsula.

Broad Landscape Descriptions

These broad descriptions of the Peninsula (geological, ecological, heritage, land use) suggest a division of the Peninsula landscape based largely on its formation. These areas are:

1. The Lyttelton volcanics - inner caldera
2. The pre Lyttelton volcanics - Gebbies Pass/McQueens Valley area
3. The northern Mt Herbert volcanics - Lyttelton Harbour east to Pigeon Bay
4. The southern Mt Herbert volcanics - including Little River, Kaituna
5. The Akaroa volcanics - inner caldera
6. The Akaroa volcanics - outer caldera
6. Ellesmere/Kaitorete - dune, beach and shoreline deposits

This division is illustrated in *Figure 15*.

The Lyttelton volcanics type is characterised by the steep rocky slopes of the upper caldera rim with smoother more gentle lower colluvial slopes.

These gentler colluvial slopes also dominate the ancient Gebbies Pass area where the Lyttelton volcanics have been eroded. This landscape type extends out into the Harbour.

The northern Mt Herbert volcanics are dominated by steep rocky slopes with impressive ridgelines that finger north from the high points around the massive bulk of Mt Herbert between Mt Bradley and Mt Fitzgerald. Other gentler ridgetop terrain occurs south of Diamond Harbour and between Port Levy and Pigeon Bay. In the valleys behind Purau Bay, Port Levy and Pigeon Bay there are significant smooth colluvial slopes and valley floors

The southern Mt Herbert volcanics are similar to their northern counterparts backed by the high points from Mt Bradley to Mt Fitzgerald and dominated by finger ridgelines with steep rocky side slopes. These ridges descend to sea level and enclose well defined valleys with broad floors and smooth colluvial slopes, especially in Kaituna and Little River Valleys.

The inner Akaroa landscape shares some similarities with the Lyttelton area. Around Akaroa Harbour the land is undulating with extensive smooth colluvial slopes. Only the upper slopes below the caldera rim are steep and rocky. The skyline is impressive and provides a very clear definition to the harbour landscape.

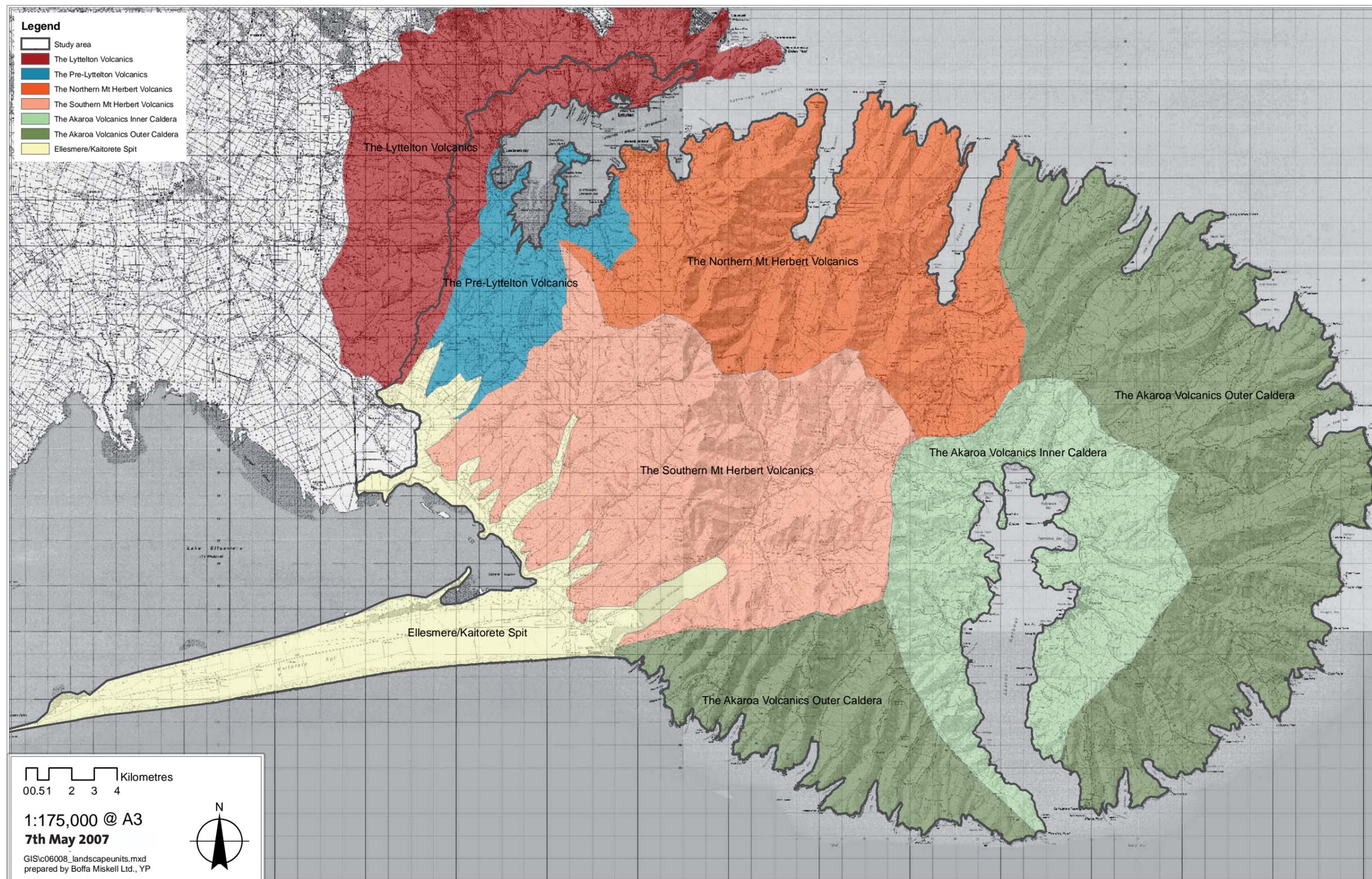
The outer Akaroa landscape type has some similarities with the Port Levy/Pigeon Bay area, but the valleys are less well defined and smooth colluvial slopes and valley floors are restricted to Little Akaloa, Okains and Le Bons Bays on the north coast, and Peraki Bay on the south. The splayed fingers of the steep rocky ridges slope from the caldera rim down towards the coast. Around the coastline these fingers flatten above often impressive cliff features which frame a convoluted coast of minor and major embayments.

The Ellesmere/Kaitorete area is low lying and defined by the extent of beach and shoreline deposits.

In most cases these landscape types are separated by high ground - the Mt Herbert central area and the caldera rims of the remnant volcanoes. These elevated ridges visually define the different catchments especially where their elevation exceeds 500 masl north and west of Lyttelton Harbour, and above 600 masl within the Mt Herbert and Akaroa areas.

The landcover and land uses within each of these landscape types reflect their natural characteristics, but are also influenced by ownership, accessibility and many other considerations. This complexity is discussed and described within the next section of this report.

Broad Landscape Areas Figure 15

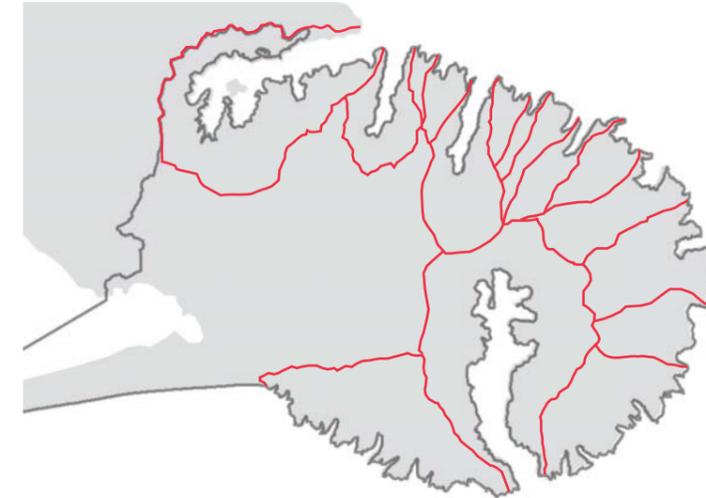


Landscape Character Areas

As noted earlier, there have been many divisions of the Peninsula reflecting different purposes or forms. Several of these are illustrated in *Figure 16*. The focus within these investigations is to find a meaningful division that picks up on the subtle distinctions of 'place'. Characterisation describes places in a way that is meaningful to non-scientific people. After much analysis and consideration of various geomorphological and land typing approaches the study team has returned to a catchment breakdown as the basis for the 'character areas' (*Figure 16h*). This approach appears to have meaning in terms of settlement pattern and how people orientate within and think about the Peninsula. Wider features and attributes identified in the higher level Peninsula-wide analysis and in the land typing work are not lost in this process. One of the joys of GIS technology is that all layers of information are accessible and can be readily re-analysed and attributed to the character areas.

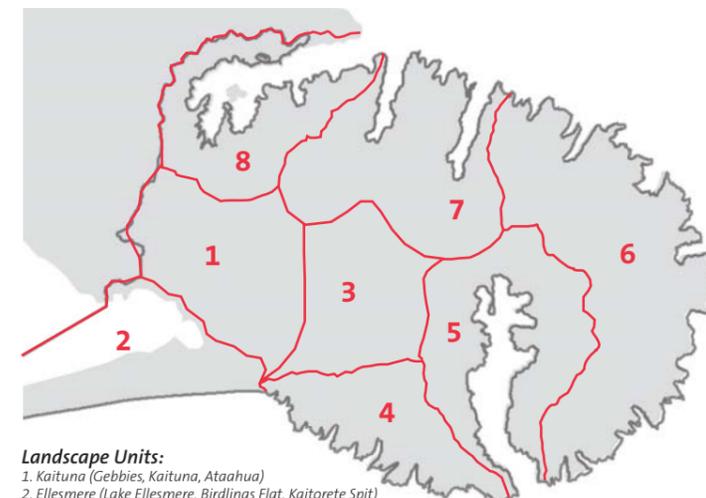
In *Section E* of the report each of these character areas are described. Each description is followed by an evaluation and accompanying maps.

Figure 16a



Map 4 :Landscape Units Canterbury Coastal Water Space Allocation Plan Projects- Seascape/Landscape Assessment by Chris Glasson Landscape Architects and Beca Carter, March 2004

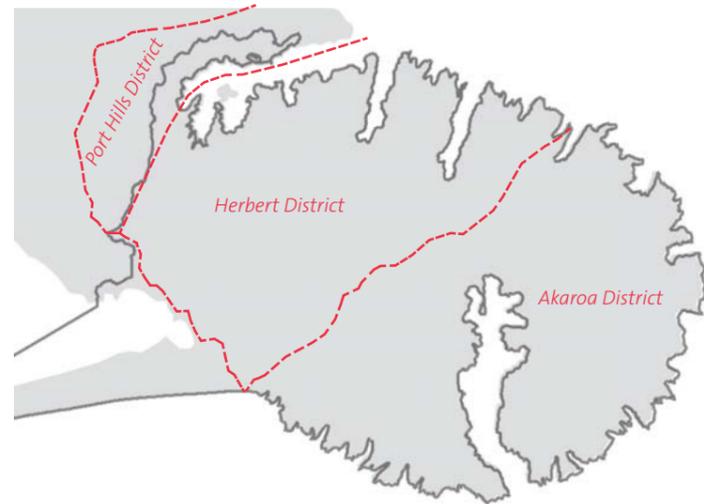
Figure 16b



- Landscape Units:**
1. Kaituna (Gebbies, Kaituna, Ataahua)
 2. Ellesmere (Lake Ellesmere, Birdlings Flat, Kaitorete Spit)
 3. Forsyth (Lake forsyth, Little River, Cooptown, Okuti)
 4. Southwest Bays (Peraki, Te Oka, Horseshoe)
 5. Akaroa (Akaroa, Wainui, Duvauchelle)
 6. Eastern Bays (Le Bons, Okains, Menzies, Akaloa, Chorlton)
 7. Pigeon Bay - Port Levy
 8. Lyttelton (Lyttelton, Diamond Harbour, Charteris, Governors Bay)

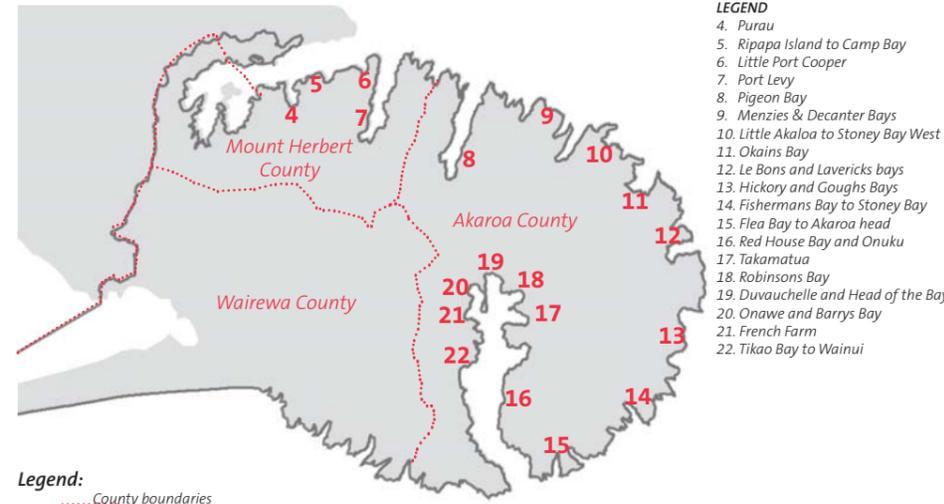
Figure 1, Landscape Unit Boundary Maps A Visual Assessment of Banks Peninsula by C. R. Glasson, December 1991

Figure 16c



Map 8 :Banks Ecological Region Banks Ecological Region-Survey report for the NZ Protected Natural Areas Programme by Hugh D. Wilson for DOC, 1992

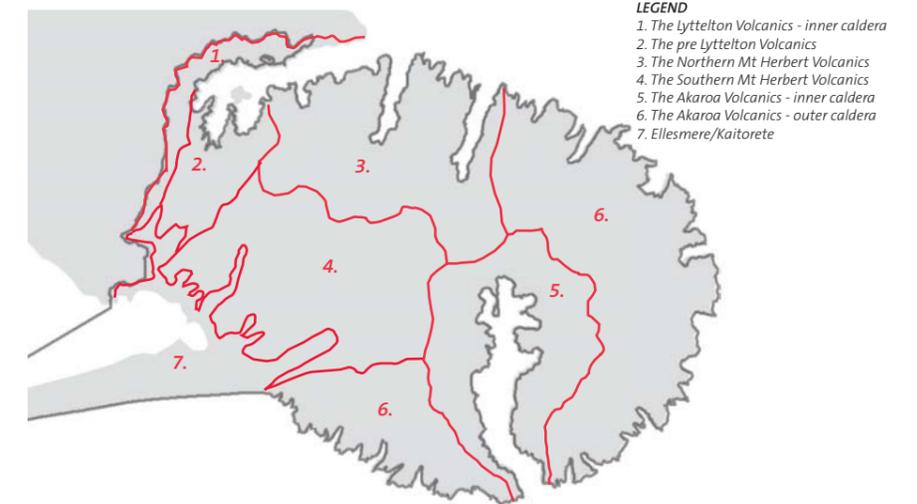
Figure 16d



Legend:
.....County boundaries

County Boundaries Banks Peninsula- Cradle of Canterbury by Gordon Ogilvie, 1990.

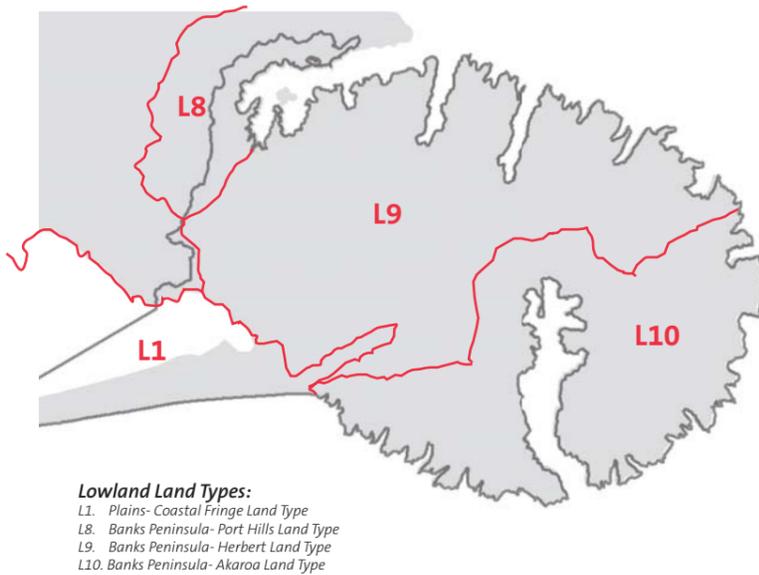
Figure 16e



Geology Landscape Units August 2006

section b

Figure 16f



Lowland Land Types:
L1. Plains- Coastal Fringe Land Type
L8. Banks Peninsula- Port Hills Land Type
L9. Banks Peninsula- Herbert Land Type
L10. Banks Peninsula- Akaroa Land Type

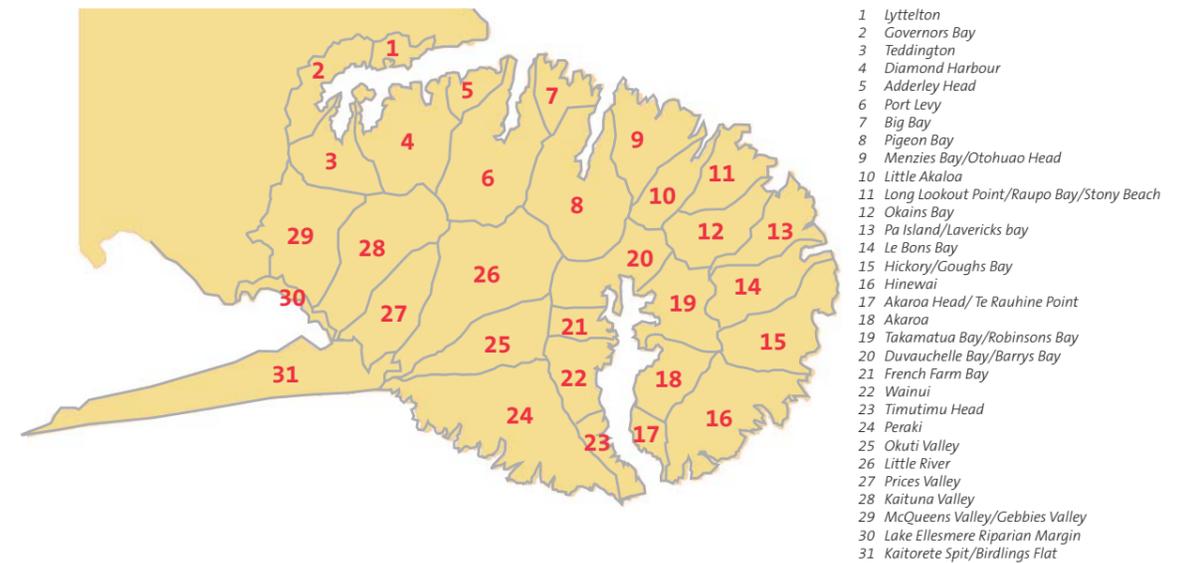
Figure 1. Land Types of the Canterbury Region Canterbury Regional Landscape Study by Boffa Miskell and Lucas Associates for Canterbury Regional Council, October 1993.

Figure 16g



Sectors Banks Peninsula- A Coastal Recreation Planning Study VII by Ministry of Works and Development, Christchurch, August 1978.

Figure 16h



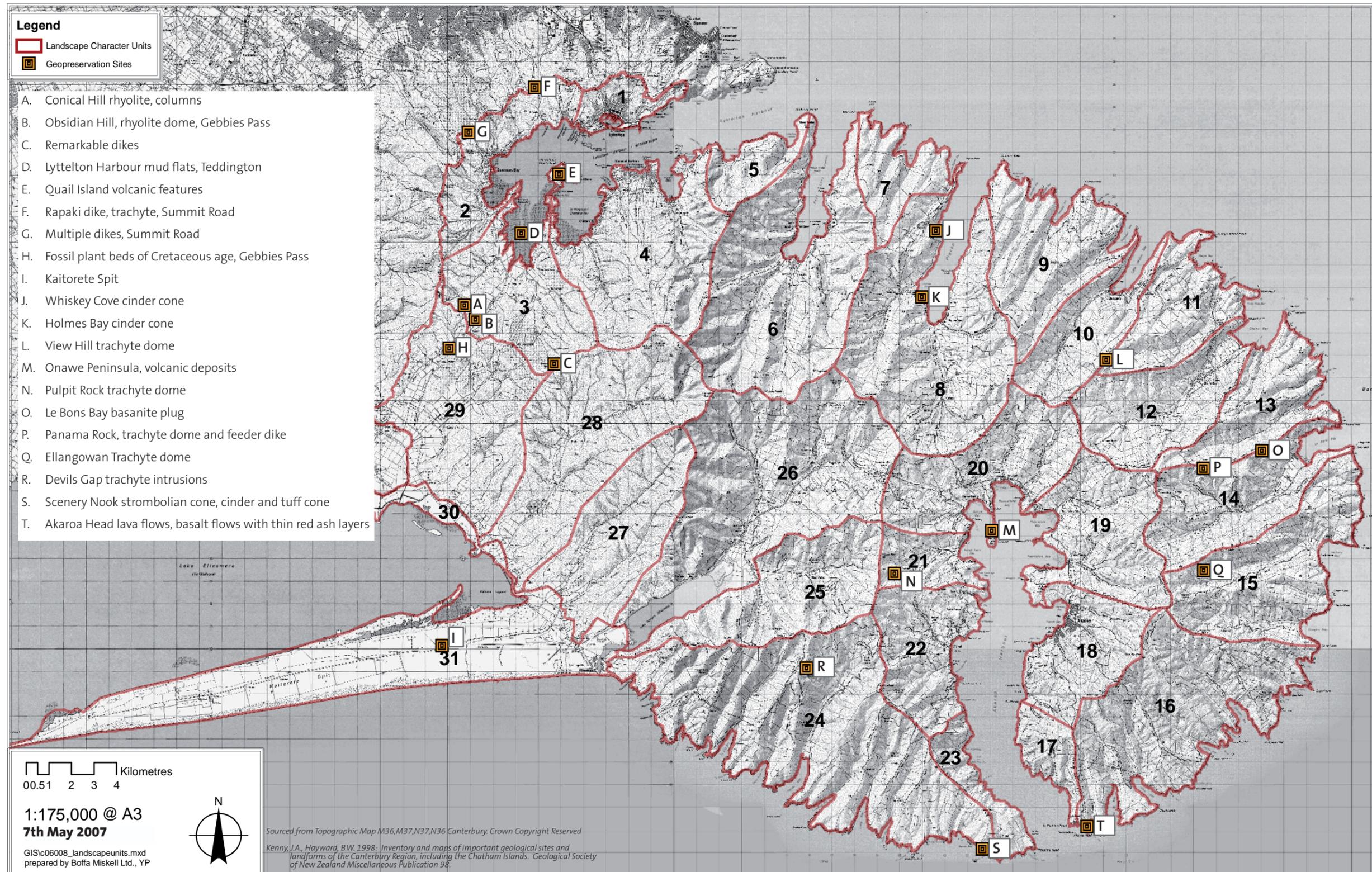
Landscape Character Units Boffa Miskell Ltd, August 2006

Local Landscape Features and Elements

Nestled within the character areas are many sites or features that are significant components of the wider landscape. In many instances these have been identified in the past as having some particular importance, eg. for their geological or historic significance. These features and sites add depth and meaning to the landscape. They may indicate some event or episode that is no longer generally apparent in the wider landscape, but which adds to our understanding of the subtle diversity of the landscape.

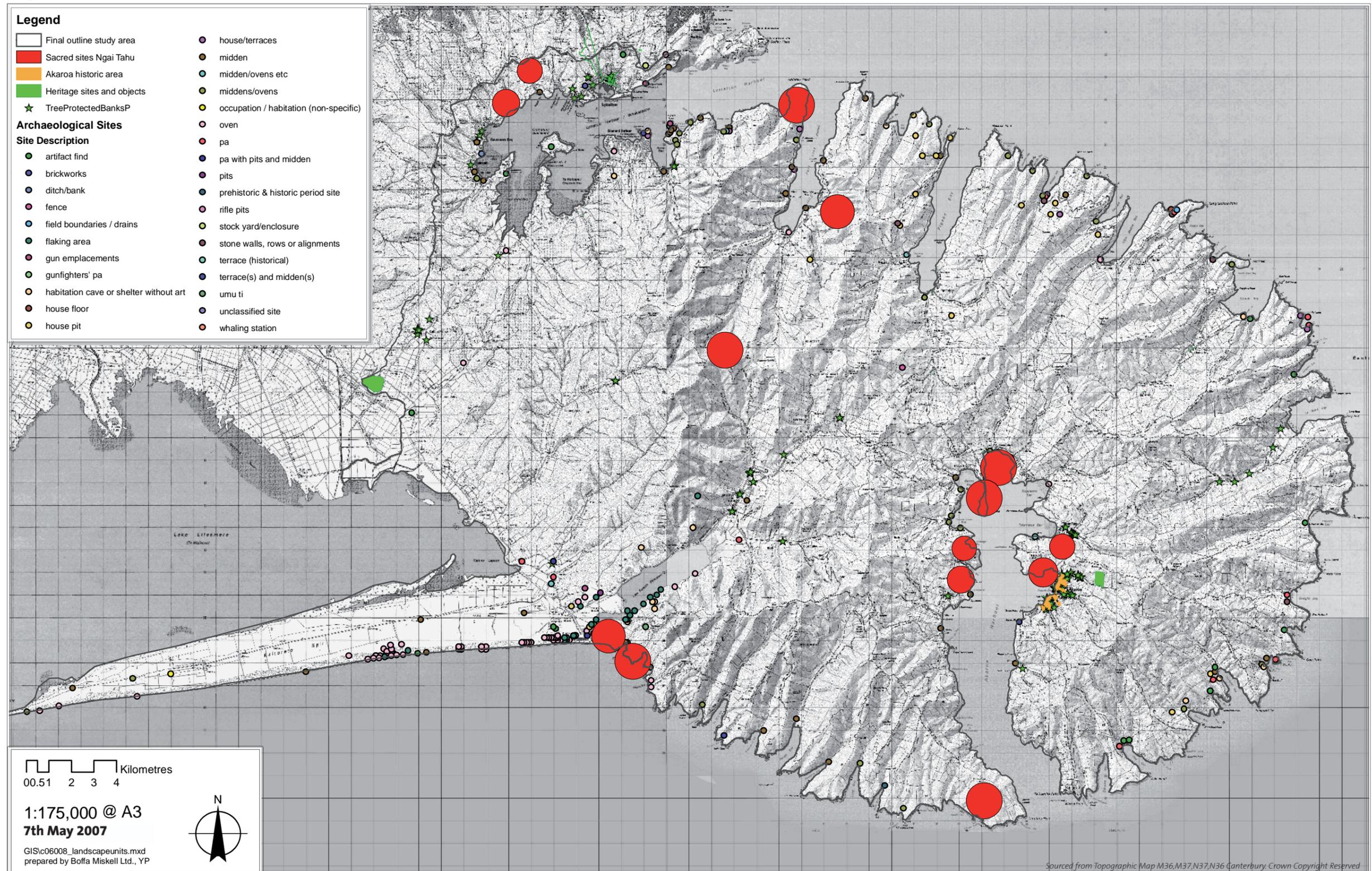
These sites and features have been mapped as layers on the GIS and act as visual summaries of the supporting information.

Geopreservation Sites Figure 17

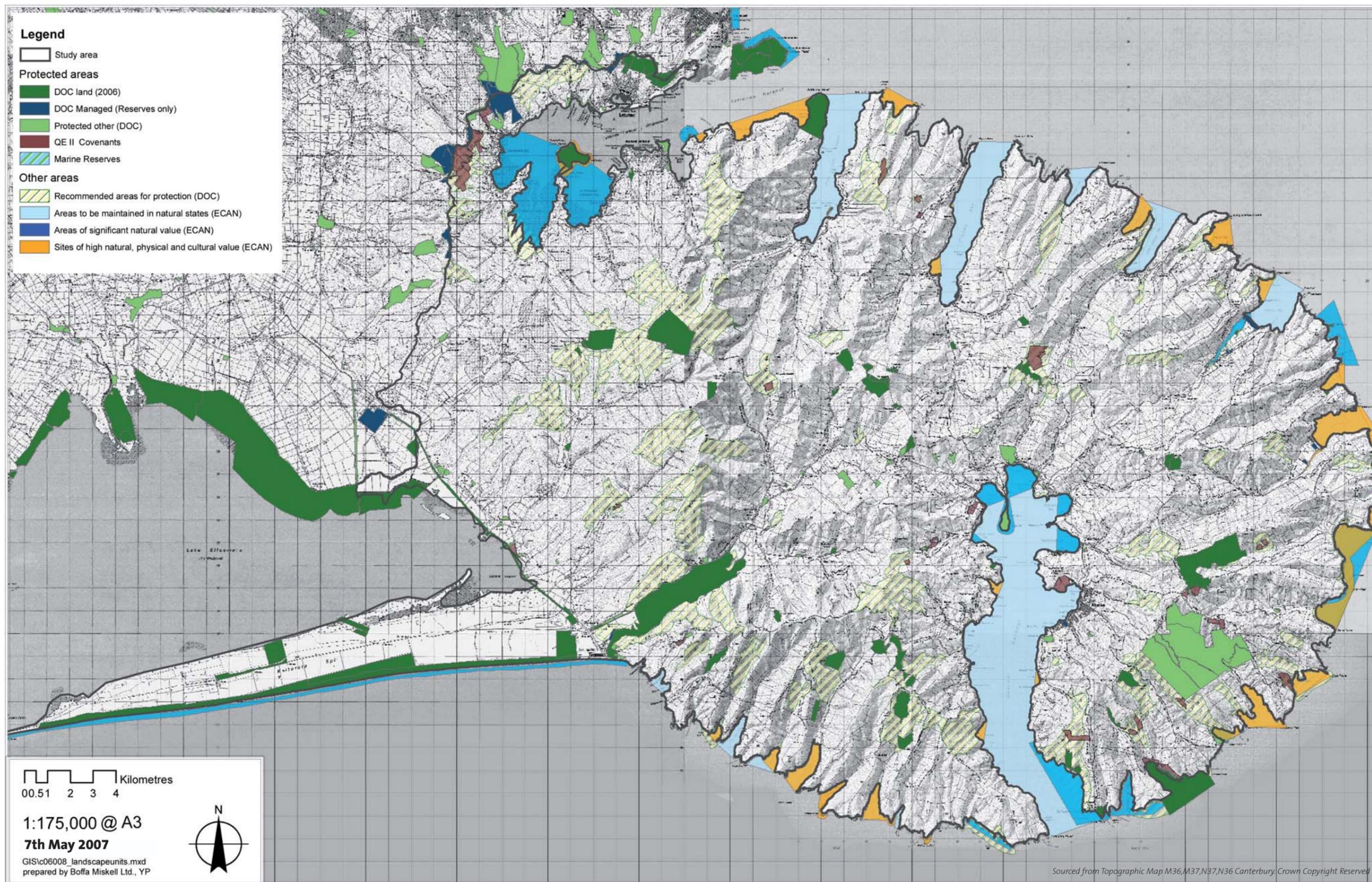


Archaeological Sites/Sacred Sites Ngai Tahu/Heritage Sites/Protected Trees

Figure 18



Areas Identified with Important Natural Values Figure 19



Phase 2 - Landscape Values

Introduction

The first stages of this assessment involved the preparation of a Banks Peninsula landscape description. The study area included all the rural parts of the Banks Peninsula District prior to amalgamation with Christchurch City. Phase one of this study report described the landscape at three scales: peninsula-wide; by landscape character areas - 31 in total; and by landscape features and elements.

This second phase analyses the landscape description and evaluates its importance. The landscape character area descriptions and evaluations are included in *Section E* of this report.

The Environment Court and the Study Brief require that these investigations identify:

- Outstanding natural features and landscapes (section 6(b))
- Visual amenity landscapes (section 7(c))
- Valued cultural/heritage landscapes (sections 6(e) and (f))
- Coastal 'natural character' (landscapes section 6(a))

This is a complex phase requiring a significant component of judgement by the investigations team. To assist the team, both other experts and the community were consulted on landscape values. Landscape is a multi-dimensional concept and includes natural science, heritage, aesthetic and a number of other values. This study also addresses natural character, heritage landscape, coastal landscapes and visual amenity values. These are discussed below.

Rather than initially focus this study on the identification of special landscapes, for example Outstanding landscapes, the approach has been to identify the values associated with all the Peninsula's landscapes. These values can be thought of as layered in the landscape. For example, an area of bush may have science values, be highly aesthetic and have particular meaning to tangata whenua. Using Geographic Information Systems (GIS) software these layers of values are represented as separate mapped layers on the computer. They can also be interrogated for supporting data or be overlaid and combined. The GIS has provided a valuable analysis tool in this stage of the study. The result is a multiple value output - every part of the Peninsula having values identified under the range of headings described below.

Some of these value layers, in some locations, will be equivalent to status under sections of the RMA, eg. 6(b) and 7(c). No landscapes are 'valueless'.

Consultation during this phase of the project has taken the form of open days, a public survey completed by more than 150 people, and a stakeholders workshop. There has also been substantial feedback on the character description report from many residents and visitors to the Peninsula. This proved very helpful in improving the report's accuracy and hence its future value as a resource document.

The identification of landscape values is fraught with difficulty. Landscapes are valued differently by different people for a range of reasons. Those that make their living from the land are likely to view the landscape differently from those that make fleeting visits. Maori understanding of, and attitudes, to landscape are significantly different from those of non Maori. Our world views, upbringing and education will all influence our response to particular landscape. For most of us our connection to the landscapes around us is deep-rooted. It is likely to involve culture, heritage, memories and much more. Therefore, it is essential that the process of valuation adopted by this study, and the use of its evaluation outcomes, are as transparent and explainable as possible. The methodology that we have adopted involves expert, specialist assessment (albeit informed by wider stakeholder involvement) and public preference testing to illuminate the values. The valuation findings are then presented as a series of values layers. These layers were the basis for GIS analysis. Finally, the outcomes were confirmed in the field.

The selection of value layers has been based on the landscape considerations set out in the Resource Management Act and in relevant case law. These values are clustered as follows:

- natural character (s6(a))
- landscape (s6(b))
- historic heritage (s6(f))
- amenity values (s7(c))
- quality of the environment (s7(f))

A great deal has been written on the interpretation and understanding of these concepts, from both legal and planning perspectives. This information is not repeated here. However, there are several useful references that provide a background to the topic of landscape and associated parts of the Resource Management Act. The Landscape Planning Guide for Peri-urban and Rural Areas by Raewyn Peart and published in 2005 by The Environmental Defence Society provides a good overview. Outstanding Landscapes under the Resource Management Act are discussed in depth by Professor Barry Barton in Resource Management Theory and Practice published by the Resource Management Law Association of New Zealand Inc. in 2006. The Ministry for the Environment (MfE) has produced a number of publications which address landscape related issues such as: Managing Rural Amenity Conflicts, MfE 2000; The Impact of Development on Rural Landscape Values, 2000; and Natural Character - Concept Development in New Zealand Law Planning and Policy, MfE 2000. The literature on historic heritage is limited. However, issues relating to heritage landscape were canvassed at the 2005 New Zealand Institute of Landscape Architect's conference titled 'Looking Forward to Heritage Landscapes'.

Landscape Values

The meaning of landscape has been discussed at some length in Phase 1 (Section A) of this report.

For the purpose of these investigations, the study team has interpreted 'landscapes' as:

'the physical and characteristic products of the interaction between human societies and culture with the natural environment. They can be considered to be spatial areas where place specific elements and processes reflect a particular natural and cultural history. This unique combination of attributes may be expressed visually or in terms of meaning and spirituality. Because the underlying human and natural processes are subject to change and evolution, landscapes are dynamic systems.'

Case law has confirmed that landscape values include:

- natural science factors - the geological, topographical, ecological dynamic components of the landscape;
- aesthetic values including memorability and naturalness;
- expressiveness (legibility): how obviously the landscape demonstrates the formative processes leading to it;
- transient values: occasional presence of wildlife; or its values at certain times of the day or of the year;
- whether the values are shared and recognised;
- value to tangata whenua;
- historical associations.

Clearly all these values are interrelated. For example, a particular concentration of wildlife may have natural science value, it may be memorable and add to aesthetic quality, it may have a transient value, and may also contribute to an area's natural character and amenity values. The nature of many landscape features and attributes is that they contribute to multiple values.

Landscape is an integrative and generalised concept. Unlike a single issue such as soils or vegetation, landscape is composed of a myriad of intrinsic and acquired values that are by nature ill-defined. Within landscape assessment there are very few absolutes. In this assessment the study team has drawn on a vast array of material. These 'data' are of variable quality and relevance. Some source data are largely objective, eg. landforms, reserves, archaeological sites, while others are more evaluative, eg. Recommended Areas for Protection (RAPS) and natural character. In the latter cases, the data contains a large component of judgement. An assessor(s) has made decisions based on their understanding of the significance of the attributes they are recording. The age and accuracy of data sets vary and in some instances important information is simply not available.

Legibility (Expressiveness)

Legibility or 'expressiveness' is one of the aspects or criteria for assessing a landscape. The Environment Court described this criteria as "how obviously the landscape demonstrates the formative processes leading to it;" (Ref. Barton, B. Outstanding Landscapes, NZLS Intensive - Environmental Issues - insight and inspiration.)

The Peninsula landscape expresses both its geological and its more recent landcover formation. The first stage of this project drew attention to these, particularly at the Peninsula-wide scale, but also by Character Area.

The study team considered a range of possible contributing factors as follows:

- the landscape types database (prepared for this study by Landcare);
- the geomorphological report (prepared for this study by Bruce Riddolls);
- the geopreservation index (developed by the Geological Society of NZ);
- the River Environments Database (prepared by NIWA); and
- the Land Cover Database 2 (prepared by TerraLink).

These Databases and Information sources were considered at the appellant's workshop. The workshop attendees considered landforms to be the dominant consideration. The elevated landforms of the crater summit and the outer fingers of land that form the headlands around the Peninsula were seen as particularly expressive of the area's volcanic past. Particular landform features also expressed the area's formative processes. Kaitorete Spit was identified as highly expressive of its (non-volcanic) formation. The River, Land Cover and Vegetation cover datasets were seen as having a lesser contribution.

The public survey did not provide direct observations on legibility as a specific value. However, the importance of prominent 'ridgelines' and coastal promontories were emphasised.

The conclusion drawn by the Study Team is that:

- the legibility of the Akaroa and Lyttelton Crater Rims are exceptional;
- the volcanic layering of the Mt Bradley, Mt Herbert and Mt Evans summits and upper slopes are also exceptional;
- Kaitorete Spit is highly legible particularly where it is actively forming;
- there are several isolated landform features that are highly expressive of particular volcanic and erosive activity including selected dykes, domes and vents, and various rocky summits;
- the smooth slopes around the outer coast were considered to be expressive but arguably of lesser significance. However, the geologically recent Diamond Harbour slope below Mt Herbert is the most expressive of these volcanic slopes.

Having identified the main contributors to the legibility of the Peninsula landscapes it was then necessary for the study team to spatially define their extent.

Crater Rims - A number of alternative ways to define the extent of the rims were considered and mapped. Finally, a line incorporating the main areas of steep slopes was adopted for the Lyttelton crater rim. This line is identical to the land type boundary identified by Landcare. This line incorporates many of the steeper and more prominent landforms and the various legible geological features and was favoured over a contour line. A contour was problematic due to the variable elevation of the summit. The study area boundary delimits the western and northern extent of this area.

The extent of the **Akaroa Crater** rim is not sensibly based on slope due to its broader, less steep and more variable nature. However, a contour boundary does pick up all the more prominent parts of the crater rim and includes the majority of the legible geological features. A 500 metre above sea level contour picks up all but the Hilltop saddle and an area above the Pigeon Bay Valley. The study team favours connecting these missing, lower lying saddles because the legible feature is the continuous crater rim. For the purpose of this study these lower elevation links are mapped by using a 20 metre elevational drop on either side of the ridgeline.

Mt Herbert, Mt Bradley and Mt Evans - the horizontal volcanic layering is identified in the geology map as Herbert Peak Hawaiite and this has been used to define this value in preference to elevation or slopes.

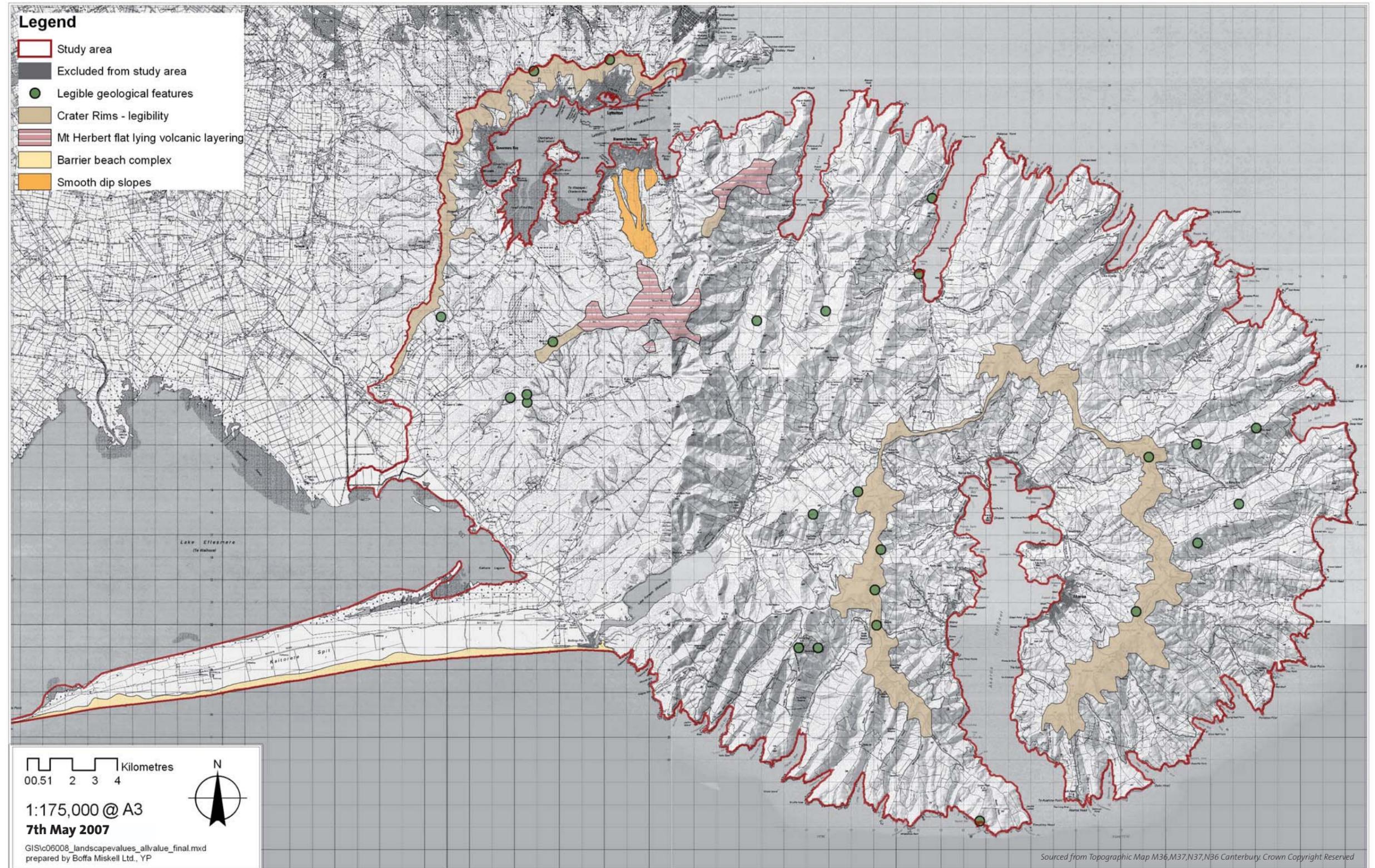
Kaitorete Spit - the active shoreline is defined as unit 398 in the Landcare Land Type map and this has been used in preference to the entire Spit, much of which is only expressive of its formation when seen in a distant aerial view.

The **Diamond Harbour** dip slope (lava flow) is delineated in the Landcare Land typing (Unit 111) and this has been used to define the extent of this feature.

There are various 'rocky summits' away from the crater rims that are mapped in the Land typing. However, they are only expressive of the gradual erosion of the original landforms and therefore they are not included. The value of the features identified in the Geopreservation Index are not necessarily expressed in the landscape. Only those geological features that are most expressive of the area's formation (identified and mapped by the study team geologist) have been included.

The following map illustrates the outcome of this analysis and evaluation. It is the study team's opinion that this map incorporates the areas of the Banks Peninsula landscape that are most expressive of its formation. However, it is necessary to recognise that many other landforms and landcover are expressive of past natural processes and as such the entire peninsula landscape is legible. It is also necessary to recognise that the quality of expressiveness within the landscape is not necessarily vulnerable to all landuse changes. For example, where the quality relates to a skyline or silhouette experienced at the broad scale, then certain landuse changes may have little adverse impact. In other instances a skyline modification may be very significant.

Legibility Figure 20



Natural Science

The Natural Science aspects considered by the Environment Court were described in the Queenstown decision as “the geological, ecological and dynamic components of the landscape”.

The study team considered that the following datasets may contain information helpful in determining the natural science importance of the Peninsula:

- Geopreservation sites (Geopreservation Inventory and study geologists report)
- Significant geological landforms (study team geologist)
- Areas of significant natural value (Environment Canterbury (ECan))
- Sites of high natural, physical, cultural value (ECan)
- Marine Reserves (ECan)
- Recommended Areas of Protection (RAP) (Christchurch City Council)
- QEII Covenants (QEIIINT), Banks Peninsula Conservation Trust reserves (BPCT)
- Department of Conservation Protected Areas (DoC)
- River Environments (CCC - NIWA)

The appellants’ workshop considered many of these datasets. All parties were very conscious of the weaknesses and variability of some of these potential sources. It was noted that the timing of the parallel Banks Peninsula Ecological Study did not allow for a more logical process in which the landscape study would incorporate/ use the findings of the ecological study to inform ‘natural science’ landscape values. Nonetheless, the workshop identified certain biological and physical natural science values that are of importance, but noted that many of the datasets are too generalised, or the data is too dated to accurately reflect the current situation. Aspects not specifically covered by the datasets, but considered worth of consideration were:

- a) wildlife values - particularly penguin areas; and
- b) Banks Peninsula Conservation Trust covenants.

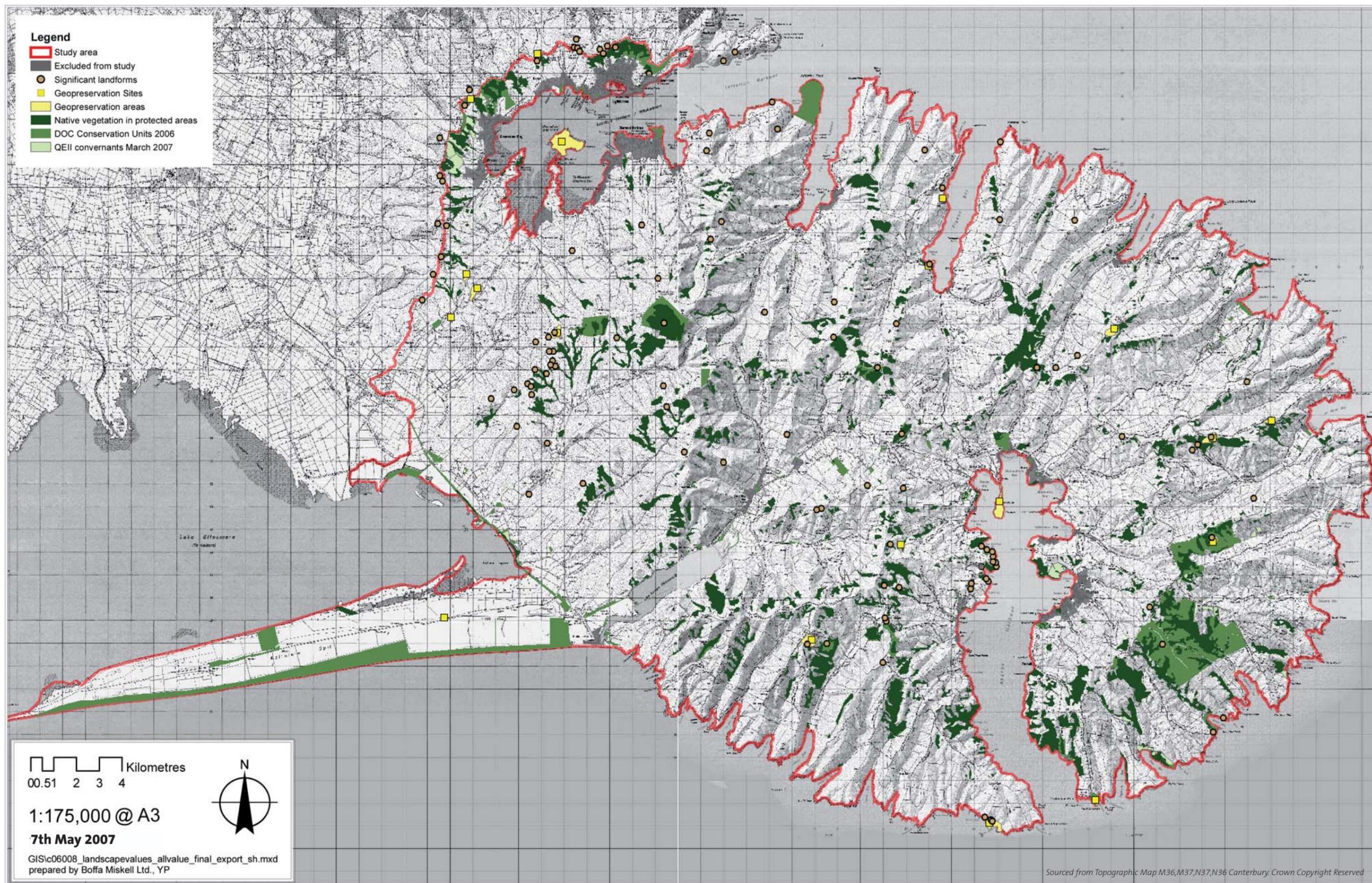
The public survey findings do not directly address natural science values, although there is a strong ‘indigenous vegetation’ theme that comes through in the responses. Many people value the presence of indigenous vegetation. A reasonable interpretation of many of these comments would be that the associated natural science values are also seen as an important contributor to landscape quality by a substantial proportion of the general population.

The difficulties confronting the study team in selecting areas with high natural science values were considerable. The absence of a recent scientifically sound data source that has interpreted, updated and weighted the available biological and physical information placed the team in an invidious position. The fact that an ecological study is also being conducted further complicates the situation. Consequently, the study team has determined that, for the purpose of natural science value input to Outstanding Landscape identification, it will only utilise a limited range of datasets. Perhaps the most controversial decision is the selection of indigenous vegetation from the Land Cover database only where it occurs within a RAP. There are weaknesses in both these datasets reflecting either the age or accuracy of data. Consequently, the study team believe that this approach, while conservative, should select the most significant sites and that these should be relatively current. In taking this approach, the study team wishes to clearly state that it anticipates that the findings of the ecological study will identify other areas of natural science value. These areas may well require some form of ‘protection’ in a future management regime informed by the ecological assessment. However, for the purposes of these landscape investigations only the following data have been included to define the natural science aspect of Outstanding Landscapes:

- *geopreservation sites;*
- *selected domes, dykes and vents (determined by the study team geologist);*
- *indigenous forest remnants and regenerating indigenous vegetation where these are Recommended Areas for Protection (determined from the Land Cover and RAP datasets);*
- *current reserves and covenanted sites (determined from DoC and QEII data). (Note: - BPCT covenants have not been mapped.)*

The following map illustrates the area that is identified for its natural science values using this approach. The study team are very aware that many areas of biological importance may be excluded - particularly areas of non-forest indigenous vegetation. Some of these areas may be identified under other values and consequently may also be mapped as contributing to Outstanding Landscapes. Others will not be, and it will be important that these areas are adequately addressed in the Council’s ecological assessment. The study team also recognise that some adjustment to areas included within the natural science values may be necessary following this ecological study.

Natural Science Values Figure 21



Aesthetic Quality

The Aesthetic values aspect considered by the Environment Court were described in the Queenstown decision as “including memorability and naturalness”. This decision included some discussion of the adequacy of this description. It was of the view that traditional scenic and visual considerations may be underplayed. It noted that considerations such as pleasantness raised in the RMA amenity definition may also be relevant.

The study team considered that the following datasets may contain information helpful to determining the aesthetic importance of the Peninsula:

- Significant Landforms (Landcare Land Typing; study team geologist)
- Key Viewpoints (study team)
- Elevation (contour data)
- Native Vegetation (Land Cover database)

The appellant workshop considered these data and the concept of aesthetic values. The following considerations were raised by some attendees:

- the datasets were too narrow in their coverage;
- that in some ways aesthetics cover all datasets;
- ridgelines are more relevant than elevation;
- vegetation should not be limited to indigenous species;
- views from the sea and harbours are important;
- the contrast between developed (built) and undeveloped landscapes is a particular quality of the Peninsula.

Aesthetics were a central concern of the respondents to the public questionnaire. The key features that contribute to landscape quality, drawn from the questionnaire returns were as follows:

- prominent ridgelines;
- absence of development;
- rugged landforms, especially exposed coastlines;
- a balance of farming and native vegetation;
- open ridges with uninterrupted views;
- natural (organic) vegetation patterns; and
- evidence of heritage or historic settlement.

These findings strongly support the view that much of the Peninsula is seen as displaying exceptional aesthetic quality. It is a picturesque or sublime landscape. In places this quality reflects the complex landforms, forested streams and gullies, a mosaic of land uses, unspoilt and convoluted harbour coastlines, and secluded settlements. In others, it is the wild and dramatic landscape of rugged peaks and outcrops, spectacular coastlines and panoramic views that are impressive. The proximity of these ‘different’ landscapes is a particular aesthetic quality of the peninsula.

While an individual feature may have an aesthetic value when viewed from beyond its boundaries, aesthetic quality of landscape is more likely to relate to a place or an area. To select areas that will contribute to the identification of outstanding landscapes a range of data were identified that combine the favoured characteristics and avoid those features that detract from aesthetic quality. This approach has relied to an extent on the study team’s character area evaluations. There are areas within the peninsula that appear to encapsulate the aesthetic qualities of this special and spectacular landscape and these were reviewed against various datasets thought to contribute to aesthetic quality. The following data were used to define the aesthetic quality aspect of Outstanding Landscapes:

The wild Peninsula landscape:

- an absence of development (Phase 1 study characterisations)
- an absence of commercial forestry (Land Cover database)
- impressive landforms and ridgelines (using legibility criteria)
- highly natural coastlines (from coastal natural character evaluation)
- presence of extensive native vegetation (Land Cover database)
- major ridgelines

These data sets lead to the identification of landscapes that most would describe as ‘natural’ landscapes, displaying a strong predominance of natural features, patterns and processes with lesser evidence of human activity. In many instances these are predominantly landform related, but pick up on landcover and other features where appropriate.

The study team recognised that these wild and natural landscapes are only one expression of the Peninsula's aesthetic quality. The settled Peninsula landscape is also highly attractive. The following data sets help to explain these areas:

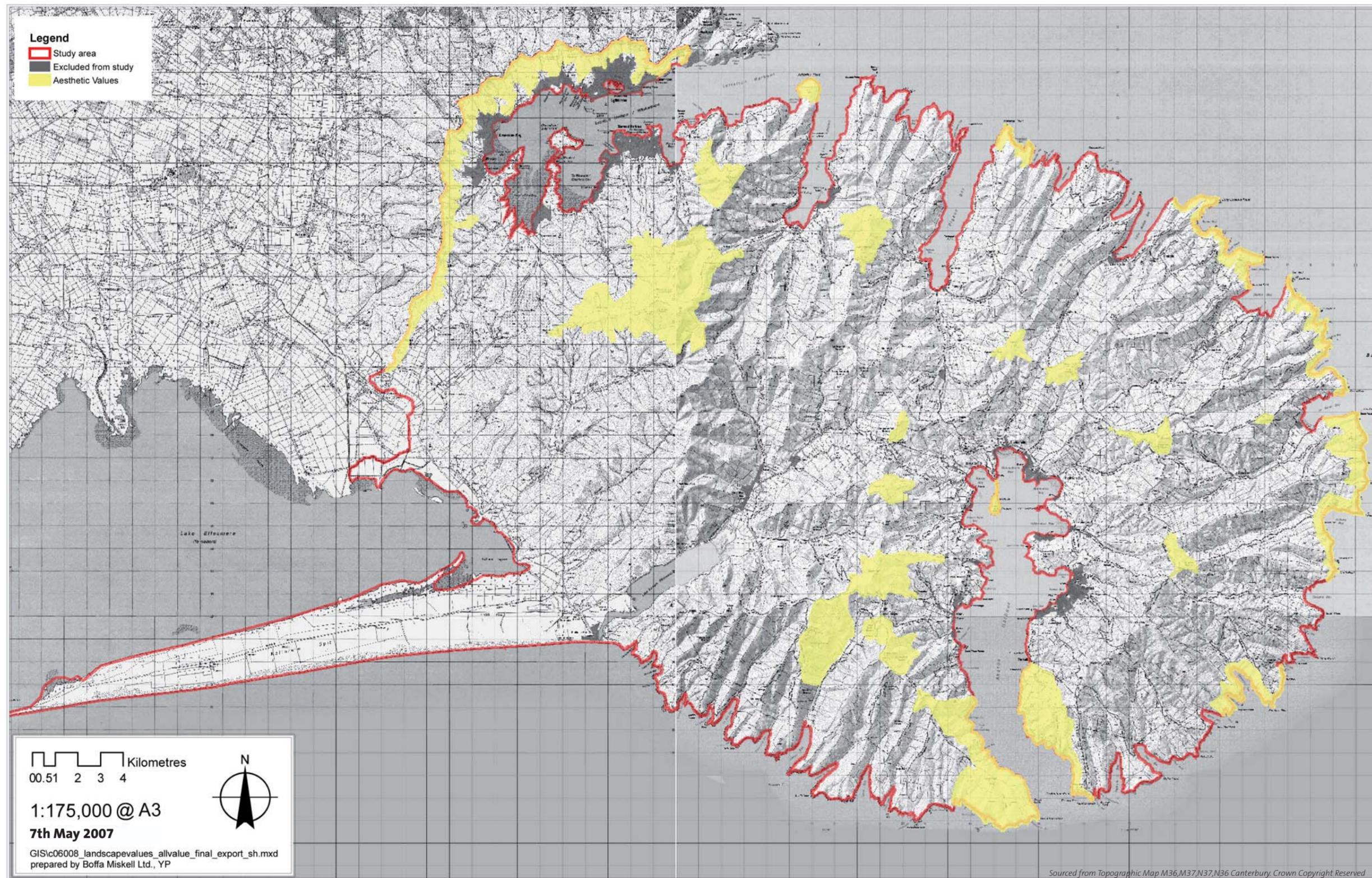
- concentrations of heritage sites and protected trees (CCC database)
- absence of commercial forestry (Land Cover database)
- absence of concentrated/recent development (study characterisations and character area evaluations)
- landcover mosaics, particularly small scale patterns of pasture and bush (Land Cover database, aerials and character area evaluations)
- topographical variety (contour database Landtype mapping)
- heritage sites and historic settlements

These settled landscapes refer to the working landscapes which may be described as predominantly cultural rather than natural. The study team concluded that while these landscapes are highly attractive they are more accurately described as visual amenity landscapes rather than outstanding natural landscapes.

Consequently, the mapping of outstanding landscapes was restricted to the wild Peninsula landscapes. The settled landscapes are addressed under Visual Amenity Landscapes.

Definition of boundaries to these highly aesthetic natural landscapes were also highly problematic. Where possible, catchment or landform boundaries were used. In a few instances these relate to character area boundaries. In others they relate to landuse boundaries. In several where no clear boundary is present, it has been necessary to use an arbitrary boundary. A substantial level of judgement was applied by the study team to the final mapping of aesthetic quality. Clearly, many people have suggested that the whole peninsula is of exceptional quality. If a more selective view is taken the entire Akaroa Harbour landscape may still be seen as exceptional. The study team have been more selective again and have tried to identify the most impressive examples of the Peninsula's natural landscapes.

Aesthetic Values Figure 21



Transient Values

Transient Values are recognised as contributing to landscape quality. Some aspects of landscape may be predictable, but do not occur in a certain place all the time.

The study team considered that the weather - particularly the regular winter presence of snow on the higher parts of the Peninsula, the tidal changes that are particularly apparent in the inner harbours and the regular presence of wildlife in certain locations were all possible examples.

At the appellant workshop the presence of snow or other weather related phenomena were discussed, but not considered to be of sufficient importance. Tidal areas are beyond the study area boundary. The presence of wildlife is seen as very important on the Peninsula with dolphins and colonial nesting sea birds considered particularly important. It was noted that much of the interest in these animals is also outside the study area.

The appellant workshop concluded that none of these characteristics were of sufficient significance to be mapped as a separate outstanding landscape layer.

The public survey results suggest agreement with this viewpoint.

In the study team's view, the presence of concentrations of wildlife at Lake Ellesmere and Lake Forsyth may be the exceptions. However, the transient wildlife values contribute directly to the natural science values of the lakes and arguably less as a transient spectacle. Consequently, no areas of transient values have been mapped.

Shared and Recognised Values

Landscape is a communal asset and it is well established in the technical literature and through the Courts that certain places attain a greater importance because of their special value to the general public. In this case the entire Peninsula is a highly valued landscape of recognised importance to residents and visitors alike. No doubt this reflects its spectacular beauty, its proximity to Christchurch, its long and intensive occupation and the recreational opportunities it affords. There are few pictorial books on New Zealand landscapes that do not include photographs of the Peninsula - often Akaroa or Lyttelton Harbour. The picturesque qualities of the Peninsula landscape are frequently represented in postcards which include a very

wide range of images. The Peninsula, or parts thereof, have been the subject of poetry, literature and painting. The latter include images of the land-sea interface, the geological skeleton of the landforms and most aspects of cultural endeavour.

The public survey results stress the value placed on the entire peninsula. However, while it may be difficult to separate one area as more important than others, the survey also draws attention to certain recurring themes. The rugged ridgeline around the crater rims, Mt Herbert, the harbours, Okains Bay and the wild outer bays and headlands are the areas that are frequently mentioned. The importance attached to these broad areas is supported by the provision of walkways, reserves and so on that all represent a recognition of landscape value.

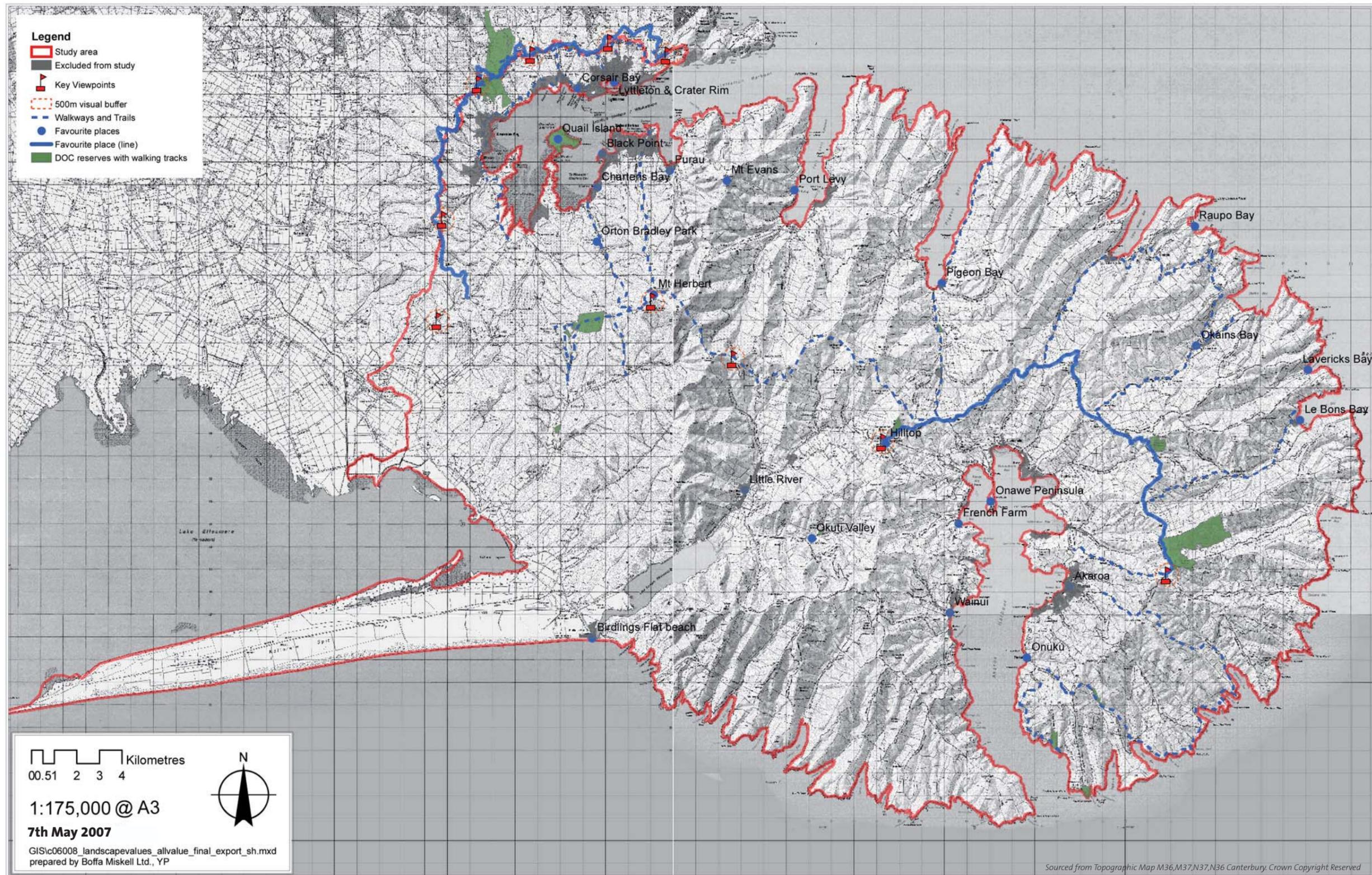
The appellant workshop also drew attention to the shared and recognised value of the working landscape - its productive importance. A diversity of land uses is an essential aspect of this landscape. This is supported by results from the public survey which place considerable importance on the Peninsula's landscape mosaic, the presence of open pasture, well managed paddocks and stock in combination with areas of bush and other vegetation. The expansive views obtained from the higher ground are often the result of pastoral land uses and could be lost if blanket bush revegetation occurred.

The conclusion drawn by the study team was that while the whole Peninsula is highly valued, certain areas do stand out as exceptional. The following data have been included to define the shared and recognised aspect of outstanding landscapes:

- Key viewpoints (study team)
- Reserves with walking tracks (DoC)
- Favourite places (public survey results)

The following map illustrates the area that is identified as having a concentration of shared and recognised values that may contribute to an outstanding landscape. The identification of these special areas does not mean that other areas lack shared and recognised values of great importance to particular people and communities. The selection of area boundaries has depended on the data type. For example, reserves have used actual legal boundaries, whereas viewpoints have used a 250m radius. Walkways have used a 100m buffer on either side of the track, while for settlements a land type boundary has been followed.

Shared and Recognised Values Figure 22



section d

Tangata whenua

As part of this landscape study consultation has taken place with Tangata whenua and a separate report prepared. To Tangata whenua, the landscape values of the Peninsula are distinct from a western perspective. The consultation report has been kept separate and unmodified as requested by the participants. The report makes this important statement:

“This paper cannot and does not assign values to any given site. It does, however, seek to explain/elaborate the incredible importance Ngai Tahu places on its whenua and associated resources by stressing that all living things have a genealogical relationship with each other through mauri (life force) and a wairua (spiritual dimension). Within an environmental context mauri can be used to describe the intrinsic values of all resources and the total ecosystem. On this basis, Ngai Tahu view Te Pataka a Te Rakaihautu in its entirety as being an outstanding significant landscape.”

They draw attention to the fact that the information that they are currently comfortable to divulge is available from a number of existing sources. Clearly, the Peninsula is viewed holistically and while there have been concentrations of habitation and other activities the whole Peninsula has meaning and its health is seen as totally integrated from mountain top to ocean.

Particular emphasis in the consultation report is placed on the importance of healthy fresh water and clean coasts. This applies throughout the Peninsula. The catchments of Potiwiri (Port Levy), Pigeon Bay, Kaituna and Wairewa (Lake Forsyth) include the larger watercourses, but the consultation makes it clear that all watercourses are significant. *“The maintenance of water quality and quantity is perhaps the paramount resource management issue for Ngai Tahu.”*

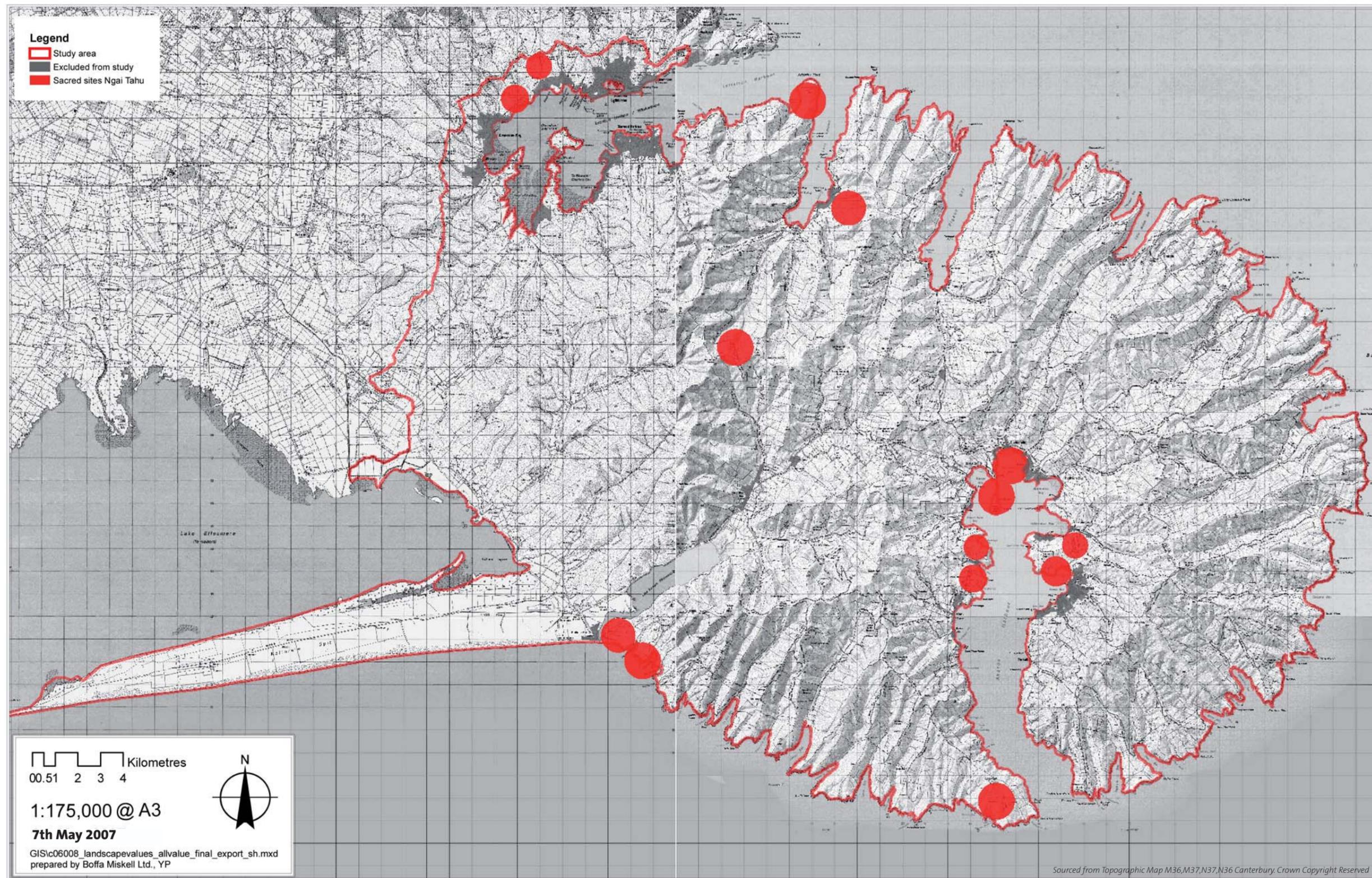
The whole coastal landscape is outstanding, *“the coastal terrain and harbour were abundant with kai moana (food from the sea) and seabirds which provided kai and feathers. Prominent formations would be used as landmarks or memory maps and places that have cultural significance (Wahi Tapu).”*

The report also draws attention to the *“landing sites, nohoanga sites, pa and urupa sites, and pivotal sites named after ancestral people.”*

In addition, the native flora and fauna contribute to the cultural significance of each area.

Concentrations of sites of known Maori significance have been mapped. Streams have also been mapped.

Tangata Whenua Values Figure 23



Historical Associations

The history of the Banks Peninsula has been discussed in Phase 1 of these investigations and is addressed again in the Heritage Landscape section later in this report.

Evaluation Process

Each layer of landscape value has been overlaid and a composite map produced. This composite map has then been reviewed by the study team, and cross checked against the character area descriptions and evaluations, aerial photographs and the 3D computer model. In many locations a number of layers overlap suggesting that the landscape is exceptional for a range of reasons. In others only one layer may occur. The study team have analysed these and drawn up a map of outstanding landscapes and natural features (where feasible this has been field checked by the study team).

Coastal Natural Character

Natural character is not defined in the RMA 91 nor in the New Zealand Coastal Policy Statement (NZCPS). However, it is apparent from analyses of current case law and recent landscape research that people's understanding of natural character varies. It is generally recognised that there are degrees of natural character – a continuum from pristine to totally modified and that natural character includes both a visual landscape and an ecological component. However, there are significant differences between interpretations that emphasise:

- the level of modification and the divergence from an original natural state; and
- perceptions and people's experience of natural character.

These differences were researched and debated during an MfE project exploring Environmental Performance Indicators for coastal natural character. A working definition of natural character was adopted in those investigations which attempted to address these different viewpoints. Whilst this definition related to the coastal environment, it was developed in the knowledge that it should also be applicable to wetlands, and lakes and rivers and their margins.

'Natural character is a term used to describe the naturalness of all coastal environments.

The degree or level of natural character within an area depends on:

1. *The extent to which natural elements, patterns and processes occur*
2. *The nature and extent of modifications to the ecosystems and landscape/seascape.*

The highest degree of natural character (greatest naturalness) occurs where there is least modification.

The effect of different types of modification upon the natural character of an area varies with the context, and may be perceived differently by different parts of the community.'

The study team considered that the following datasets may contain information helpful to determining the natural character of the Peninsula coastline, wetlands, lakes and rivers:

- Coastal Natural Character Study (ECan report prepared by Boffa Miskell Limited (BML))
- Areas of intensive farming (Agri database)
- Marine Farming (ECan)
- ECan marine status maps (ECan)
- Indigenous vegetation (Land Cover Database)
- Protected Areas (DoC, QEII)
- Recommended Areas for Protection (RAPs, Ecan)

The appellant workshop considered these data and the concept of natural character. The following considerations were raised:

- The BML coastal study is now six years old.
- The ECan data maybe confusing and concerns were expressed as to its accuracy.
- Some Protected Area fieldwork occurred in the 1980s and may no longer be valid.

Two further observations made at the workshop are of particular importance. Firstly, it was noted that much hinged on the identification of the inland boundary of the coastal environment and how this is defined. A variety of options were canvassed including:

- 1) back to the nearest ridgeline - which in many cases is the crater rim;
- 2) only the area of active coastal influence which would exclude many of the ridges overlooking the coast; or
- 3) an arbitrary distance back from the Mean High Water Spring (MHWS).

Secondly, several participants considered that the remaining natural areas within the two harbours were especially precious as the pressure for development increases.

The public survey contained a number of opportunities for comments on the Peninsula's coast. The survey results support the view that the natural character of the coast and lakes and their protection from inappropriate development are of very high importance to many respondents. Pressure from coastal housing development is the key issue for many respondents with development on open coastal ridgelines their greatest concern.

The study team has addressed three interconnected issues:

- 1) the inland extent of the coastal environment;
- 2) the degree or level of natural character within that environment including its relationship with the adjacent marine area (under the RMA the seaward extent of the coastal environment is the twelve nautical mile limit); and
- 3) the site specific importance attached to natural character.

The inland extent of the coastal environment

A very large part of the Peninsula would be included within the coastal environment if the nearest ridgeline is used as the criterion. The only area not within the coastal environment would be the Lake Forsyth, Kaituna and Prices Valley catchments. The study team considered that this approach would dilute the importance attached to areas closer to the sea/land interface. A careful analysis of local topography provided no clear solution although in many instances, due to the scale and nature of landforms, a distance of about 500 metres from MHWS seemed to equate to the limit at which the dominance of the coast is no longer so apparent. The study team recognise that the selection of an arbitrary distance will not pick up on landform subtleties. To define these for the whole Peninsula would be a major technical exercise. This is because the evenness of slopes that extend from the summit ridge to the outermost parts of the coast give little topographical justification for boundary definitions. Consequently, the study team has adjusted the line only where there is an obvious logic to do so, but in all other locations has retained the 500 metres from Mean High Water Spring as a notional boundary. Further refinement is likely to occur as specific coastal areas are subject to more detailed investigation, for example, through the resource consent process.

The degree of natural character

Not all areas of the coastal environment retain the same level of natural character. Some areas are substantially more modified than others. In general, the less the human modification of the environment the higher the level of natural character.

On the Peninsula, housing and other built structures, roading, forestry plantations, intensive farming and beyond the study area, wharfs and marine farms, are the main reasons for reduced natural character. Where very largely unmodified coastal landscapes occur, these are particularly valuable due to their increasing rarity. These areas of high coastal natural character have been identified based on the ECan 1991 coastal natural character study prepared by Boffa Miskell as a starting point, but refined through character area descriptions and aerial and other recent photography. Of critical importance has been the extent of modifications particularly vegetation changes, buildings and other structures. Where predominately natural landscapes occur within the coastal environment then these have been identified as Coastal Natural Character Landscapes (CNCL).

Site specific importance

The importance of coastal natural character has been addressed separately for:

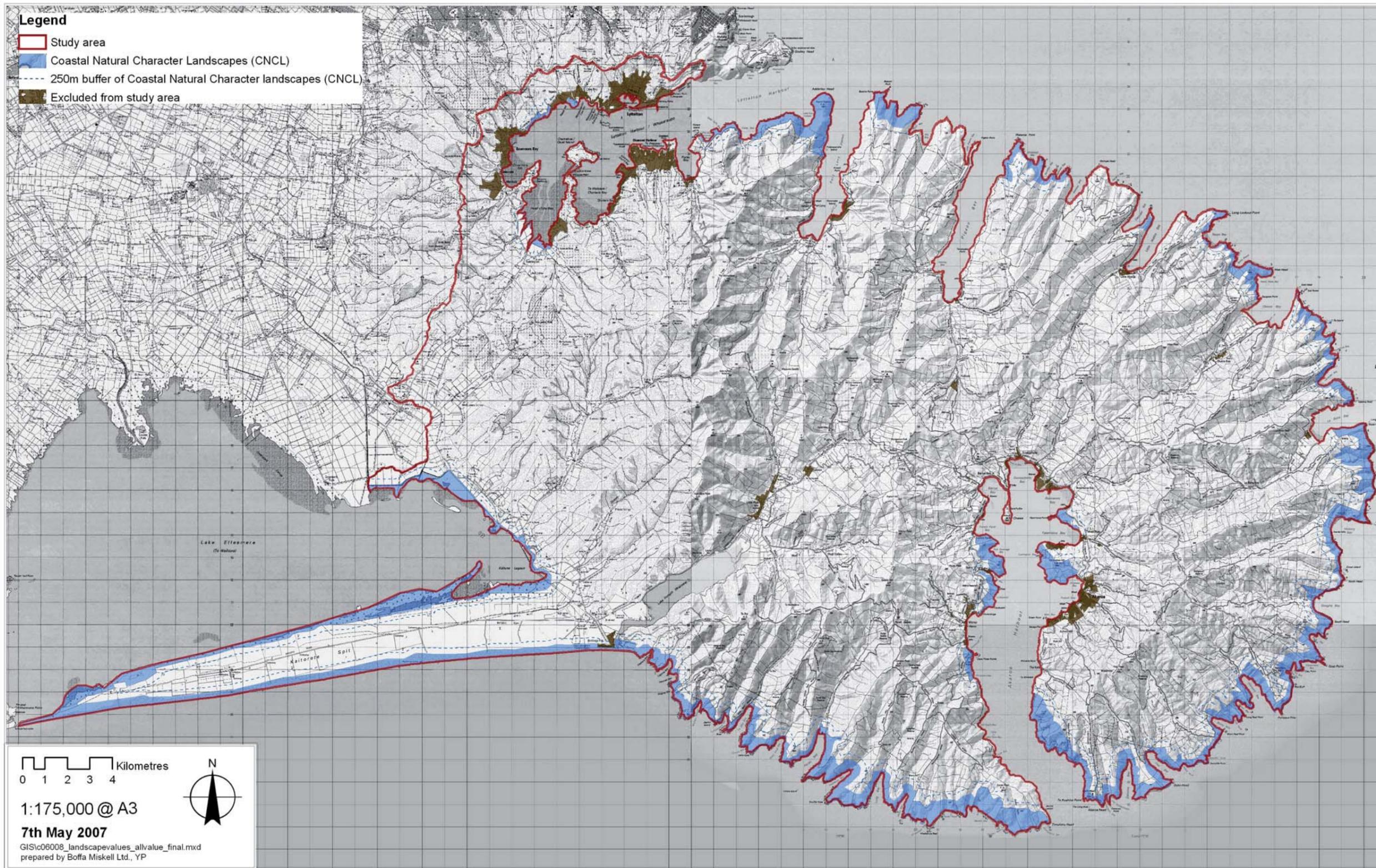
- 1) the Peninsula's outer coastal environment; and
- 2) the harbours.

This contextual differentiation is justified by a shift of emphasis from natural processes in the wilder coastal environments (the actual dominance of nature) to natural patterns within the harbours (where the appearance of natural character provides a balance to more heavily developed areas). Natural character is a dynamic quality. For example the introduction, or removal, of a marine farm or a forestry plantation may have a significant effect on the natural appearance of an area. Pollution may affect natural processes and substantially alter the less visible aspects of natural character.

The datasets used in this evaluation include ECan data on the adjacent marine area, as well as material from the land use database, topographical maps, aerial photographs and character area descriptions and evaluations.

A high natural character map has been prepared based on the principles set out above. Much of the southern and eastern coastline is identified as having high natural character. Within the harbours and along the north coast less continuous areas of the coast are identified, but due to the greater pressures on these areas their importance may be elevated in the public's perception. Several areas of high natural character are also identified as Outstanding Natural Features or Landscapes. In these cases they have been mapped as both ONL and as Coastal Natural Character areas (CNCL).

Coastal Natural Character Landscapes (CNCL) Figure 24



Amenity Values and Quality of the Environment

The RMA defines amenity values as:

“those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.”

The quality of the environment is not defined by the Act.

The amenity and environmental quality focus of these investigations has been visual amenity. The study team has addressed the important visual amenity features or characteristics that occur outside the areas identified as important in terms of outstanding landscapes, heritage landscapes and coastal natural character.

The study team suggested that the following database may assist the identification of visual amenity landscapes:

- Reserves (DoC, Council, etc.)
- Key Viewpoints (study team investigations)
- Recreation Opportunities (tourist maps, walkways, topographical maps, study team investigations)
- Outputs from public survey.

The appellant workshop noted the variable quality of many recreation databases. As with their comments on aesthetic quality, it was felt that most datasets contributed to amenity values.

When the study team reviewed and mapped this data, it was apparent that some of the amenity landscape features were extensions of outstanding landscapes and were perhaps better addressed by minor adjustments to the Outstanding Landscape area. Many others related to prominent ridgelines and these have been mapped.

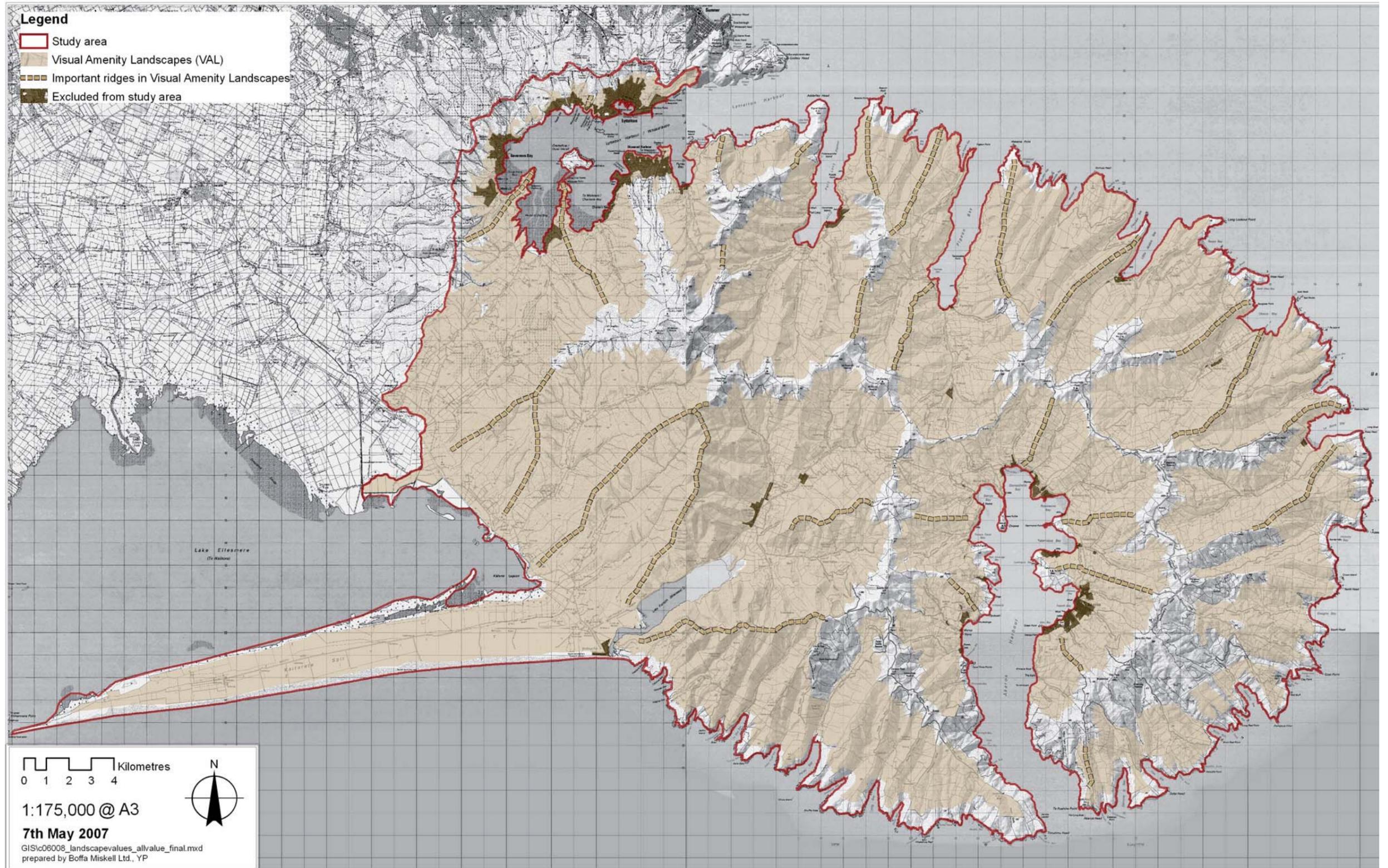
The landscape features emphasised in the public survey are:

- the coastline, particularly in the harbours;
- the prominent ridgelines that extend from summit to sea and which give uninterrupted views; and
- to a lesser extent, the bushed stream gulleys that contribute to the landscape mosaic and small scale patterns on the peninsula.

The study team noted that in many ways the landscape of the various bays and their valleys had parallels with the Wakatipu Basin. Sandwiched between the mountains (crater rim and ridgelines) and the lakes (in this case the bays and surrounding sea) the landscape is a mosaic of landcovers which in combination result in a landscape of high visual amenity within which it is extremely difficult to sensibly distinguish particular areas. In our opinion the choice of whether extensive or restricted areas of the landscape are defined as visual amenity landscapes will be less significant than the selection of mechanisms adopted in the plan.

The inward focus of the Akaroa Harbour landscape, its uniform character and its very special status in the minds of many people suggest to the study team that all of the land between the summit and the shore, that is not identified as outstanding landscape, heritage landscape or natural character coastal landscape, should be identified as visual amenity landscape. The study team consider that the views of Tangata whenua, the general public through the survey, previous observations by the Environment Court, and the regional landscape assessment all point to the entire rural Peninsula being seen as having very significant landscape values. It is reasonable to assume that these values translate into a Visual Amenity Landscape. Consequently, all areas outside areas identified as Outstanding Natural Features and Landscapes, Heritage Landscapes or Coastal Natural Character Areas have been identified as Visual Amenity Landscapes.

Visual Amenity Landscapes (VAL) and Important Ridgelines Figure 25



Heritage Values

All landscapes express their past to a greater or lesser extent. This past may be predominantly a natural heritage or a cultural heritage. On the Banks Peninsula landscapes contain elements of both natural and cultural heritage. In some cases there may be little extant in the landscape, eg. a battle site. In others, there may be visual and physical cues from a specific period of activity, eg. pa site or wharf buildings; or a 'layering' of features from a number of periods. In certain instances, the heritage components of a landscape may be sufficiently rich to suggest identification and management as a 'heritage landscape'.

Historic heritage is defined in the RMA Section 2 as follows:

"Historic heritage

a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- (i) archaeological;*
- (ii) architectural;*
- (iii) cultural;*
- (iv) historic;*
- (v) scientific;*
- (vi) technological; and*

b) includes:

- (i) historic sites, structures, places, and areas; and*
- (ii) archaeological sites; and*
- (iii) sites of significance to Maori, including wahi tapu; and*
- (iv) surroundings associated with the natural and physical resources."*

The emphasis placed on cultural heritage has been questioned by some re NZILA conference¹. There is no doubt that remnant natural vegetation and other natural features do contribute to the sense of place and ambience of heritage landscapes.

However, in this study we have restricted our focus to historic heritage as defined in the RM Act. This includes areas and surroundings beyond specific sites, particularly where these express past landscapes. Thus, the selection of heritage landscapes is based on the presence of historically significant features, but the boundaries to these areas have been determined in part by landform and landscape boundaries using the land type, land use and heritage feature databases and the landscape character area descriptions and evaluations.

The study team considered that the following datasets may contain information helpful to determining the heritage landscape importance of the Peninsula:

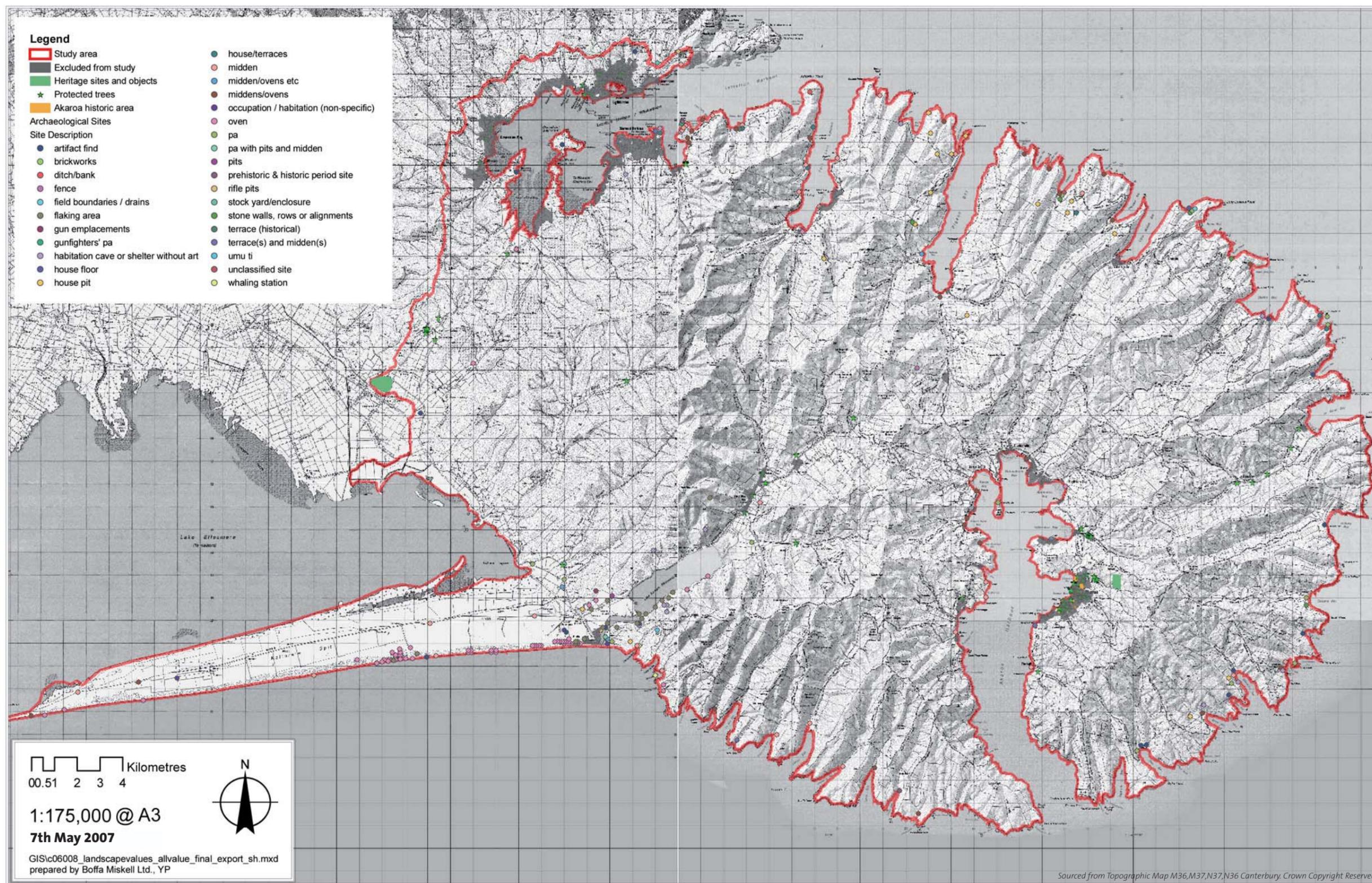
- sacred sites (CCC database)
- archaeological sites (CCC database and study team archaeologist)
- heritage sites and objects (CCC database and archaeologist)
- heritage trees (CCC database)
- coastal sites (CCC database, ECan database)
- historic sites (CCC database and archaeologist)
- settlement patterns (CCC database)

The major concern expressed at the appellant workshop related to the accuracy and completeness of the datasets.

The public survey did not ask specific questions about the historic values of the area. However, comments were made about the preference for old homesteads over modern development. This was also linked to patterns of mature vegetation in areas that have been established for a long period.

1. Reclaiming our Heritage: The New Zealand Landscape Conference, NZILA. July 2003

Heritage Values Figure 26



The study team has been very reliant on the input from Iwi consultations and from the findings of the heritage consultant employed as part of these investigations. This historic and heritage information has been used in combination with the findings of the character area descriptions and evaluations to select and map a number of heritage areas.

Cultural Heritage Landscapes and Precincts (Figure 27):

- 2.1 Character Area 2: Rapaki Precinct and Curtilage (outside study area)
- 2.2 Character Area 2: Teddington - Governors Bay Cultural Heritage Landscape
- 2.3 Character Area 3: Quail Island Cultural Heritage Landscape
- 2.4 Character Area 4: Orton Bradley Park Cultural Heritage Landscape (refer to phase 3 report (section f) Cultural Landscapes)
- 2.5 Character Area 4: Purau – Ripapa Island Cultural Heritage Landscape
- 2.6 Character Area 6: Port Levy Cultural Heritage Landscape
- 2.7 Character Area 8: Pigeon Bay Cultural Heritage Landscape
- 2.8 Character Area 10: Panau Pa Precinct and Curtilage
- 2.9 Character Area 12: Okains Bay Cultural Heritage Landscape
- 2.10 Character Area 13: Pa Bay Cultural Heritage Landscape
- 2.11 Character Areas 15 – 16: Eastern Bays Pa Sites (Cultural Heritage Landscape Report unclear on the need for Cultural Heritage Landscape status)
- 2.12 Character Area 18: Takapuneke/Greens Point/Red House Bay Precinct and Curtilage (outside study area)
- 2.13 Character Area 21: Onawe Pa Precinct and Curtilage
- 2.14 Character Area 24: Southern Bays Cultural Heritage Landscape
- 2.15 Character Area 25 & 33: Birdlings Flat Cultural Heritage Landscape
- 2.16 Character Area 27: Little River - Wairewa Sites (potential Heritage Landscape only – to be further investigated)
- 2.17 Character Area 28: Waikakahi Cultural Heritage Landscape
- 2.18 Character Area 33: Kaitorete Precinct and Curtilage
- 2.19 Character Area 33: Rabbit Hut Precinct and Curtilage

Note; the numbering of the areas are according to the Cultural Heritage Landscapes Report prepared by Dr Dan Witter, *Appendix D*.

Each of these areas is expressive of its history - some more apparent than others. There are several other places including Akaroa and Little River townships, that have very strong heritage values, but are predominantly outside the study area. In the study team's opinion, the heritage values of these settlements should be a major determinant of future built form.

Finally, the study team recognises that the wider Banks Peninsula has many historic heritage values beyond the identified precincts and districts. In some cases these will reflect the presence of particular vegetation, farming patterns or buildings. They may reflect the connections (physical, spiritual, etc) between landscapes, areas or features. The work of Janet Stephenson in the Akaroa Harbour is an example of maori connections across the landscape. Early european history also has meaning beyond individual sites and features. These connections may extend beyond the study area boundary - to the waters surrounding the Peninsula, to urban areas or to neighbouring districts.

Conclusions

Each of the values has been mapped for the study area.

The Outstanding Natural Features and Landscapes map is itself a composite of the various contributing value layers. The pattern that has emerged is a web of outstanding natural features and landscapes with nodes concentrated on the more elevated parts of the Peninsula and around outer parts of the coast. These are connected in places by landscape linkages - often along ridgelines or where extensive native vegetation is concentrated.

Important areas of natural character are present around much of the Peninsula's coastline. This is virtually continuous on the southern and eastern coast, but is more variable on the northern coast and within the harbours.

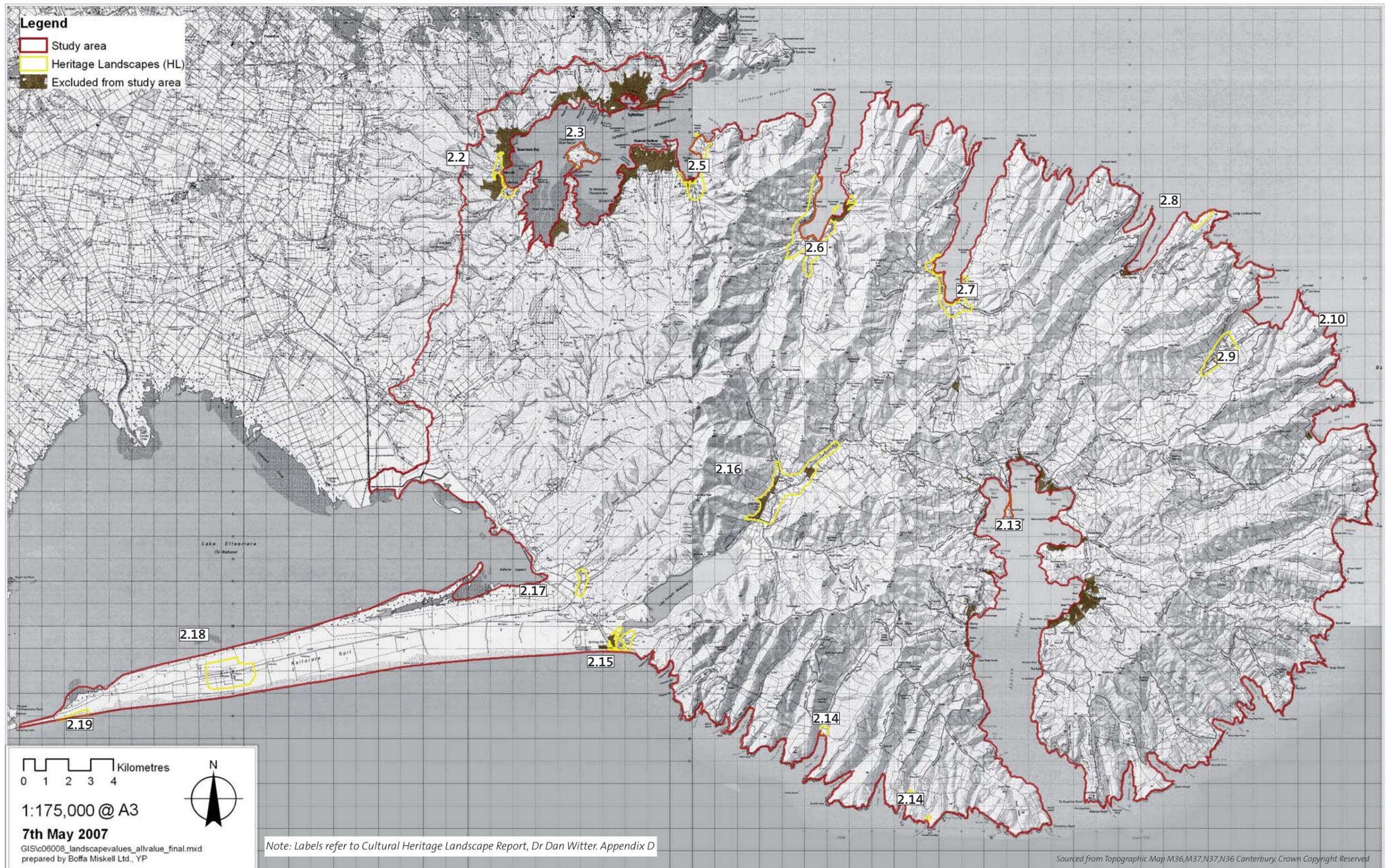
A number of Heritage Landscapes have been mapped which are predominantly spread around the coast, often within the bays. Those areas include both important Maori and European sites.

Finally, much of the remainder of the Peninsula is mapped as a Visual Amenity Landscape. This area is highly attractive and contains many natural and cultural features. It is predominantly a working landscape - the product of past and present land use. It is overlapped by the heritage landscapes and is bordered by areas of important Coastal Natural Character or Outstanding Natural Features Landscapes.

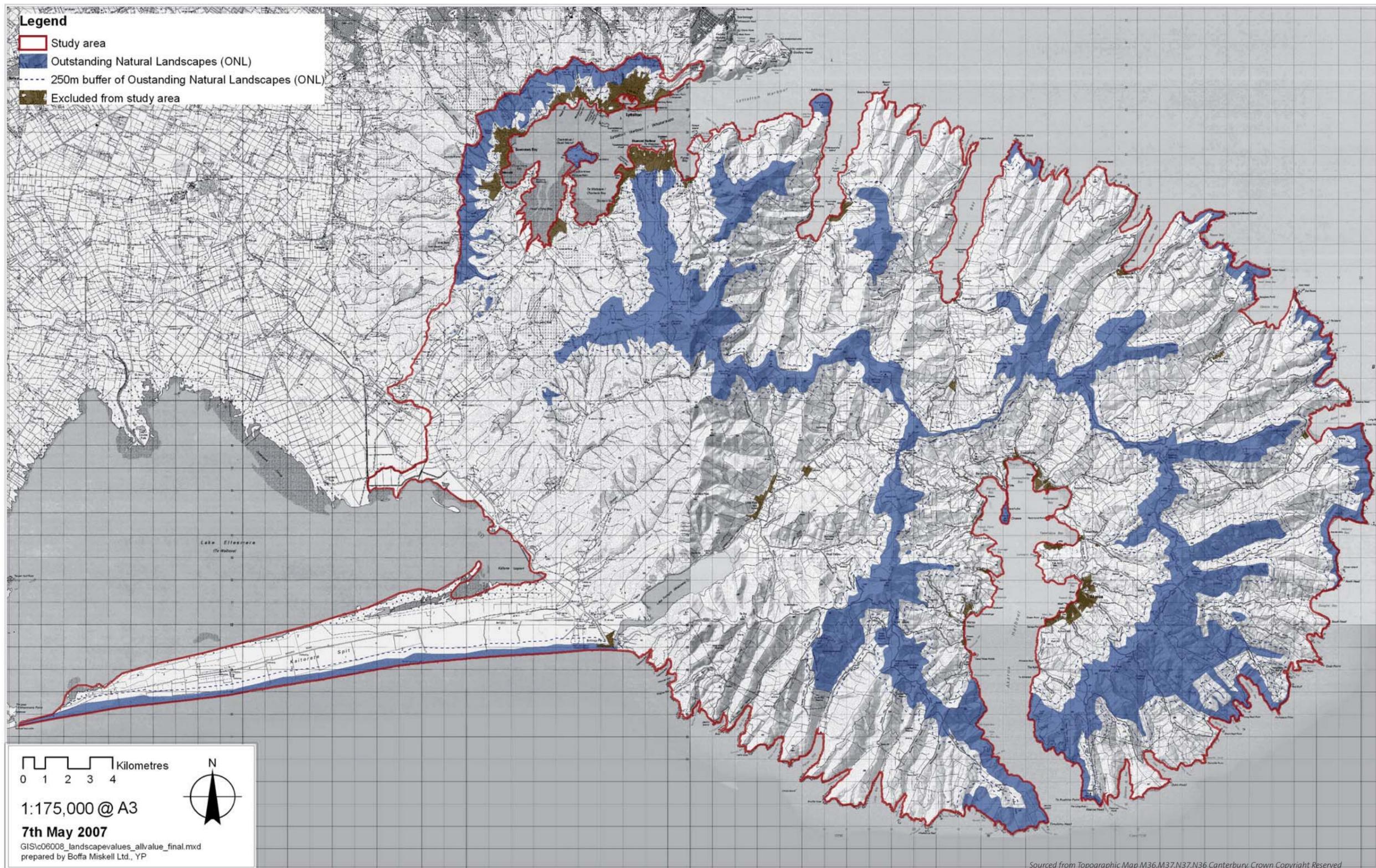
Potential management mechanisms that respond to the values that underpin the above landscape categorisations are discussed in Section F.

The landscapes category findings are illustrated in the landscape character area evaluations which follows in *Section E*.

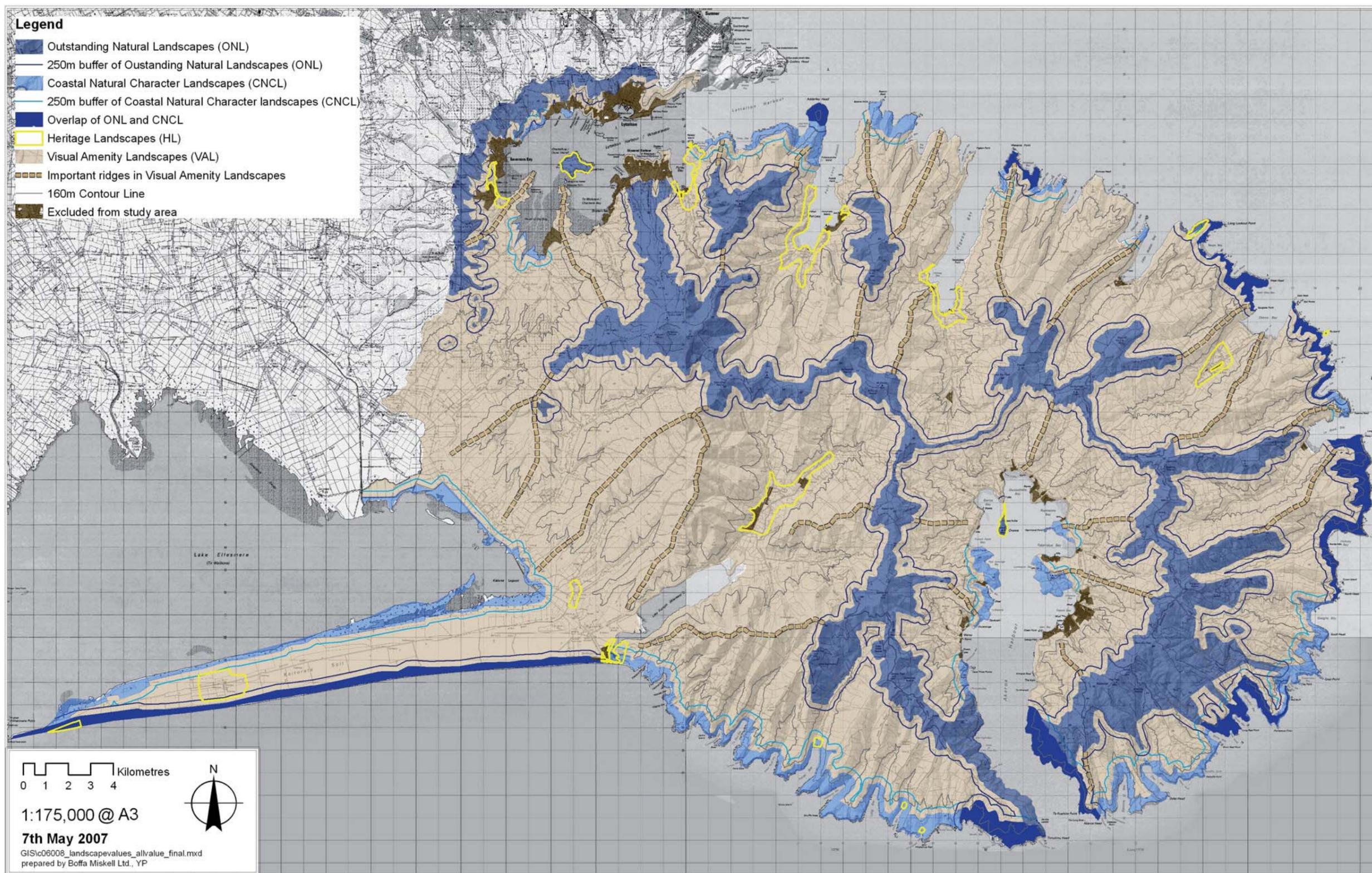
Heritage Landscapes (HL) Overlay Figure 27



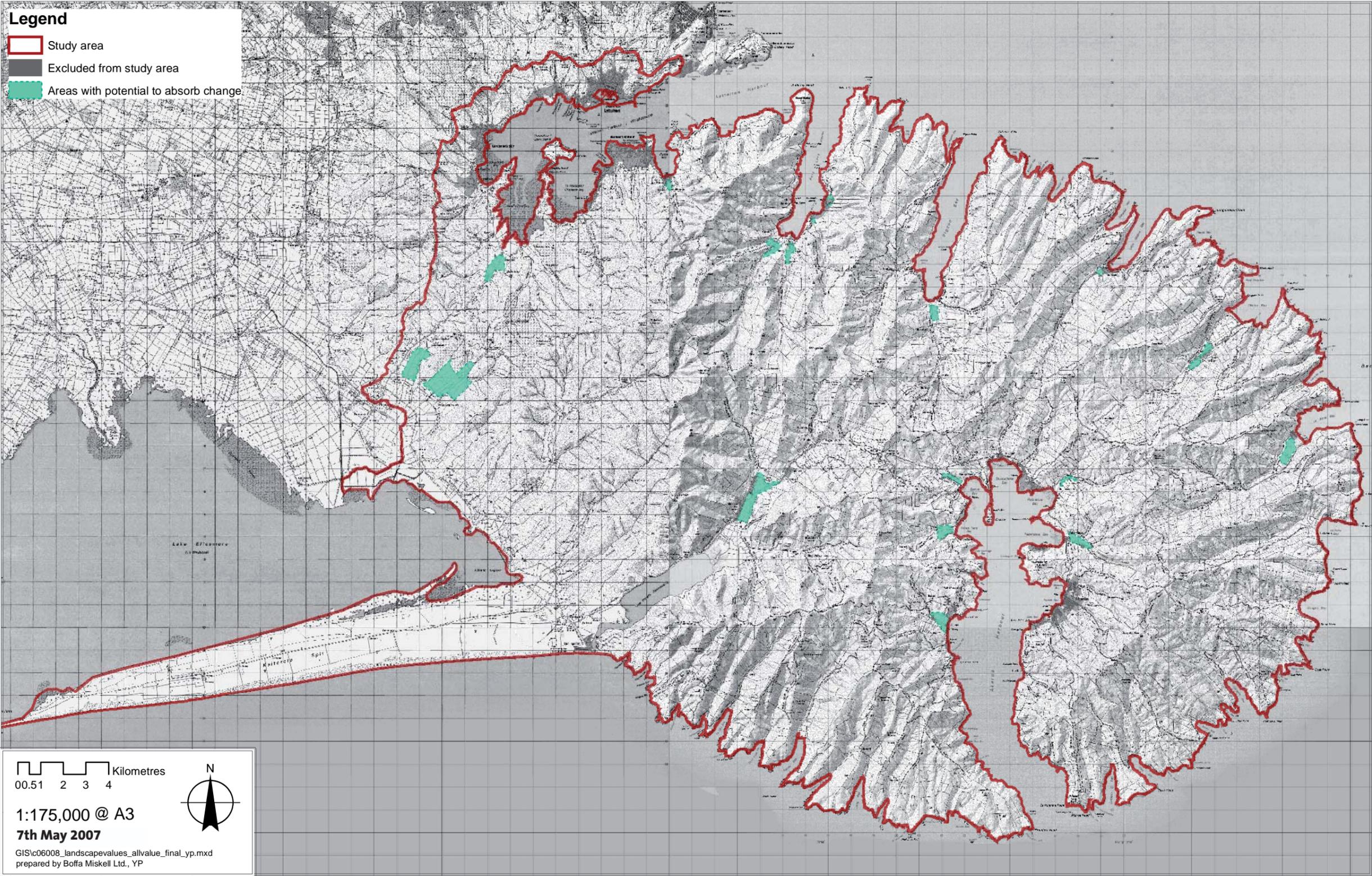
Outstanding Natural Features and Landscapes (ONL) Figure 28



Banks Peninsula Landscape Categories Figure 29



Areas with Potential to Absorb Change Figure 30



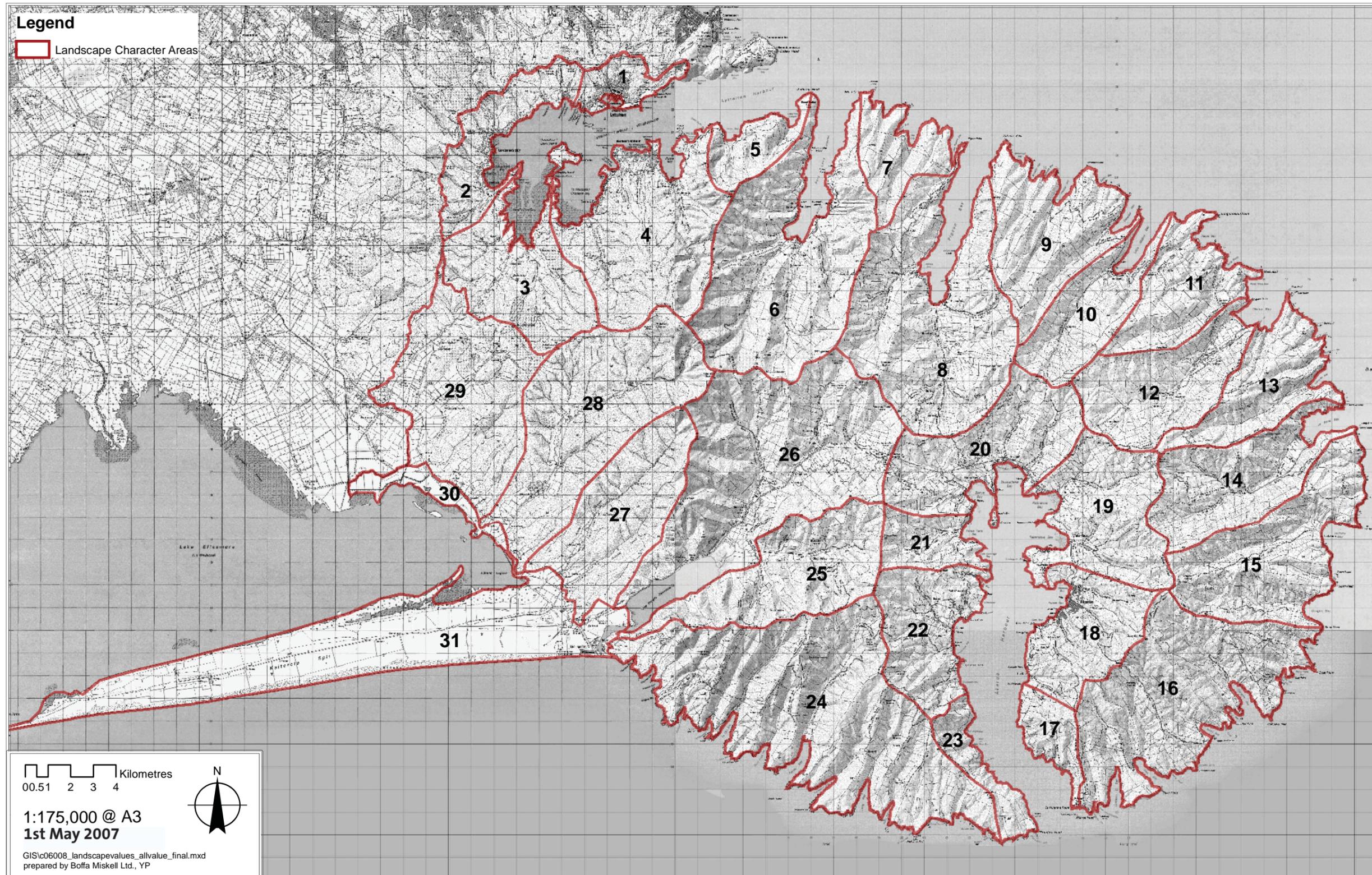
Landscape Character Area Descriptions and Evaluations

As noted earlier the Peninsula landscape has been divided into '31 Character Areas'. These character areas are divided up in terms of appearance, landscape expertise, settlement pattern and how people relate to the Peninsula. The characterisations contain much of the information derived from the broader landscape study and link to many of the localised features. The following descriptions have provided the raw material for the subsequent evaluations. These evaluations include an evaluation description, detailed landscape values map and table for each landscape character area.

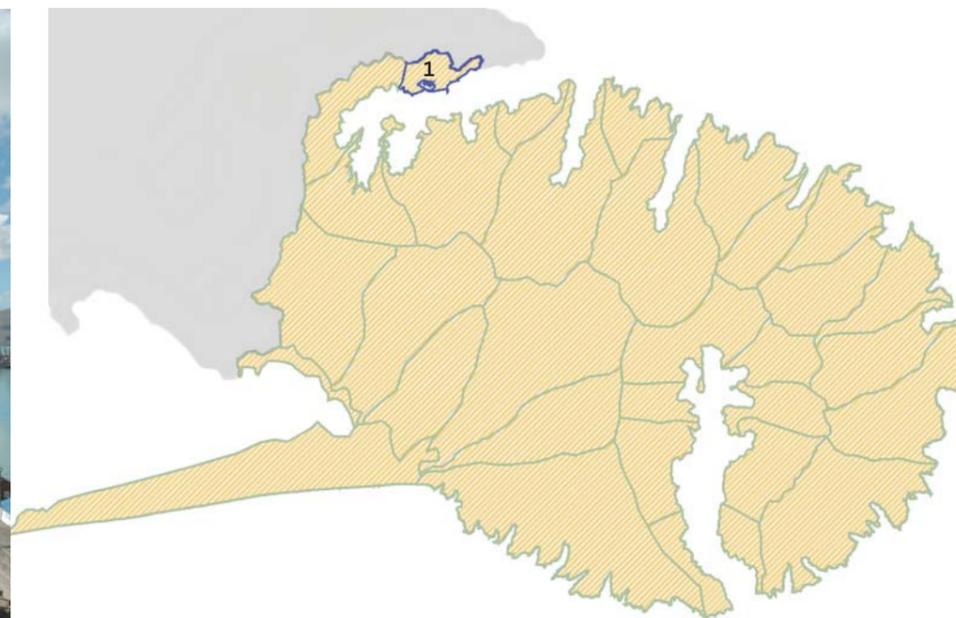
Landscape Character Areas

- 1 Lyttelton
- 2 Governors Bay
- 3 Teddington
- 4 Diamond Harbour
- 5 Adderley Head
- 6 Port Levy
- 7 Big Bay
- 8 Pigeon Bay
- 9 Menzies Bay/Otohuao Head
- 10 Little Akaloa
- 11 Long Lookout Point/Raupo Bay/Stony Beach
- 12 Okains Bay
- 13 Pa Island/Lavericks bay
- 14 Le Bons Bay
- 15 Hickory/Goughs Bay
- 16 Hinewai
- 17 Akaroa Head/ Te Rauhine Point
- 18 Akaroa
- 19 Takamatua Bay/Robinsons Bay
- 20 Duvauchelle Bay/Barrys Bay
- 21 French Farm Bay
- 22 Wainui
- 23 Timutimu Head
- 24 Peraki
- 25 Okuti Valley
- 26 Little River
- 27 Prices Valley
- 28 Kaituna Valley
- 29 McQueens Valley/Gebbies Valley
- 30 Lake Ellesmere Riparian Margin
- 31 Kaitorete Spit/Birdlings Flat

Landscape Character Areas Figure 30



1 Lyttelton



1 Lyttelton - Character Description

This character area contains the largest population centre in the study area, at Lyttelton. The area is located on the north side of Lyttelton Harbour and extends from Corsair Bay in the west, to Gollans Bay in the east.

This landscape occupies the steep, south facing, inner flanks of the ancient Lyttelton crater and the crater rim defines the northern boundary of the character area. The area includes very little flat land.

The spurs that descend from the crater rim have a radial pattern, forming a natural amphitheatre that encloses the township and the artificially created, large oval harbour at Lyttelton. The spurs have a soft, rounded form, though the uppermost slopes are lined with occasional bluffs and dotted with large rock outcrops.

Tauhinukorokio/Mt Pleasant, is the highest point along this part of the crater rim at 499masl, though other peaks and rocky outcrops such as Mt Cavendish, and The Tors, also punctuate the clear, undulating skyline in this character area.

On the western side of Tapoa/Erskine Point, the small, steep-sided Motukauatiiti/Corsair Bay is included in this character area. Although it is outside of the discrete Lyttelton circle of hills, in terms of the settlement pattern it is essentially a ribbon-like extension to Lyttelton.

The Lyttelton area includes intensive settlement and built development is concentrated around the coastline with amenity-related planting in the small gardens between houses. However, the balance of these south-facing upper slopes remains largely undeveloped and primarily in semi-improved grasslands and regenerating native tussocklands, shrub and scrublands. There is also a large area of pine forest in a prominent position on the spur above Sticking Point and the Sumner Road.

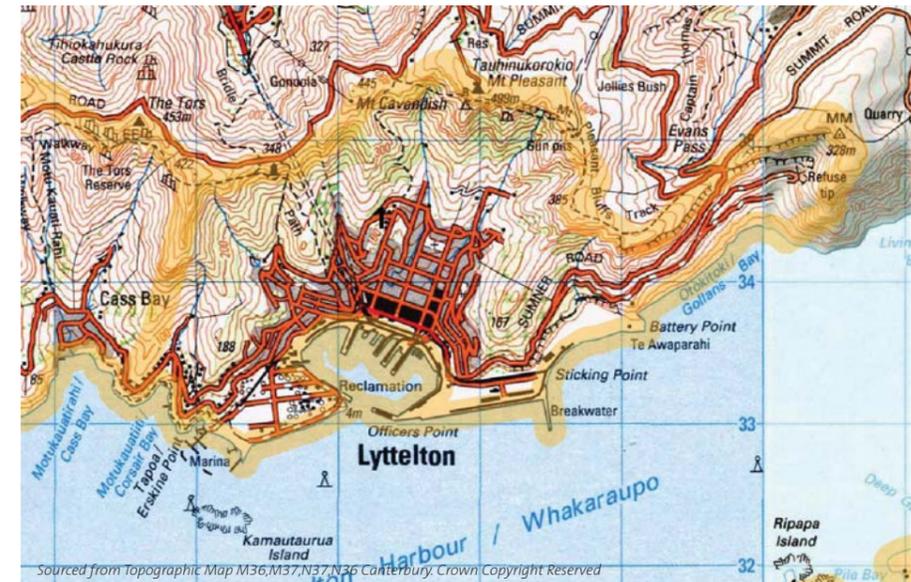
Much of the regenerating native vegetation lies within DoC land and is part of the popular Port Hills recreation area with several walking tracks through it.

The coastline between Tapoa/Erskine Point and Battery Point has been heavily modified by Port industry, creating flat, linear headlands that enclose Lyttelton Harbour. This extensive reclamation resulted in the loss of little bays such as Buckleys Bay and Forwards Beach. Today, Gollans Bay, beyond Battery Point is an exceptionally broad, linear and shallowly indented bay with steep uniform slopes and bluffs towering above it. The backdrop to this bay is now known for the large quarry carved into the cliffs below Evans Pass which supplied rock for the Cashin Quay reclamation.

Corsair Bay is a small, deeply indented, u-shaped bay. It contains housing and other modifications and amenity areas such as a jetty, coastal walkway and picnic areas. In comparison to the adjacent harbour development, its shoreline remains predominantly natural.

There have been a number of significant Maori settlements throughout Banks Peninsula, however in terms of significant settlements within the greater Lyttelton Harbour, the closest was at Rapaki, just outside this character area. Several Maori names that describe this landscape remain in use although today their English versions are more widely referred to.

Lyttelton Port is the site where the first European settlers arrived in Canterbury. The settlement at Lyttelton radiates out from the port with the historically planned gridded road pattern at its core. Many early workers cottages and other historic buildings remain, reflecting this early European heritage and adding to the unique character of the place. The dominance of the working port at the centre of this area creates a light industrial character. Recreational boating (many boats are kept at the Marina) and fishing are popular activities and the elevation and amphitheatre-like position of the slopes on the harbour's edge provide attractive views out to the heads, across the harbour and up to the surrounding hills. A few man-made structures are visibly silhouetted against the long Port Hills skyline. At night the lights of the Gondola Restaurant are particularly noticeable up on the crater rim. From the other side of the harbour they appear high above Lyttelton, as though a part of the town has come adrift.



The area's proximity to Christchurch city is balanced by its physical separation by the Port Hills. The nature of these tenuous connections to Christchurch, such as the experience of arriving in the area via a long tunnel, or over a high, winding pass, has created a unique character. It is also interesting to note that although it is the main 'urban', industrial and political centre for the Banks Peninsula District, physically Lyttelton is located on the outer edge of the Banks Peninsula area.

1 Lyttelton - Evaluation

The key values and sensitive elements in the Lyttelton area are related to the landscape's historic connections, its role as a port settlement and relationship to Christchurch and, like so many of the Peninsula's inner caldera landscapes, the ecological, geomorphological and recreational values of the upper slopes and main ridgeline of the Lyttelton crater rim.

Extensive bluffs of ancient lava flows and dikes are visible above the harbour, creating a memorable skyline that clearly reflects its underlying volcanic history.

The upper slopes and ridgeline of this steeply flanked 'amphitheatre' contain pockets of native bush and tussocklands that add to the natural science values of the area as well as providing further visual diversity and pleasurable places for recreation.

Heritage elements in this landscape such as the Bridle Path, railway tunnel, gun emplacements and notable buildings in the township, are important characteristic features essential in the manifestation of the relationship between human activity and the local landscape.

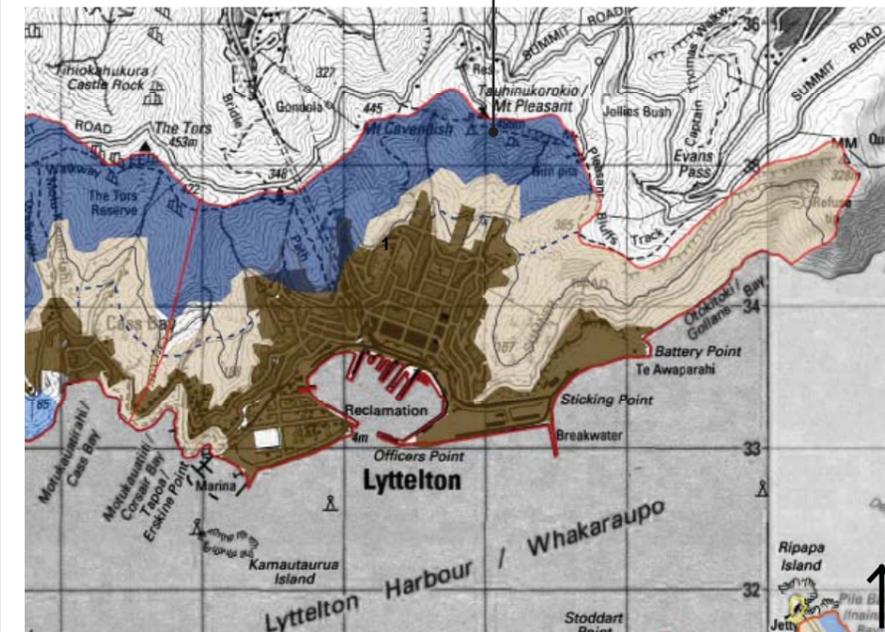
The accessibility of this portside landscape area to a large urban population is also an important quality. Amenity related values include those attached to the network of walking and cycling tracks in the area, swimming and boating opportunities as well as the unique character of the port and local architecture all of which draw visitors and residents to Lyttelton.

Much of the harbour coastline is substantially modified by adjacent landuse and buildings.

The views into the Lyttelton Harbour are spectacular from the Summit Road, which has been recognised in the public preference survey. The Mount Cavendish gondola, while outside of the study area, is one of the main tourist attractions of the Port Hills and views from the top are outstanding. In the public survey the headland around Cass along with Corsair bay are mentioned as favourite places on the peninsula.

Landscape Values Map

Dramatic and legible crater rim landforms with extensive native vegetation cover.



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Follows study area boundary, landtype, break of slope and native vegetation.
CNCL -	
HL -	
VAL -	All other Landscapes



The coastline between Tapoa/Erskine Point and Battery Point has been heavily modified by Port industry

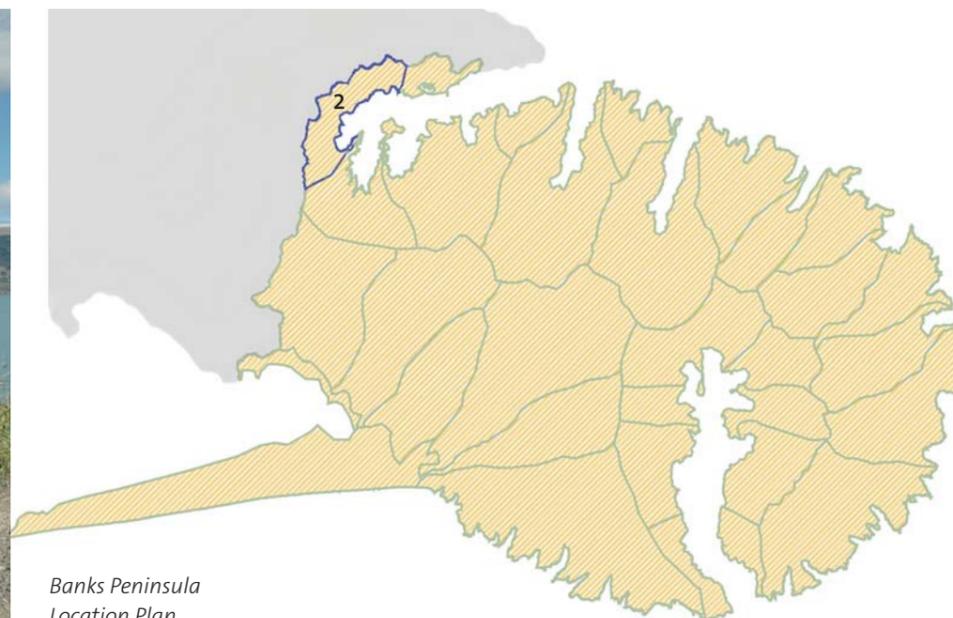


The reclamation required to create Cashin Quay, resulted the loss of little bays such as Buckleys Bay and Forwards Beach

2 Governors Bay



Motukauatirahi/Cass Bay



Banks Peninsula
Location Plan

2 Governors Bay - Character Description

This character area is defined by the rim of the Port Hills that wrap around the northern side of Lyttelton Harbour. The steep hills that reach down to the water are bounded to the south by Mansons Peninsula and extend northeast to Cass Bay/Motukauatirahi.

The flanks of these inner crater walls ramp down to the harbour, with steep bluffs below the summit giving way to a less severe gradient on the lower slopes. There is very little flat land in this area, with the exception of a small area at Allandale at the head of the greater Governors Bay.

This part of the crater rim has a rugged relief with several prominent peaks and rocky features creating a memorable outline. The largest of these are sometimes referred to as the seven sleepers. Coopers Knob is the highest of this group of silent watchers, at 573 masl (metres above sea level).

Governors Bay, Rapaki Bay and Cass Bay/Motukauatirahi break up the intervening steep slopes and sea-cliffs of this rocky coastline. Each bay has its own character. Governors Bay is a large bay enclosed to the south by the long finger of Mansons Peninsula. It incorporates several smaller bays, all of which have muddy tidal shores. A long jetty below the main settlement of Governors Bay extends far out into the harbour, in an attempt to reach deeper waters.

An extensive area of regenerating native shrub and scrubland across the upper slopes above Governors Bay is managed as a series of DoC and Council reserves and QEII covenants. Below this, is a broad

band of modified grasslands with patches of gorse, broom and other scrubby weeds spreading out of the gullies. Between these largely open slopes and the shoreline is a band of quite dense vegetation dominated by established exotic trees. Most of the housing at Governors Bay is tucked against these slopes, largely disappearing amongst the tall trees.

Further north, between Governors Bay and Cass Bay/Motukauatirahi, the hillsides are more open and dominated by modified grassland though some steep upper gullies contain pockets of native vegetation. A thin ribbon of tussock grassland that extends along the crater rim and a strip of pine forest down the spur at Taukahara, add further diversity to the character of the vegetation in the area. Located outside the study area are the recent developments at Rapaki and Cass Bay. The developments are fairly dense in places so that built form dominates the landscape, with amenity plantings yet to absorb the settlements.

Rapaki was the site of one of the two most significant Maori settlements on Lyttelton Harbour and remains an area of great importance to Maori with two sacred sites administered by Ngai Tahu.

Dyers Pass Road winds steeply down through the middle of this character area, providing a key transport link between Christchurch and the Peninsula. Another road links Governors Bay to Lyttelton, providing expansive views up and down the harbour in places, winding in and out of gullies and around spurs, high above the coast. Public access to the harbour for swimming and picnicking is possible at Cass Bay and Rapaki Bay, Governors Bay and Allandale, with walks connecting some of this coastline also possible.



2 Governors Bay - Evaluation

The key sensitivities/values in this landscape unit are connected to the relationship of the dwellings to the landscape in which they sit, and accessibility to walkways, the beaches and water, and the ecological, natural science values of the geomorphology and vegetation around the upper slopes.

This is a semi-rural area with residential modifications concentrated in bays and around the coastline. This leaves much of the upper slopes in a combination of exotic pasture grasses, scrubland and regenerating bush. A few small pockets in these gullies and upper slopes are currently protected via QEII covenants while a number of larger areas incorporating these upper slopes have been identified as Recommended Areas for Protection.

The attractive, established, treed character of the settlement at Governors Bay adds to the amenity values of the area, which is highly valued by its residents. The level of planting around houses and roads at the head of this bay, combined with the localised topography have created a softer, more intimate character to this landscape than the steep, exposed spurs and gullies elsewhere in this area.

The exposed bluffs that ring the Lyttelton crater rim are striking characteristic features that add to the aesthetic, legibility and amenity values of the

landscape. Among these exposed rock outcrops is an identified geopreservation site and other notable geological features such as Rapaki Dike and others that have been identified as significant landforms.

Heritage values in this area are particularly focussed around Rapaki, which was a significant Maori settlement in the harbour area and is a sacred site. There are also places that provide other more localised values including connections with early European settlement, such as St Cuthberts Church and Ohinetahi Homestead. The Ohinetahi/Allendale area is particularly rich in heritage sites and the surrounding landscape has a strong heritage character.

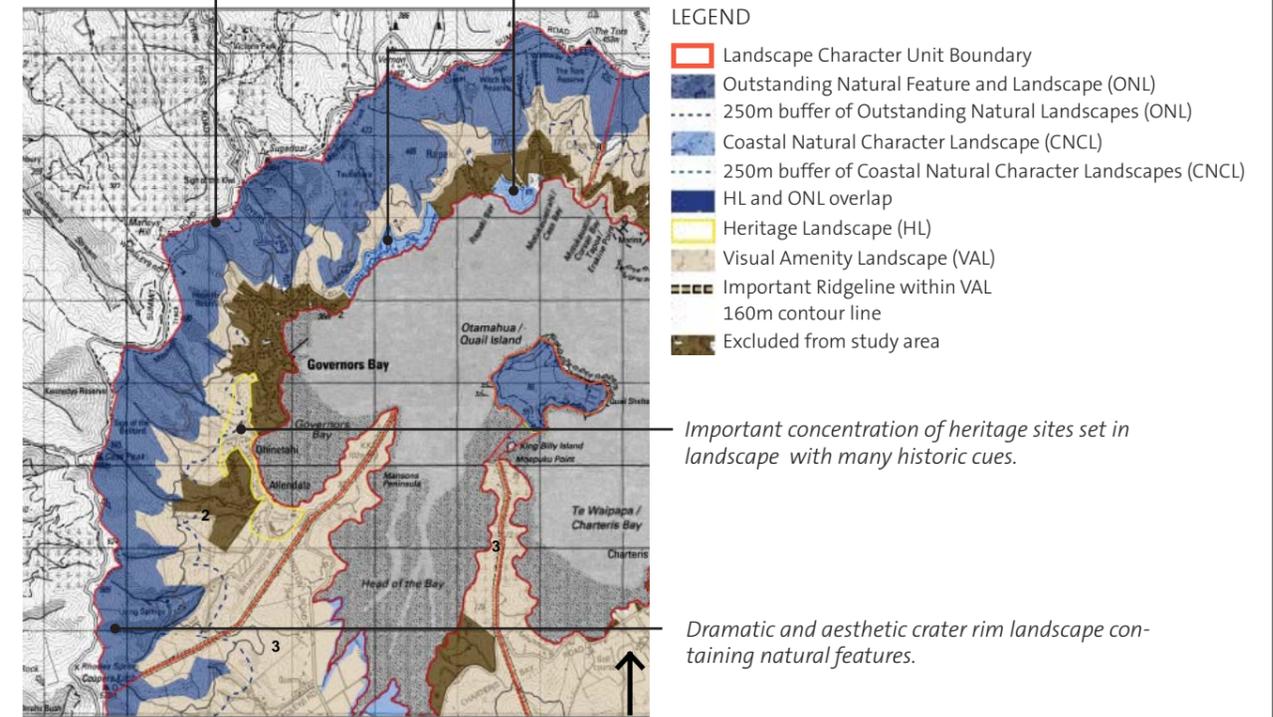
Other amenity related values include those attached to the popular coastal walking track, and swimming and boating opportunities. The Crater Rim walkway provides views from the Sugarloaf Reserve and elsewhere.

While outside the study area Environment Canterbury have identified the head of the harbour as an area of significant natural value. However, there are a number of modifications to this stretch of coastline including jetties, walkways and housing that reduce the level of natural character within the coastal environment.

Landscape Values Map

Dramatic and legible crater rim landform with extensive native landcover.

Partially unmodified inner harbour coastline

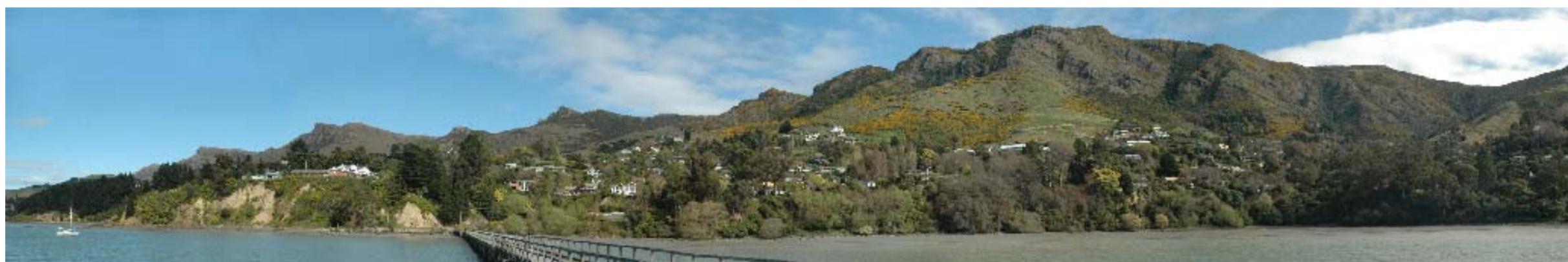


Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Follows study area, crater rim, land type, slope and vegetation.
CNCL -	Coastal road and coastal settlements
HL -	Boundary generally follows extent of early development, continuous with settlement areas outside study area.
VAL -	All other Landscapes



This part of the crater rim has a rugged relief, with the most prominent features sometimes referred to as 'the seven sleepers.' This photograph also illustrates the extensive tidal mudflats at the head of the bay.



Much of the housing at Governors Bay is nestled amongst a band of established vegetation between the open, upper slopes and the shoreline.



Allendale Flats - concentration of Heritage sites



Forestry above Cass Bay

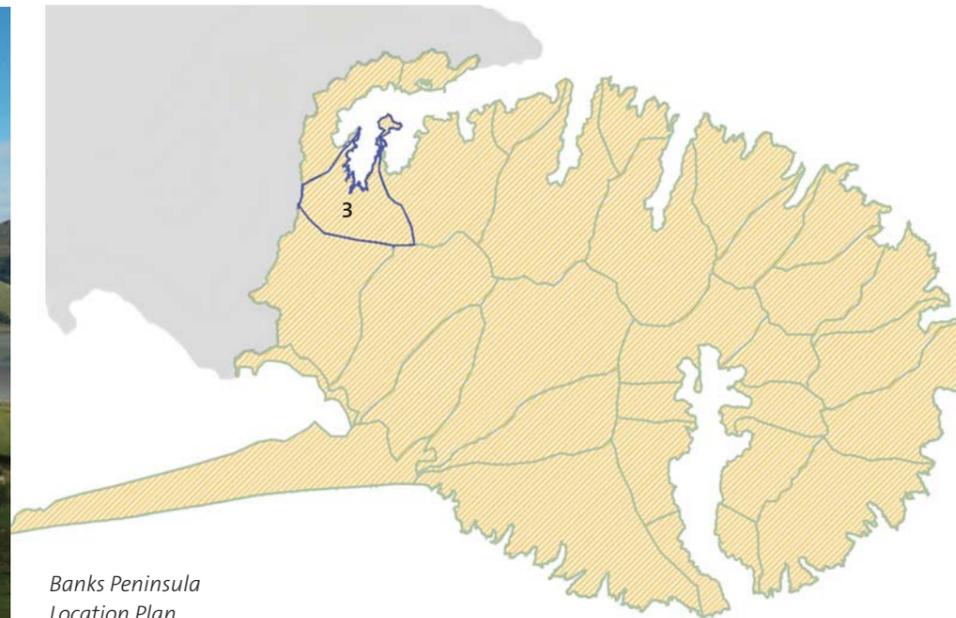


Rapaki

3 Teddington



Land use is dominated by farming on the flats and lower slopes at the head of Lyttelton Harbour



*Banks Peninsula
Location Plan*

3 Teddington - Character Description

Teddington landscape character area is at the head of Lyttelton Harbour and forms the neck of Banks Peninsula, dividing Lyttelton Harbour from the southern side of Banks Peninsula at Gebbies Pass. The low saddle that forms Gebbies Pass reflects the areas geological history, the oldest in Banks Peninsula, where erosion has exposed ancient pre-volcanic rock.

Mt Bradley dominates this landscape, being the highest visible point at 855m. Two long, narrow peninsulas extend out into the harbour, Mansons Peninsula to the west and Moepuku Point to the east. Moepuku Point is an extension of the main northern spur that descends from the summit of Mt Bradley. King Billy Island is a small island off the end of this peninsula. Beyond King Billy Island, the much larger Quail Island is a well-known landform and historic site at the centre of Lyttelton Harbour.

Vegetation in the Teddington character area is dominated by improved pasture on the flats and lower slopes, merging with inter-tidal mudflats and extensive salt marsh vegetation at the head of the harbour. This muddy, tidal foreshore is a distinctive characteristic of the bays at the head of Lyttelton harbour. There are a number of areas of regenerating bush and tussock grassland areas, predominantly on the upper slopes and on Mt Bradley. Large forestry blocks are mainly located on the spurs at the back of the valley, however both Mansons and Moepuku Peninsulas also have some forestry planting. There is some native vegetation in the gullies, exotic shelterbelt planting on the flats and lower slopes, and

other scattered exotic species alongside roads and near farmhouses.

Farming has encroached onto the mudflats reclaiming land in places and bunds have been constructed to divide farmland from the sea.

Landuse in this area is dominated by farming and forestry, however other there are also some more diverse 'crops' including a vineyard and a protea nursery. Dwellings are scattered across the area though there is a noticeable cluster along Gebbies Pass Road. The T-intersection between the Governors Bay-Teddington Road and Gebbies Pass Road, has a unique rural utility/service oriented character, with the local pub, some derelict machinery, and many truck and trailer units often occupying the corner.

From within the Teddington flats the low-lying nature of the land creates a feeling of being almost below sea level; a sensation that is emphasised by the towering scale of the surrounding hills and ridgelines on either side of the low saddle.



3 Teddington - Evaluation

The key sensitivities/values in this landscape area include the visual influence and legibility of the underlying geological history of the landscape, and its position at the head of Lyttelton Harbour and the values associated with that intertidal landscape.

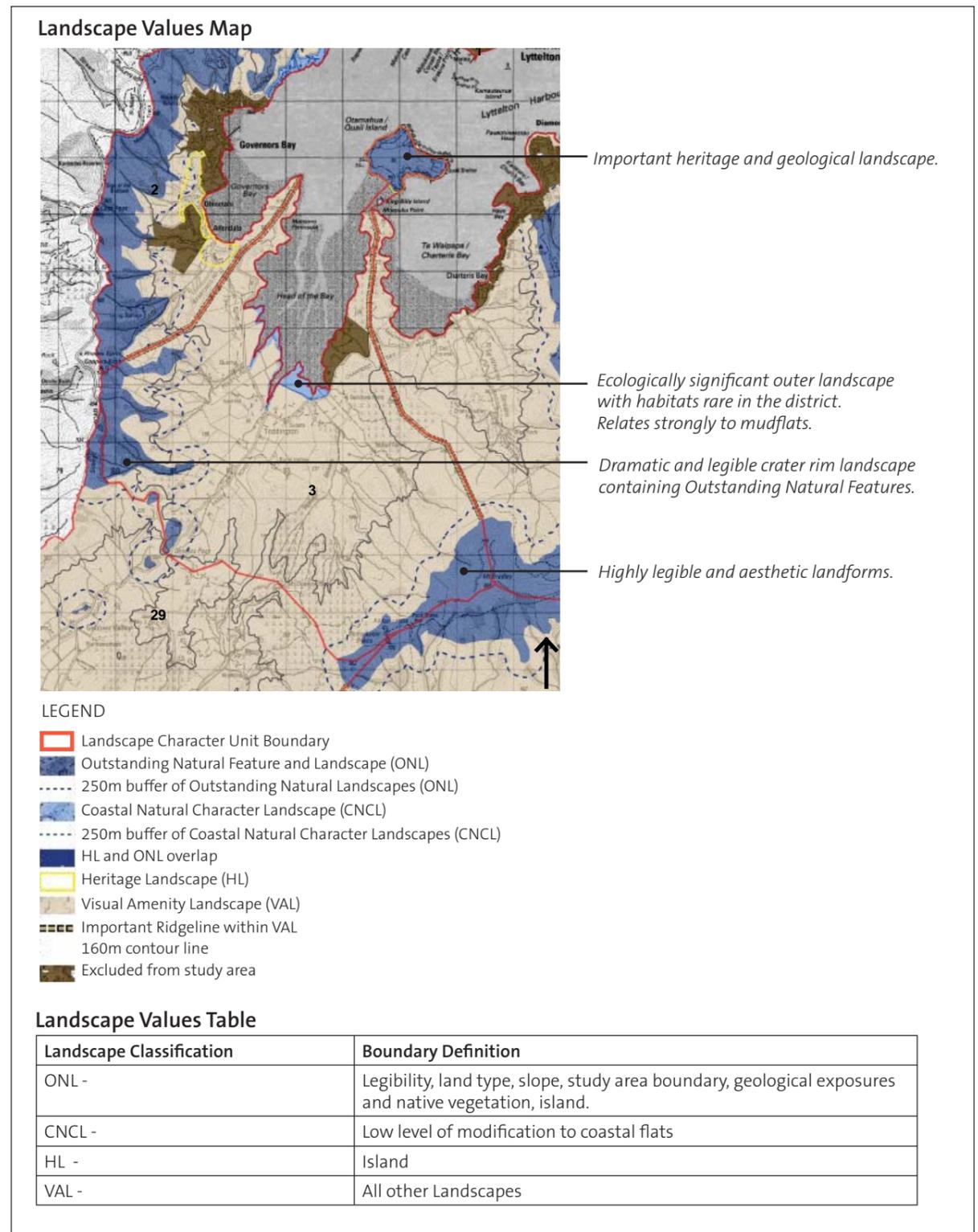
This is a rural area with a low-lying, open character that is subject to the powerful visual presence of Mt Bradley. The low, rolling character of the adjacent saddle at Gebbies Pass emphasises the height and mass of this highly legible volcanic feature, and correspondingly, the high points of the surrounding crater rim emphasise the ancient, eroded character of the Teddington landscape. Several highly legible geological features are situated in proximity to Gebbies Pass and views into the harbour from the pass are highly valued by recreationists.

A number of features in this landscape, such as the Lyttelton Harbour mudflats and exposed rhyolite domes and columns on the surrounding ridges, have been identified as important geopreservation sites and significant landforms. Among these sites are the very prominent Remarkable Dikes which are part of the radial dike swarm centered on the Lyttelton Volcano. The clean grazed slopes and ridges allow many of these interesting volcanic features to be clearly seen. The views to Mt Bradley and Mt Herbert provide high scenic value within the area.

Quail Island is an important geological site for its well-exposed volcanic stratigraphy and as a popular destination for walkers and picknickers. The island is an important heritage precinct, as several historic sites have been identified.

Two pockets near Mt Bradley and Gibraltar Rock comprising tussock, regenerating bush and striking rock bluffs have been identified as Recommended Areas for Protection. So too has a large area around the head of the bay where the intertidal mudflats provide salt marsh habitat.

ECAN have identified the head of the harbour and Quail Island as significant natural areas and this stretch of coast has been assessed as having a medium level of natural character.





Teddington is at the head of Lyttelton Harbour, enclosed by Mansons Peninsula and Moepuku Point. The low saddle that forms Gebbies Pass can be seen in this photo. It reflects this area's geological history, the oldest in Banks Peninsula.



Teddington Pub, located at the T-intersection between the Governors Bay-Teddington Road and Gebbies Pass Road.

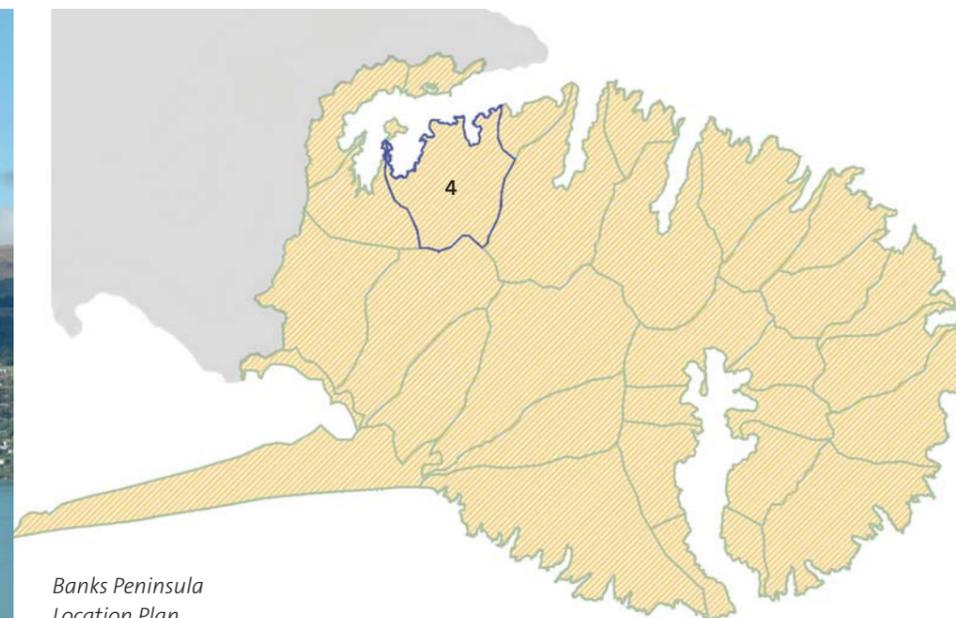


These muddy tidal flats reclaimed by farming are very characteristic of this landscape. Mt Bradley looms high above the flats, at 855masl.

4 Diamond Harbour



The old lava flow forming the broad bare spur that descends from Mt Herbert to Diamond Harbour is clearly visible in views across Lyttelton Harbour from the Summit Road. Dwellings are concentrated around the coastal foreshore.



*Banks Peninsula
Location Plan*

4 Diamond Harbour - Character Description

This character area is located on the southern side of the Lyttelton Harbour and extends from Moepuku Point, east to Deep Gully Bay.

The coastal part of this landscape is quite complex and made up of several distinct bays or harbours – Te Waipapa/Charteris Bay, Church Bay, Diamond Harbour, Purau Bay, Pile/Inainatu Bay and Deep Gully Bay. They are separated from each other by prominent headlands, including Black Point, Pauahinekotau Head and Stoddart Point.

Te Waipapa/Charteris Bay, is a broad, open tidal bay made up of a number of smaller, relatively shallow but discrete bays, most of which are unnamed.

Church Bay is a smaller, well-indented bay surrounded by high, steep bluffs that climb immediately above the very narrow foreshore. Diamond Harbour is similarly contained by dramatic, high, rocky sea-cliffs that separate the largely bouldery shoreline from the landscape beyond.

Purau Bay is a deep, well-defined bay. It is contained to the east by bare, farmed slopes over 300masl.

A small headland juts out from these slopes to further enclose the bay while to the west, the steep, vegetated bluffs of Stoddart Point appear as natural fortifications of a different character. A series of rock bluffs form striking ramparts wrapped high around the Purau basin.

Pile Bay and Deep Gully Bay are small bays beyond Purau, with a more remote character and difficult for public to access. Ripapa Island, off Pile Bay, was once occupied by Maori. In the late 19th century it was also used as a quarantine station, an island prison, and eventually a fort. Access is now administered by DoC.

The immediate foreshore throughout this character area varies from the low-lying, flat land at the head of Charteris and Purau Bays, to the severely undulating deep gullies and rolling spurs that characterise much of the landscape in between.

Further inland, these side spurs and gullies rise to the softer contours of the upper slopes and the prominent peaks and legible volcanic features of Mt Bradley (855m), Mt Herbert (919m), The Monument outcrop and Mt Evans (803m) which form the backdrop of this landscape unit.

An old lava flow forms the broad, bare spur that descends from Mt Herbert to Diamond Harbour. It is a particularly characteristic feature of this landscape and highly visible from the Lyttelton side of the harbour. The Mt Herbert Walkway is a popular track up this spur from Diamond Harbour to the summit of Mt Herbert.

Another key spur descends from Mt Bradley to Moepuku Point at Charteris Bay. The ridgeline that connects Mt Herbert to Mt Evans is also a prominent feature in this landscape and defines the eastern extent of this character area.

The coastal foreshore is generally well vegetated, largely with exotic flowering plants, pines and eucalyptus. Elsewhere, modified grassland dominates the land-cover – particularly on the spurs, with pockets of native vegetation primarily in the upper gullies, small blocks of forestry on some lower slopes and established amenity planting around Orton Bradley Park and throughout the residential areas.

While most of the built settlement areas are outside the study area. The settlement pattern is essentially continuous around the coastal foreshore and lower slopes between Charteris Bay and Diamond Harbour with the exception of much of Black Point and Stoddart Point. The settlement at Purau remains relatively distinct from Diamond Harbour, separated by steep, forested slopes and with a more bach-like, rural character, tucked into the valley floor. Farm and lifestyle dwellings are also scattered up the Purau-Port Levy Road.

Stoddart Point is the gateway to Diamond Harbour for those arriving by ferry. Godley House, built in 1880 and lived in for many years by the Stoddart family, and the extensive gardens in which it is situated, form part of a unique parkland landscape that characterises the tip of this peninsula.

While the massive scale of the bare volcanic flanks currently overwhelms the built form in this landscape, recent subdivisions have yet to be absorbed into coastal plantings as older dwellings elsewhere generally have.

There is only one main road into and out of this unit, via the coast from Teddington and up the Purau valley, to Port Levy.



4 Diamond Harbour - Evaluation

The key values and sensitivities layered over this landscape area particularly include those related to the prominence of Mt Herbert and the clear volcanic origins of its flanks and ridges and those of many other nearby volcanic features, as well as the relationship of the settlement to the harbour, vegetated gullies and cliff-tops, and the slopes that backdrop it.

Three large areas around the upper slopes have been identified as Recommended Areas for Protection. They include the ridges, bluffs and short tussockland around Mt Herbert, the craggy outcrop, tussocks and bush at the Monument, and the rugged, dry, exposed upper slopes of Mt Evans. Other areas of vegetation and striking bluffs of localised value include the vegetated sea-cliffs and gullies around the foreshore and a deep, bluffed gully behind Church Bay.

The clear volcanic origins of the prominent, exposed features such as the craggy volcanic dome known as the Monument or Te Pohue, and the bluffs below Mt Bradley and Mt Evans, add to the legibility and expressiveness of the landscape. The broad 'lava flow' slope that gently descends from Mt Herbert to Diamond Harbour is an attractive, simple landform and an important characteristic feature of the Diamond Harbour landscape. Mt Herbert is the highest point of the peninsula and provides outstanding panoramic views.

The area also provides many accessible recreation opportunities including water based activities and many walking and mountain biking opportunities, particularly around the sea-cliffs and Mt Herbert.

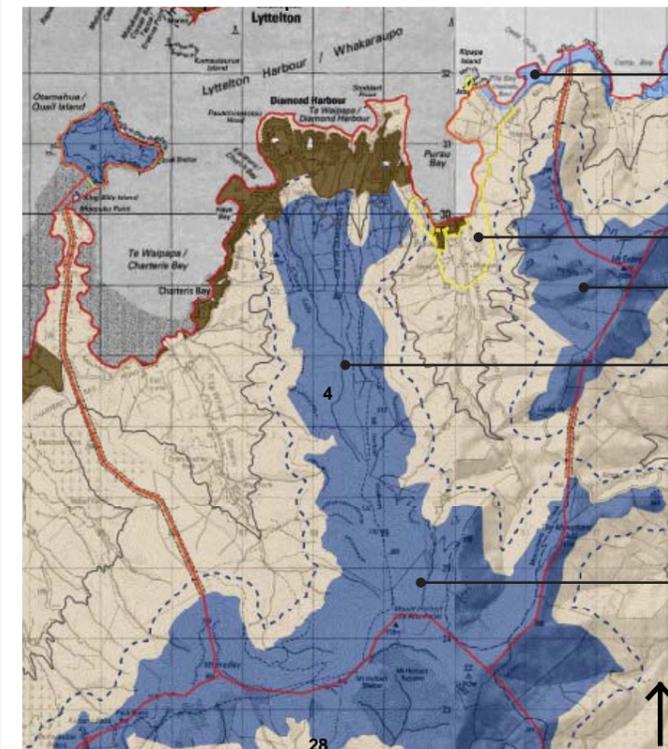
The manner in which much of the housing is absorbed into the surrounding native and exotic plantings and dwarfed by the scale of the landscape beyond, is an attractive feature. The established gardens at Orton Bradley also add to the amenity values in the area. Orton Bradley Park also provides high recreational and historic values and has been mentioned as a favourite place in the public perception survey. Several walkways start in this area, leading up to Mt Herbert. Several other places, such as Charteris Bay, Purau and Black Point, are popular within the character area according to the public preference survey.

Heritage values in this landscape include those at Ripapa Island with a significant Maori occupation site and early European connections. The gun emplacements still remain there.

Other historic structures that remain in the area such as Godley House, help to maintain heritage connections to the landscape.

The small stretch of coast between Camp Bay and Pile Bay has few modifications and has been assessed as having high natural character.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landtype (smooth dip slopes), native vegetation, contour, crater rim.
CNCL -	Coastal road
HL -	Coastal road, boundary of heritage sites and features, edge of settlement.
VAL -	All other Landscapes



Purau Bay is contained to the east by bare, grazed slopes and a series of rock bluffs that form striking ramparts wrapping high around the Purau basin.



The upper slopes of this area are typically grazed, with some pockets of native bush and scrub in the gullies.



The Monument is a prominent peak on the Purau-Port Levy saddle.

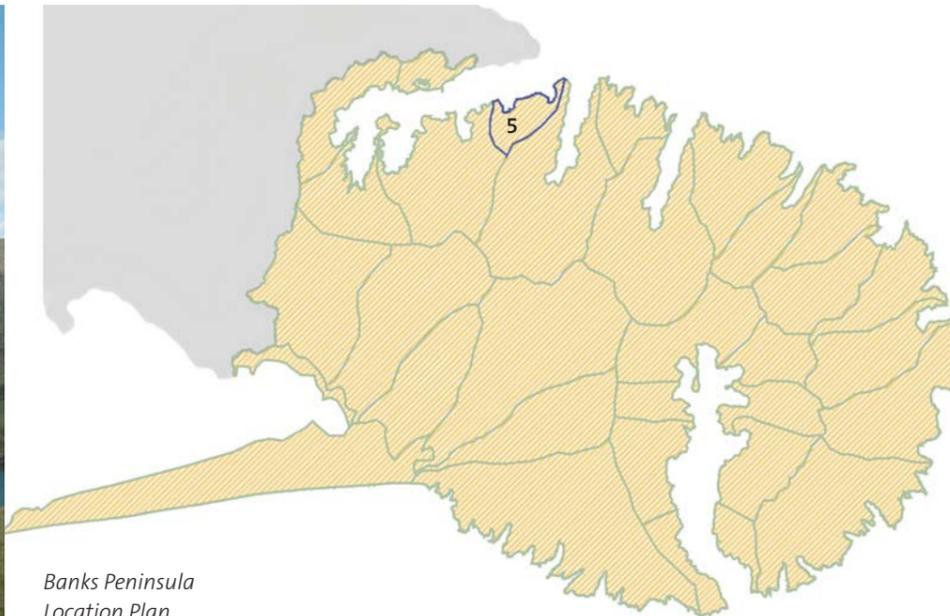


Entrance to Orton Bradley Park

5 Adderley Head



The landscape is dominated by improved pasture, with some exotic shelterbelts and remaining native tussock grassland.



*Banks Peninsula
Location Plan*

5 Adderley Head - Character Description

This character area is located at the southern side of the entrance to Lyttelton Harbour. It sits in the cradle of Mt Evans (703masl) with its two broad northern spurs defining the boundaries.

Adderley Head is an extension of one of these spurs. It forms the prominent headland that separates the relative shelter of Lyttelton Harbour from the open sea and forms the western headland of Port Levy. The end of the headland is a bulbous, smooth cap that drops away to steep sea-cliffs, and forms a definite outer point to the large harbour.

The western 'forearm' of this character area forms a small headland and flat ridge that separates the area from Purau at Deep Gully Bay.

There are two distinct bays along this stretch of rocky coastline-Little Port Cooper and Camp Bay. A broad knoll (407m) separates these two sandy bays.

There is little native vegetation in this landscape. Smooth, open spurs are dominated by modified grasslands, interrupted only by a few exotic shelterbelts and some pockets of tussock grassland.

Adderley Head is a Department of Conservation reserve.

Extensive grazing is the main land use, with other modifications limited to the two bays. Little Port Cooper is an enclosed bay with mature exotic trees and an historic schoolhouse. It was the site of a Maori settlement and the first European shore settlement in Canterbury. It has also served as a whaling base and pilot station though today only the school building remains.

The name of Camp Bay originated from the 1860s when settlers used the bay as a quarantine station. Today, the unsealed public road from Purau ends at Camp Bay with further road access limited to farm tracks. The only buildings are farm homesteads and associated buildings, stockyards and fences. Signage clearly separates private from public land. Camp Bay is a popular recreation beach in summer and members of the public can ask permission to walk across private land to Little Port Cooper and Adderley Head.

Adderley Head has an open, exposed character although the small bays provide attractive sheltered areas and Godley Head provides a distant visual threshold.

The position of the character area at the outermost point of the harbour creates a feeling of being on the edge of the landscape. In spite of views back to the urban settlement and port of Lyttelton, the area also feels remote, as there are few dwellings and restricted public access.



5 Adderley Head - Evaluation

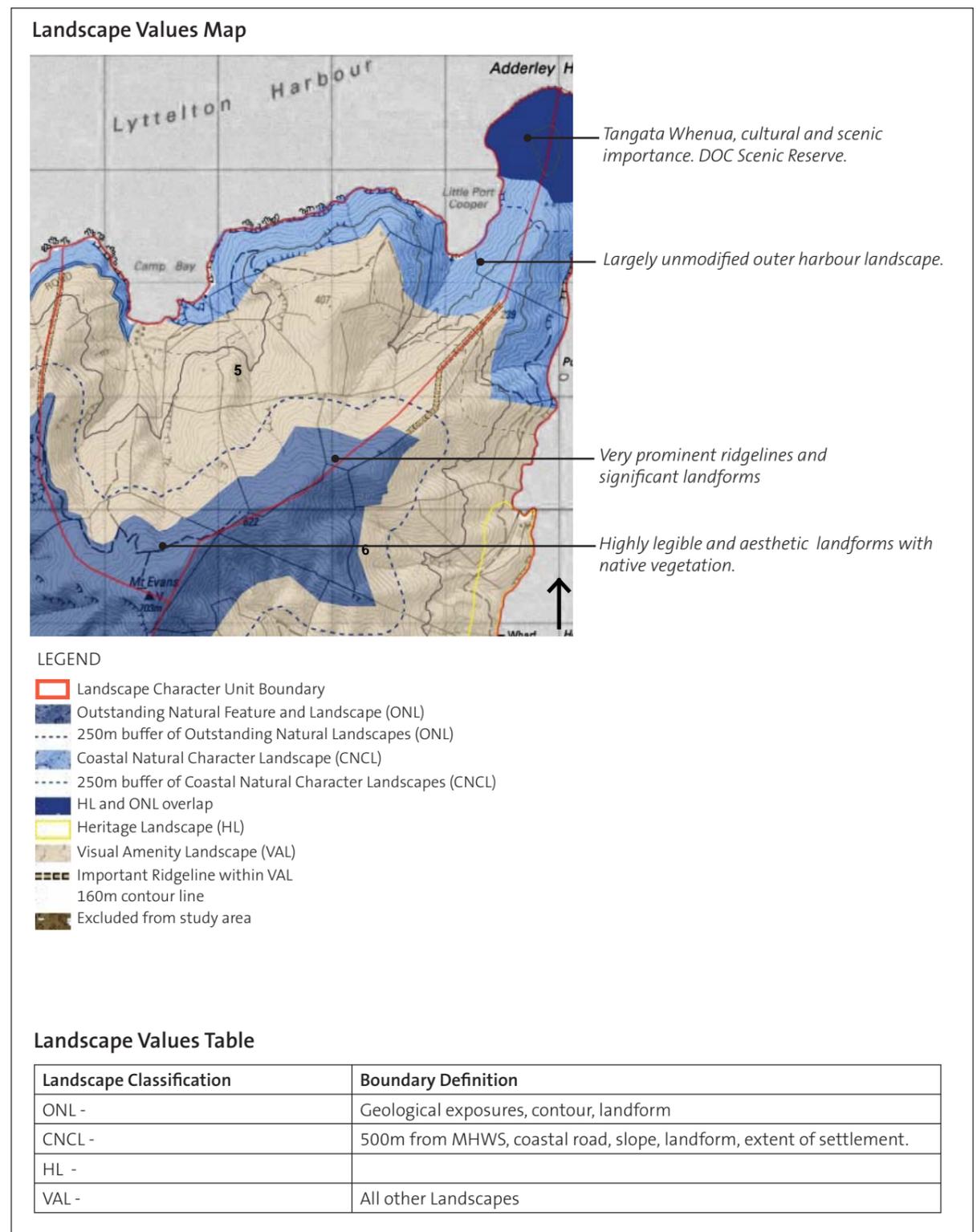
The landscape in the Adderley Head character area holds the following sensitivities and key landscape, amenity and natural character values.

The rounded form of Adderley Head is an aesthetically important landscape feature in this area, forming a legible part of the entrance to Lyttelton Harbour. The rocky outcrops of the Mt Herbert geological formation form a legible ridgeline to Adderley Head.

There are a number of heritage values in this area such as those identified as archaeological sites, almost entirely clustered around Camp Bay. There is also an area around the headland that has been identified as a sacred site to Ngai Tahu. Other localised heritage values lie in the connection of Little Port Cooper and Camp Bay to early European settlement in Canterbury. An old school house in Little Port Cooper remains a connection to this past.

Amenity values in this area are related to the local use of Camp Bay as a picnic and swimming bay and the administration of the headland as a scenic reserve.

ECAN has identified the coastline as a site of high natural, physical and cultural value and it has also been assessed as having high natural character with the exception of Camp Bay which has been evaluated as medium due to the minor modifications in the bay.





Adderley Head forms the southern side of the entrance to Lyttelton Harbour.



Adderley Head forms the defined outer point of harbour. The bare rolling headland drops away to steep sea cliffs.



The unsealed public road from Purau ends at Camp Bay.

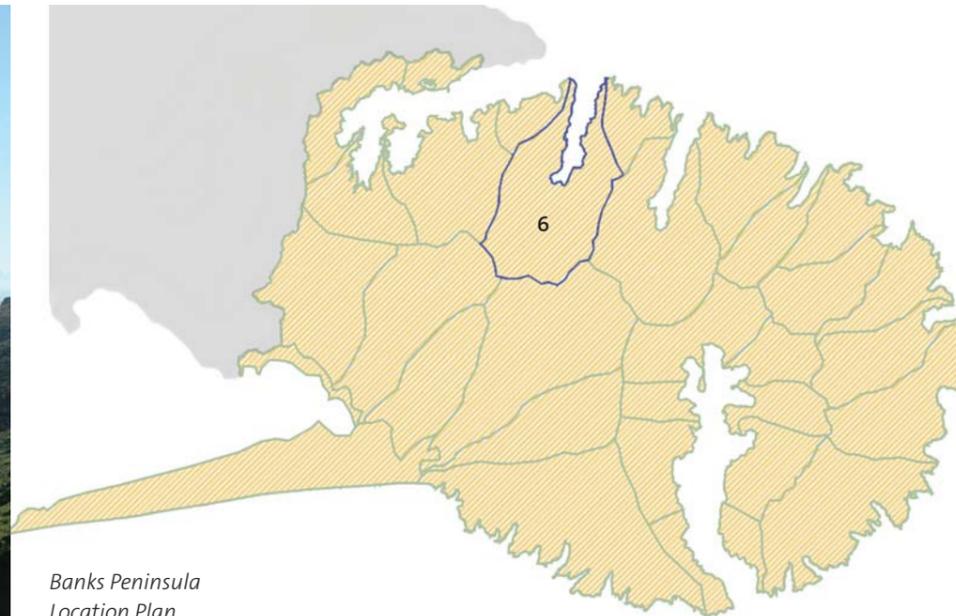


The name Camp Bay originated when European settlers used it as a quarantine station. Today, buildings are limited to farmsteads and associated farm buildings.

6 Port Levy



Undulating spurs extend from the main volcanic rim to the sea forming headlands that mark entrance to the bay.



*Banks Peninsula
Location Plan*

6 Port Levy - Character Description

This character area contains one of the largest bays on the Peninsula. It is long and narrow, similar in size and form to the adjacent Pigeon Bay. The area is enclosed by two long, high spurs, cradling two main valleys - Western Valley and Owhetoro Stream.

The northern flanks of the main volcanic ridgeline form the backdrop to this landscape, with the two highest points at Mt Fitzgerald (826masl) and at a secondary peak near Mt Herbert at 913masl. The two long spurs that descend from these peaks extend north to the sea, forming the headlands that mark the entrance to the bay.

The most prominent feature on the surrounding ridgelines is the Monument (711m) - a large fortress-like rock outcrop on the western ridge at the top of Port Levy Road.

The head of the bay is made up of three minor unnamed bays with rocky, tidal beaches, each of which has a slightly different character. Horomaka Island is a long narrow splinter of rock covered in Pine trees that semi-encloses the minor bay on the eastern side of Port Levy.

The vegetation in this area is a relatively balanced composition of modified grassland, native scrublands and regenerating bush, and forestry. Generally, the headlands and upper eastern slopes are dominated by open, improved grasslands although there is a noticeably large area of native bush on the slopes above Puari. There are pockets of exotic amenity plantings around the head of the bay, near the settlements. A distinctive avenue of old walnut trees lines the driveway to a long-established property.

The road connecting Port Levy to Little River winds up the valley through improved pasture, amenity garden plantings and exotic specimen trees to a corridor of regenerating native bush including groves of kowhai and kanuka, and on up the slopes to the ridgeline through many acres of pine. Forestry dominates these upper slopes at the head of the valley. Around the crest of the ridge, the silvered skeletons of several dead totara still stand as monuments to both the forest that once blanketed the Peninsula, and to the history of human settlement here.

The two beaches at the head of Port Levy have similar settlement characteristics, with scattered farm homesteads and an old, established character in places. The third bay at Purari, on the eastern side of Port Levy, is the main settlement area and a simple bach community with the Tutehwarewa Marae at its heart. Horomaka Island is an important feature here.

The area once contained an extensive Maori settlement around Puari and there is also an ancient Pa site on the western side of the bay at Kaitara.

There is also some scattered housing up the two main valleys.

The Port Levy landscape has a relatively intimate scale from within. Views generally become more open and expansive when travelling up the elevated roads, although when driving up the head of the valley towards Little River, the corridor of vegetation restricts views.

Port Levy is connected by public roads to the catchments on either side - Purau and Pigeon Bay - and over the crater rim to the Little River basin. The Purau-Port Levy Road is sealed, providing easy access from Diamond Harbour and a more domesticated approach to the bay. However, the roads to Pigeon Bay and Little River are narrow, gravelled and windy, adding to the area's rural character.

Mick Stimpson, the inspiration for Denis Glover's poems in 'Towards Banks Peninsula' lived in Port Levy for many years until his death in 1951. Denis Glover's description of the landscape between Port Levy and Pigeon Bay remains as vivid today as it was then.



6 Port Levy - Evaluation

The key values and vulnerabilities associated with the Port Levy character area are connected to its underlying geological values, the picturesque character of the large valley and its relationship to European and Maori past, and its slopes of regenerating bush and scrubland on the upper surrounding slopes. The bay was recorded as one of the most popular places in the public preference survey.

This is the most lithologically diverse area on the peninsula, with the steep ridges built up by lava flows of three different volcanic regimes. The transition from Lyttelton, through Mt Herbert to Akaroa volcanics is apparent in this area. A number of significant landforms have been identified on the upper slopes and ridgeline relating to the volcanic history of the area. The most prominent of these is the towering outcrop called the Monument, at the top of the Port Levy/Purau saddle.

Horomaka Island, which sits off the bay at Puari and creates a uniquely sheltered harbour there, is also an important feature in this landscape.

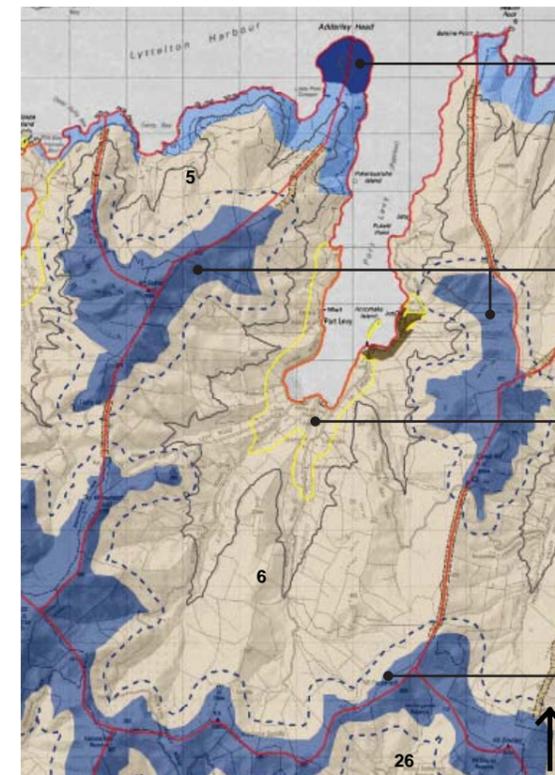
Several large areas around the upper slopes of the surrounding ridges have been identified as Recommended Areas for Protection. They contain original and regenerating bush, semi-arid scrubland and dry forest.

Amenity values are relatively high in this landscape and related to the charming character of the valley with its established plantings and landuse patterns, and the accessibility and popularity of the bay as a holiday and recreation destination.

Cultural and heritage values in the bay include the importance of the bay as the setting for the marae at Puari, two identified sacred Ngai Tahu sites, and several identified archaeological sites such as middens and house pits – particularly around the shore. Other important connections to the past include the legibility of the history of the area in the form of established avenues of walnut trees, and the ancient totara stumps and skeletons along the crater ridgeline that tell of the forests that once grew there and the early settlers that toiled to clear them.

As with many of these bay landscapes, natural character has been assessed as being high around Adderly Head, low at the head of the bay and medium in between, reflecting the different patterns of settlement and landuse between the valley floor and exposed headlands.

Landscape Values Map



Largely unmodified outer bay coastal landscape.

Very prominent ridgelines and significant landforms, some native vegetation.

Inner bay area with historic continuity of occupation.

Highly legible upper slopes of geological, ecological, Tangata Whenua and aesthetic importance. Includes several large reserves.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Geological exposures (20m vertical from crater rim), landtype and native vegetation
CNCL -	500m from MHWS, ridgeline
HL -	Historic settlement from MHWS to lower slopes, existing settlement (outside study area), coastal road.
VAL -	All other Landscapes



Headlands and upper slopes are dominated by improved pasture. On the lower slopes vegetation is a mixture of native regenerating scrubland, improved pasture, exotic amenity and shelterbelt planting.



Port Levy is made up of three distinct, extremely tidal bays. The first two bays reached when driving from Purau, are characterised by old farm homesteads and exotic amenity planting.



Port Levy is a long narrow bay, one of the largest bays on the Peninsula.



The bach community of Purari is located at the easternmost bay that forms the head of Port Levy. A large area of native bush forms the backdrop to the settlement.

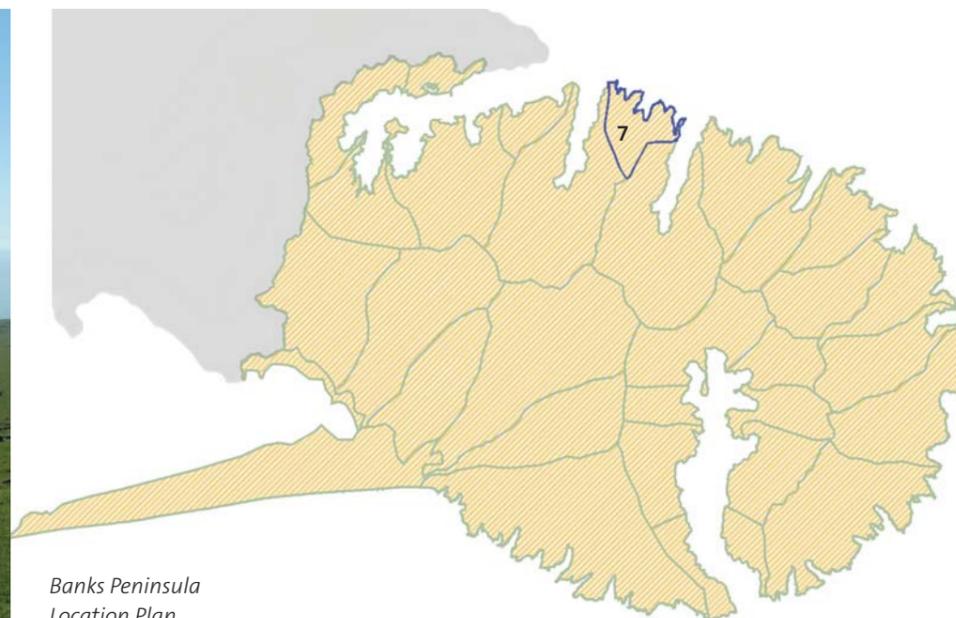


Recent forestry planting is planted between regenerating Kanuka.

7 Big Bay



There are very few dwellings, and built structures are limited to farm related developments such as fencing, sheds and farm access tracks. Its elevated character provides expansive views of Pegasus Bay, the Kaikoura Mountains and the open sea.



*Banks Peninsula
Location Plan*

7 Big Bay - Character Description

This character area lies between Port Levy to the west and Pigeon Bay to the east. It is made up of a series of narrow, parallel spurs like a webbed foot, ending in abrupt coastal headlands and small indented bays. This geomorphology is typical of many north-eastern bays on Banks Peninsula.

The three named bays are Blind Bay and Big Bay (adjacent to each other and similar small u-shaped bays) and the longer, narrower, Little Pigeon Bay. The splinter of land that separates Little Pigeon Bay from Pigeon Bay is, naturally, called Pigeon Point.

The coastline is largely unmodified, creating an undisturbed breeding ground for birds and other wildlife.

Land-cover is dominated by grazed pasture and tussock grassland on lower slopes, with some small patches of native scrubland and regenerating native bush. 'Fields' of boulders are scattered across the otherwise smooth, bare, upper slopes. This is a coastal, farming landscape, exposed to prevailing summer winds, with little shelter. There are very few dwellings, and built structures are limited to farm related developments such as fencing, sheds and

farm access tracks. A cottage in Little Pigeon Bay provides holiday accommodation.

An unsealed road from Pigeon Bay provides the only public access to the area, into Little Pigeon Bay. The other bays are rarely seen from land because of the limited public viewpoints and the formation of the steep cliffs and uniform slopes of the ridgelines that obstruct clear views to the shoreline.

Recreation opportunities are more marine focussed than land-based because road access is restricted and the coastline is more accessible by boat. A cave west of Blind Bay is one of the best on Banks Peninsula allowing boat passage through.

The Big Bay area has a strong legible landform, and an elevated, open, dry character with expansive views of Pegasus Bay, the Kaikoura Mountains and the open sea. Although it is physically located between two well-visited bays, it remains a relatively isolated landscape.



7 Big Bay - Evaluation

The key sensitivities and landscape, amenity and natural character values associated with this small landscape area between Port Levy and Pigeon Bay are particularly related to the lack of modification around the coastline, the minimal level of built development throughout the area, and the legibility and form of the bare parallel slopes and exposed rock fields.

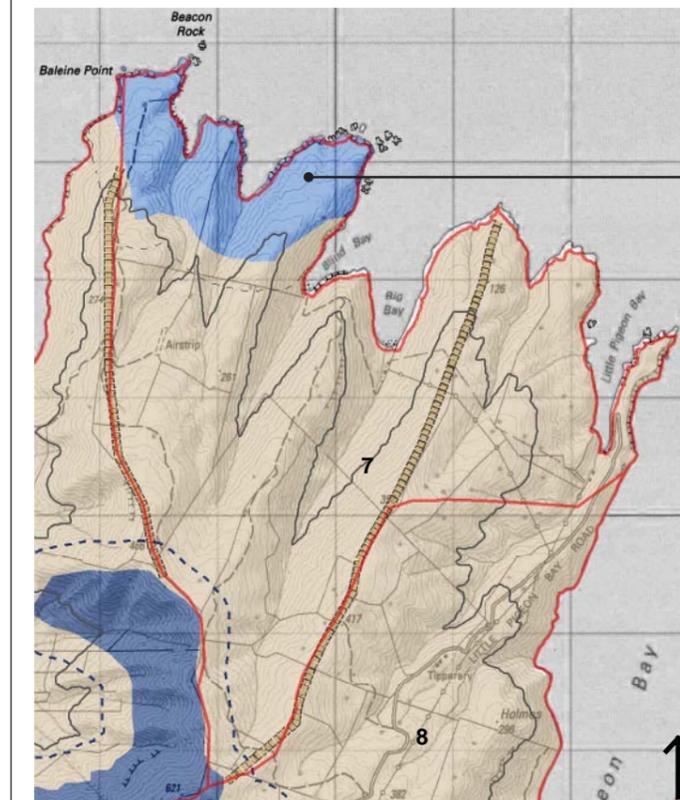
The landcover is predominantly pastoral grasslands and extensive scattered tussock which allows the form of the land to be clearly seen. A Recommended Area for Protection around the unnamed bay west of Blind Bay provides habitat for rare native broom and there is a QEII covenant on a spur high above Blind Bay.

The expansive elevated views add to the amenity values of the landscape although the low level of accessibility reduces their wider significance.

Heritage values in the area are particularly related to the archaeological sites which are mostly located between Big Bay and Little Pigeon Bay.

ECAN have identified the bays between Beacon Rock and Blind Bay as site of high natural, physical and cultural value. The coastline is largely unmodified and has been assessed as having predominantly high natural character.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	
CNCL -	500m from MHWS
HL -	
VAL -	All other Landscapes



This coastline is made up of a series of narrow, parallel spurs like a webbed foot, ending in abrupt coastal headlands and small indented bays. Port Levy forms northern boundary of the character area.



Blind Bay and Big Bay, make up Double Bay. Grazed pasture dominates the slopes, with some scattered shelterbelts and sparse native scrub in gullies and a relatively unmodified coastline.



An unnamed Bay to the west of Double Bay. The Big Bay area has a strong legible landform, and an elevated, open, dry character. Although it is physically located between two well-visited bays, it remains a relatively isolated landscape.

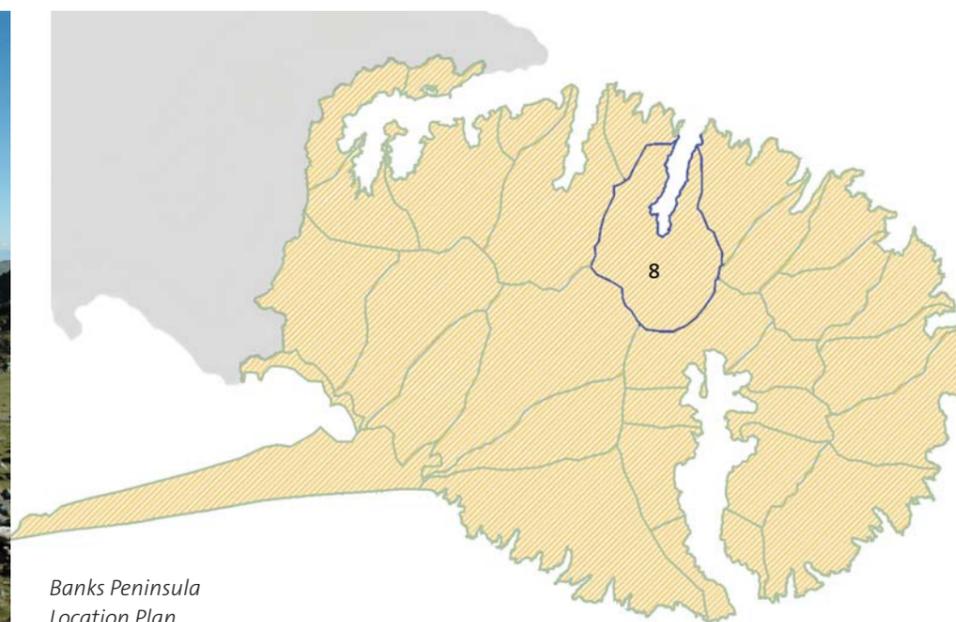


Fields of rocks and rocky outcrops are scattered across this otherwise 'smooth' landscape.

8 Pigeon Bay



The rocky, undulating western ridgeline that forms the boundary of this area has been created by the meeting of Akaroa volcanic flows with those of Mt Herbert, and later, the Diamond Harbour Volcanic Groups.



*Banks Peninsula
Location Plan*

8 Pigeon Bay - Character Description

The Pigeon Bay character area is defined by steep hills, surrounding two main valleys that open into this exceptionally long, narrow bay.

The Akaroa crater rim forms the southern boundary to the unit with its highest point at Mt Sinclair, 841masl. The western boundary is formed by the slopes and ridges where the Akaroa volcanic flows have been met by those of the Mt Herbert, and later, the Diamond Harbour Volcanic Groups. There are numerous exposed bluffs and outcrops of rocks clustered along and below the surrounding ridgelines. Many creeks and waterways drain the minor side valleys and gullies, feeding the two main streams. Pigeon Bay is one of the largest catchments on the Peninsula.

Holmes Bay Valley is the smaller of the two valleys and it sweeps gently around Mt Sinclair's northern spur, visually isolating the head of the valley from the mouth. In comparison, Pigeon Bay Valley is a longer, linear valley with more extensive valley flats.

Pigeon Bay is the largest Peninsula bay outside of the harbours at Akaroa and Lyttelton, similar in scale to Port Levy. Holmes Bay, a minor side bay, is separated from the head of Pigeon Bay itself by a small point. Steep, gravely beaches at the head of both bays extend out to tidal mudflats, visible at low tide. Towards the outer headlands, the shoreline steepens to become rugged sea cliffs.

While developed grasslands dominate the vegetation composition inside the bay, the overall impression looking into the area is of a picturesque balance of pasture and vegetation. In Pigeon Bay Valley, native vegetation tends to occupy the upper gullies and slopes, but is more widespread in Holmes Bay. There is some forestry towards the head of the valley and

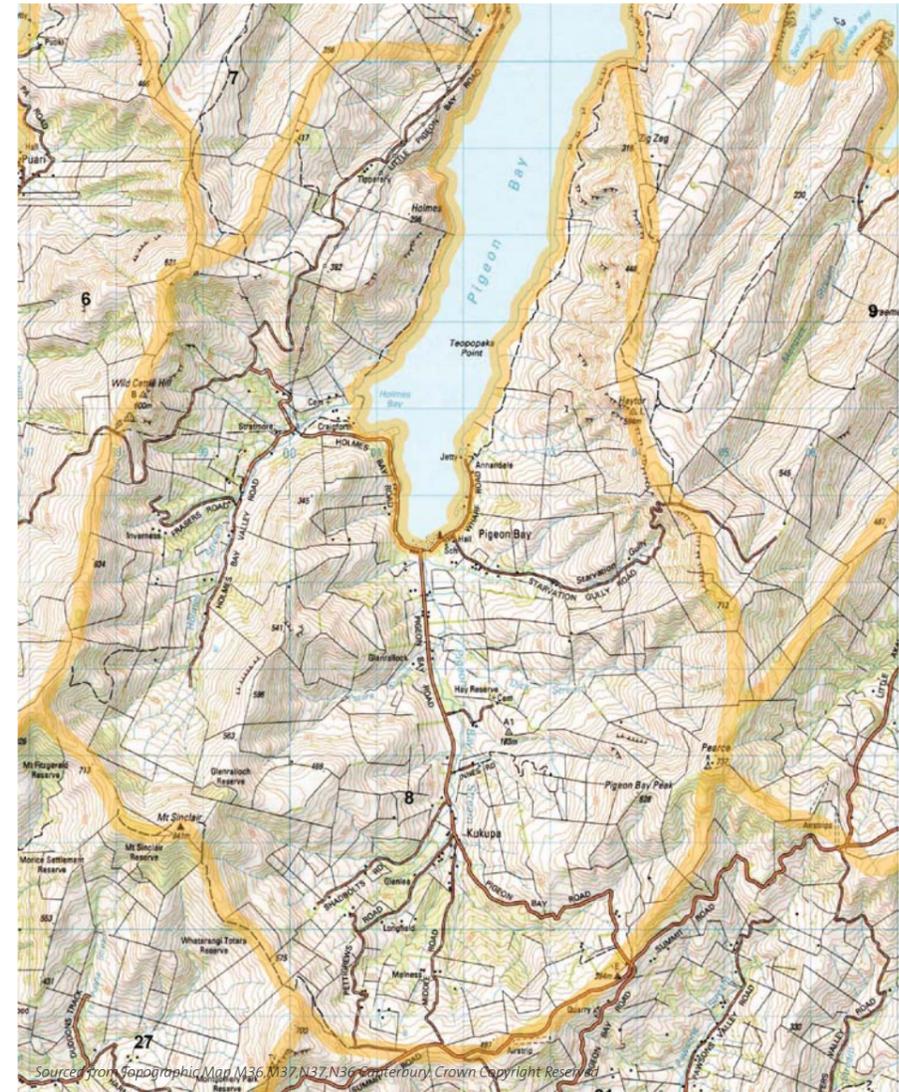
largely exotic amenity planting at the head of the bays and up the valley flats, particularly around dwellings.

Land use is dominated by large sheep and beef farming properties. There is a small amount of forestry on the upper slopes at the head of the valley and some horticultural operations around the head of the bay.

Access to this character area is possible over Wild Cattle Hill from Port Levy, and from three points along the Summit Road. Dwellings are primarily clustered around the head of the two bays and at the head of Pigeon Bay Valley. These are small groups primarily made up of a few baches and farm homesteads, several of which are historic buildings. There is also a campground, boat launch and jetty along the foreshore with recreation opportunities including camping, boating, fishing, swimming and walking.

The established trees, farm homesteads and varied patterns of pasture, trees and topography contribute to the area's charming, historic, rural character. Naturalness increases towards outer part of bay where there are fewer built structures and less intensive farming.

From the head of the bay, views are drawn out to sea, framed, and the narrowness and length emphasised, by the high, steep slopes on either side of the bay.



8 Pigeon Bay - Evaluation

Like Port Levy, this landscape area is particularly notable for its long, narrow bay and high, surrounding volcanic ridgelines, as well as the charming rural land-use and settlement pattern along the valley floor, with established amenity plantings around scattered farm homesteads.

The bay also contains some holiday homes and a popular camping ground with easy access to the water adding to the amenity values of the area. Hay Scenic Reserve contains a short loop walkway and another popular walkway is located on the eastern shore of the bay.

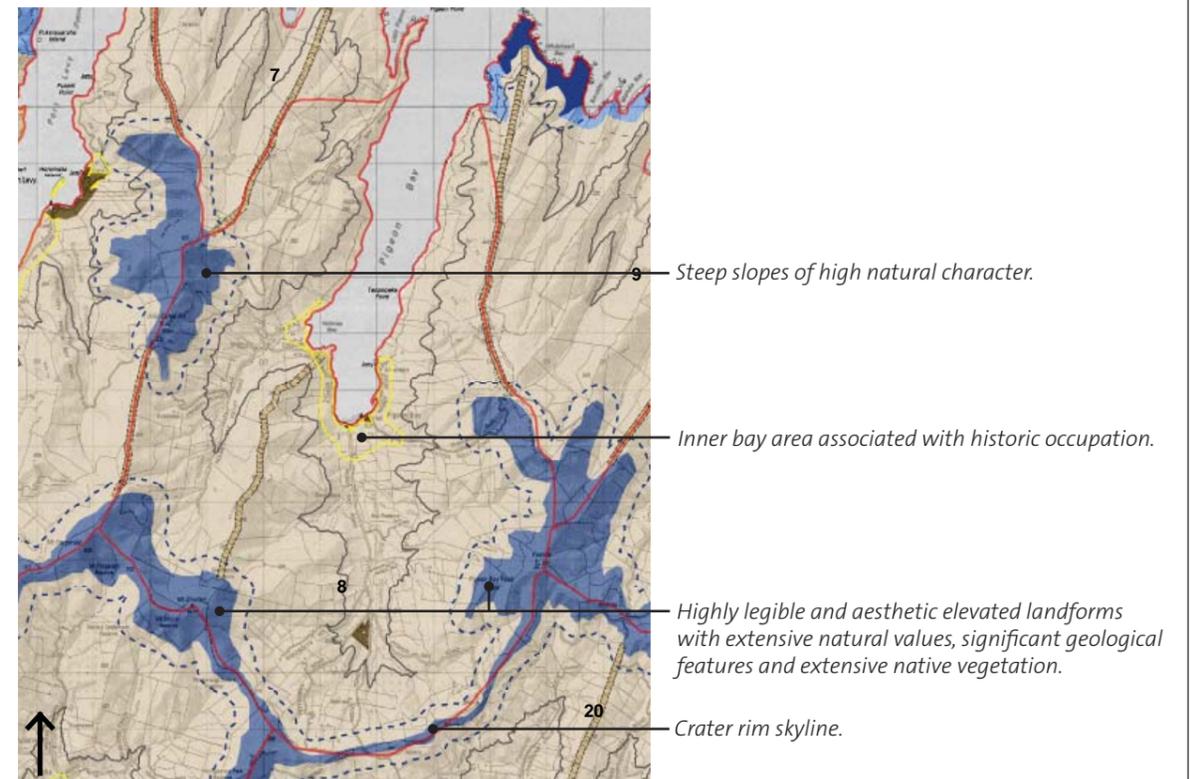
While it is predominantly a pastoral landscape, it also contains some extensive tussocklands and regenerating scrub towards the outer parts of the bay and there are some small pockets of land that have been protected under QEII covenants and others that have been identified as Recommended Areas for Protection.

Two cinder cones have been identified as important geopreservation sites. They are well exposed at low tide at Holmes Bay and Whiskey Cove, and are primarily of landscape value due to their inherent natural science values.

A number of archaeological sites including a house pit, middens, stone wall and fence line, have been identified around the bay. Remaining historic buildings in the bay add to the area's connections with the past.

ECAN has identified the bay as an area to be maintained in a natural state. A marine farming operation on the outer, western side of the bay reduces the naturalness of an otherwise relatively unmodified outer coastline.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landform above 500masl, geological exposures, native vegetation and 20m vertical difference from ridgeline crest.
CNCL -	
HL -	MHWS to lower slopes, existing settlement (excluded from study area)
VAL -	All other Landscapes



The picturesque sweeping valley of Homes Bay, a balanced mixture of regenerating native bush, exotic established trees and improved pasture.



Dwellings are primarily clustered around the head of the two bays and at the head of Pigeon Bay Valley.

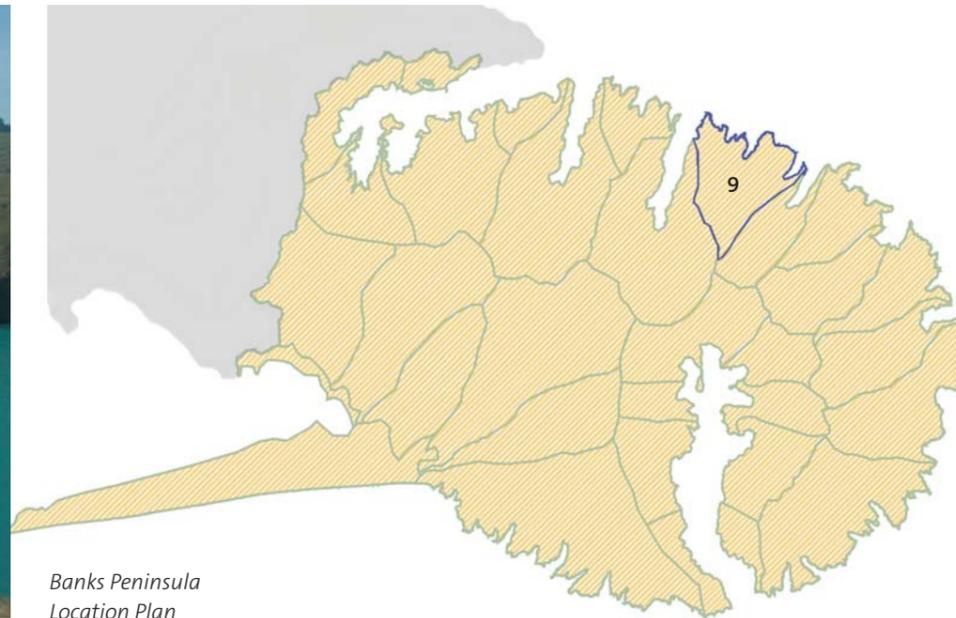


Pigeon Bay is a long, narrow bay and the largest on the Peninsula outside of the harbours at Akaroa and Lyttelton.



The age of the settlement is still evident in by the remaining historic buildings and established exotic trees around the head of the bays.

9 Menzies Bay/Otohuao Head



9 Menzies/Otohuao Head - Character Description

The Menzies Bay character area comprises the headlands between the deeply indented Pigeon Bay to the west (Wakaroa Point) and the smaller Akaloa Bay to the east. It contains six distinct bays, the largest of which are Menzies and Decanter Bays.

The inland ridges of the landscape gently slope up towards Pearce Peak (737 masl). The grassed slopes display a legible fluted pattern of ridgelines and valleys. The slopes of the valleys are extremely steep near the headlands and more gentle around the bays.

The land cover in the area has been largely modified to pastoral grassland. Woody vegetation is limited to few short shelterbelts. Vegetation on the slopes of the valleys is sparse with some native scrub on the western sides of the bays and a few exposed faces of rocky outcrops.

The character area is accessed via a gravel road from Little Akaloa Bay that ends at the homestead located in Menzies Bay. Good views of the headlands and incised bays can be gained from the road. The coastal margin of water, cliffs, rocky seashore and beaches provides high visual diversity, with dramatic cliff faces ranging from 20-40m in height.

While the settlement of Little Akaloa provides a community atmosphere, the level of inhabitation is much lower in Decanter Bay with only a few cottages and farm buildings. The Decanter rock formation at the end of the eastern headland forms a striking visual focus to the bay. The islets and cliffs around the headlands are spectacular features, while the steep slopes along the sides of the bay are homogenous in gradient and land cover. The cluster of well-maintained homestead buildings at the enclosed

head of the bay is set amongst mature exotic trees.

Menzies Bay is a very private setting with no public beach access and only one farm building situated on the valley floor. A mussel farm in the bay has altered the natural character of the visual catchment.

While the volcanic dip-slope ridges are similar across the entire landscape area, the western bays differ in character from Menzies and Decanter Bay. Whitehead, Scrubby and Manuka Bays feature high cliffs, narrow valleys and gravel beaches. They are exposed and inaccessible bays which provide isolated, remote and scenic qualities. Small headlands separate Manuka Bay from the larger Menzies Bay, which feels private and remote compared to Little Akaloa.

A large Maori settlement once occupied the bay, an impression of which was painted by John Gibb in 1889. As with many of these bays, when it was first settled by Europeans, much of the valley was still in bush. Menzies Bay was known as McIntosh Bay prior to its purchase by J. H Menzies in 1878. Generations of the Menzies family have farmed in the area since.



9 Menzies Bay Evaluation

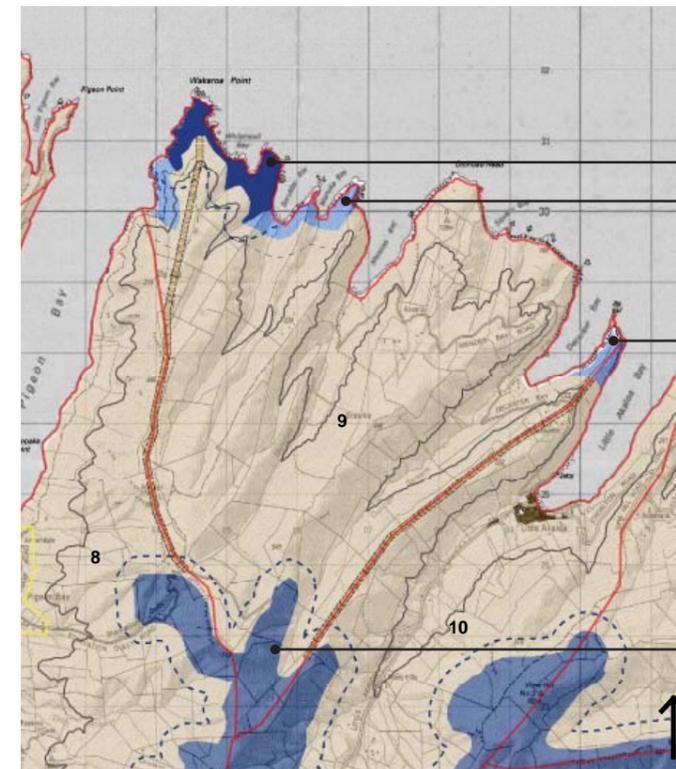
This landscape area has a distinct fluted headland character similar to that of the Big Bay landscape area. The form of these outer dip slopes of the Akaroa volcano is a clear expression of the underlying geomorphology and a key characteristic of this landscape.

Although the land-cover in the area has been largely modified to form extensive pastoral grassland, a Recommended Area for Protection has been identified above Menzies Bay, in one of the few gullies of regenerating bush in this landscape area.

Several archaeological sites have been identified in this landscape, noticeably concentrated around Menzies Bay. A large Maori settlement is known to have once occupied this bay, adding to the important cultural and heritage layers in this landscape.

While two marine farm operations in Menzies Bay and off the coast, have modified the naturalness of their adjoining visual catchments, natural character values remain relatively high this is particularly the case between Wakaroa Point and Menzies Bay where the dramatic coastal margin is largely unmodified and also provides high visual interest. ECAN has identified Menzies Bay as an area to be maintained in natural states and Decanter Bay as a site of high natural, physical and cultural value. In the public preference survey the photograph of the marine farm in Menzies Bay triggered several responses opposing this sort of development.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landform above 500masl and native vegetation, slope
CNCL -	Slope
HL -	
VAL -	All other Landscapes



Even with the close proximity to Little Akaloa, isolation is evident with low level of development and limited beach access.



A cluster of well maintained homestead buildings are set amongst established exotic trees at the head of Decanter Bay.



A mussel farm at Menzies Bay has altered the natural character of the bay.

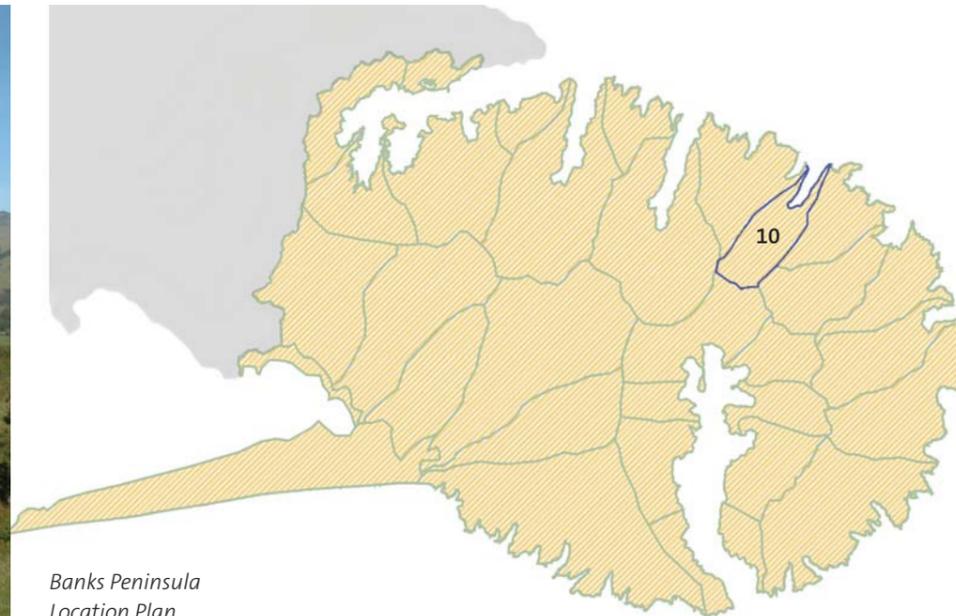


Landcover is dominated by improved pasture and a few shelterbelts are scattered along the top of ridgelines. Volcanic origin is evident along the coastline, where spurs extend out and drop steeply to the sea.

10 Little Akaloa



Little Akaloa settlement is nestled amongst mature vegetation on the lower slopes at the head of the bay.



*Banks Peninsula
Location Plan*

10 Little Akaloa - Character Description

Little Akaloa is among the longer bays on the Peninsula (3.5km long and 300m to 800m wide). High and well-defined ridges contain the valley and define the visual catchment. The hillsides are steep and descend directly into the sea along the outer parts of the bay. Volcanic bluffs are evident along the upper ridges including the trachyte dome of View Hill at 762masl.

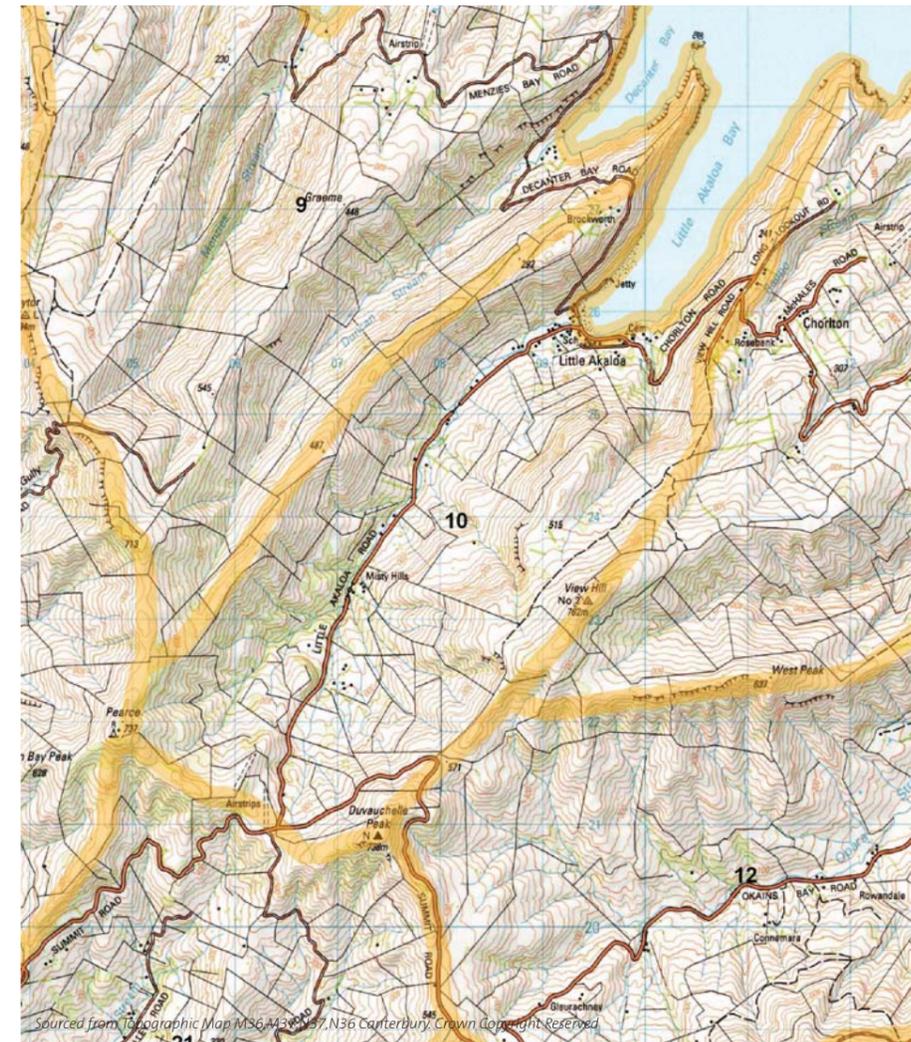
The character of the landscape is largely determined by the enclosure of the headlands forming the entrance to the bay. The seaward coastline of the surrounding headlands is very precipitous and the small sandy beaches are confined to the head of the bay.

The head of the upper valley supports some exotic forestry and gorse on the lower slopes. Otherwise the valley mostly contains pasture, which dries out in summer and provides a strong colour contrast with the dark bush and trees. The original vegetation has been cleared (most timber from valley had been milled by 1872), but re-growth is occurring in sheltered parts and on western spurs. The vegetation forms an organic pattern with no formal shelterbelt planting. This mosaic of different types of vegetation is visually diverse, with natives in the gullies, on steep slopes, and near the coast. The scenic reserve on Chorlton Road contains mixed hardwood and broadleaf species.

The farming use of the character area gives way to recreational use and holiday houses closer to the foreshore. The settlement at the head of the bay, which was founded by European settlers in 1849, is visually well contained. Its bach community character, with small holiday homes along the foreshore, seem to press hard against the beach area. The historic St Luke Church located on a promontory east of the community adds to the character of the settlement.

A sealed access road descends from the main summit road to the easily accessible beach. Views from the beach and elevated roads at the head of bay and from high points on the spurs make for a highly visible landscape. This landscape character area is aesthetically coherent. It is similar in scale to Okains and Le Bons Bays. However, Little Akaloa Valley is more simple, defined landscape, and its small-scale buildings are absorbed more into the landscape, amongst the native vegetation. The settlement adds to the visual diversity of the bay.

Currently the bay attracts both day visitors who use its recreation facilities (picnic tables, toilets and boat ramp fishing/boats) as well as longer-stay bach owners.



10 Little Akaloa - Evaluation

The key sensitivities and values associated with this contained bay and valley landscape are particularly related to the spatial qualities of the relationship between the bay, valley and surrounding ridgelines, the charming character of the settlement and land-use patterns and associated heritage and cultural connections and recreational opportunities.

The aesthetic coherence and intimate scale of this single contained valley are important landscape values in this area. Other notable landscape features include View Hill, a prominent cliff-rimmed knoll and identified geopreservation site high on the ridgeline.

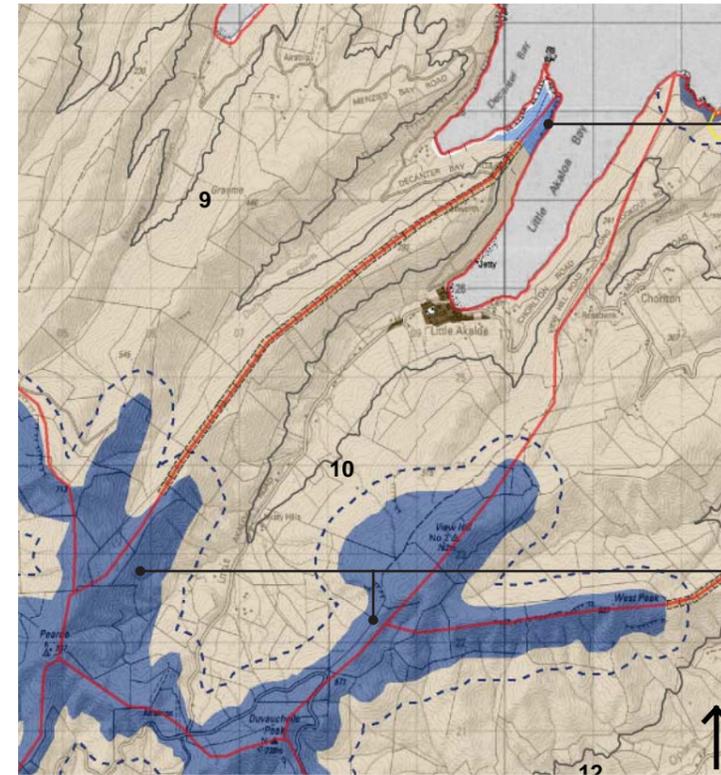
Some areas exhibiting diverse vegetation amongst rocky bluffs have been identified as Recommended Areas for Protection including an extension to the QEII covenant that currently protects the regenerating slopes below Pearce Peak.

Easy access to the bay, the attractive settlement, well-absorbed into the surrounding native vegetation, holiday homes and foreshore recreation facilities all add to the amenity value of the area. A walkway across the ridges connects to Okains Bay and can be walked as a loop track via the Summit Road walkway.

The early settlement of this landscape is visible today in the presence of the historic church and cemetery at the head of the bay.

ECAN have identified the entire bay as an area to be maintained in a natural state and like many of these long, narrow bays, it has been assessed as having low natural character at the head of the bay where settlement has modified the foreshore, to medium levels of natural character towards the middle of the bay. The exposed outer headlands remain relatively undeveloped and therefore have a higher level of natural character.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landform above 500masl, geological exposures and native vegetation.
CNCL -	Landform
HL -	
VAL -	All other Landscapes



St Lukes Church, located at the head of the bay



Little Akaloa was settled in 1849, and today is a popular destination for holiday makers.



Land use is dominated by farming, but in gullies and towards the coast re-growth of regenerating native bush is occurring.



Little Akaloa Bay. The seaward coastline of the surrounding headlands is very precipitous.

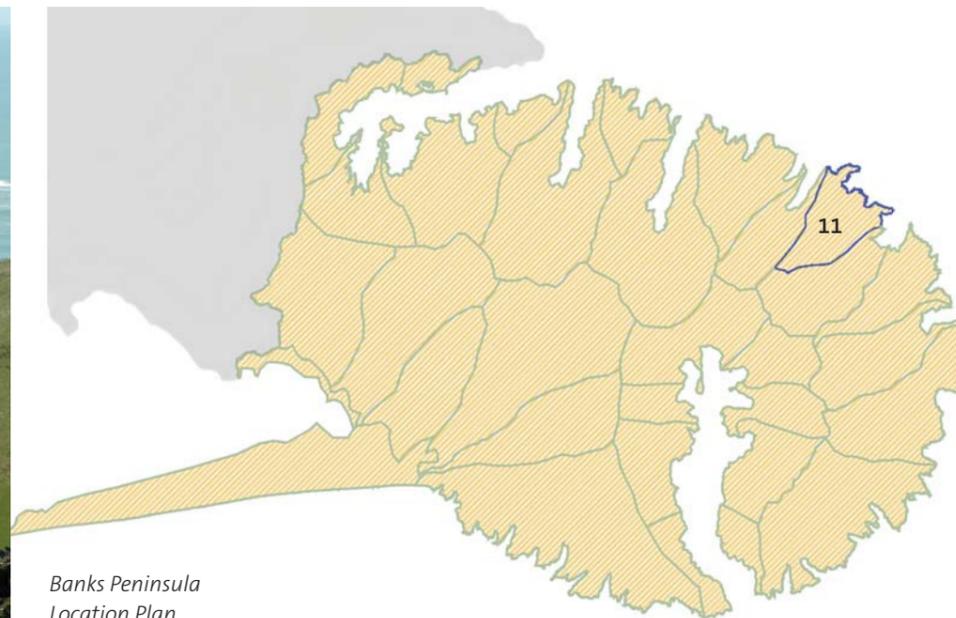


Landcover is dominated by improved pasture. There is some regenerating native bush in the gullies and upper slopes towards the headlands.

11 Long Lookout Point



Raupo Bay is a small shallow bay. The dramatic headlands either side create a calm sheltered microclimate.



*Banks Peninsula
Location Plan*

11 Long Lookout Point - Character Description

Long Lookout Point (east of Little Akaloa Bay) and Spyglass Point (west of Okains Bay) form the boundaries of this landscape character area. While the curved and sandy beaches at Raupo and Stony Bay are part of this area, overall it has a strong headland character with steep cliffs along most of its coastline and distinctive protruding spurs. Long Lookout Point extends 1.5km out into the sea and West Head spur forms the entrance to the sheltered Okains Bay.

Raupo is a small and shallow bay with a long protruding headland defining it to the west and creating a calm sheltered microclimate. The beach provides good views of the headlands and the high rock cliffs behind the centre of the beach are very impressive features. A meandering stream winds across the lower valley floor and adds diversity to this part of the landscape unit. The visibility from outside is low because of the inaccessibility of the highly natural bay.

Stony Beach is a small indentation with small rock islands around the headland and a gravelly beach. The lowland flats feature a sizeable meandering stream (having its sources at the southern and eastern slopes of View Hill) flowing through pasture to the sea. Most original vegetation has been cleared and only isolated areas of regenerating native bush and remnant forest can now be found within gullies and slopes of the upper catchment. A farm homestead is located at the head of the bay. Exotic trees and shelterbelts have been planted around the homestead, and small rectangular conifer woodlots are located on some of the spurs and hilltops.

Coastal views are limited from the road between Little Akaloa and Stony Beach. Long distant views along the spur can be gained from Chorlton Road, but the cliffs around the headland are not visible. An old conifer shelterbelt along the crest of Long Lookout Point is a notable feature.

Long Lookout Point and Stony Beach are important in Maori history with archaeological sites and remnants of a small Maori community. Whilst the Lookout once carried a considerable population, principally maintained by the felling and sawing of timber, only a few houses are now situated at the top of the spur near Chorlton Road. There are no clusters of houses and existing dwellings are unobtrusive to the landscape. The rolling hilltops create a variety of small visual catchments, which limit the number of buildings visible at any time when viewed from the road.



11 Long Lookout Point - Evaluation

The headland character and notable landscape features that dominate this area are among its key values. Other important layers to this landscape include the high level of natural character along the coast as well as local heritage values.

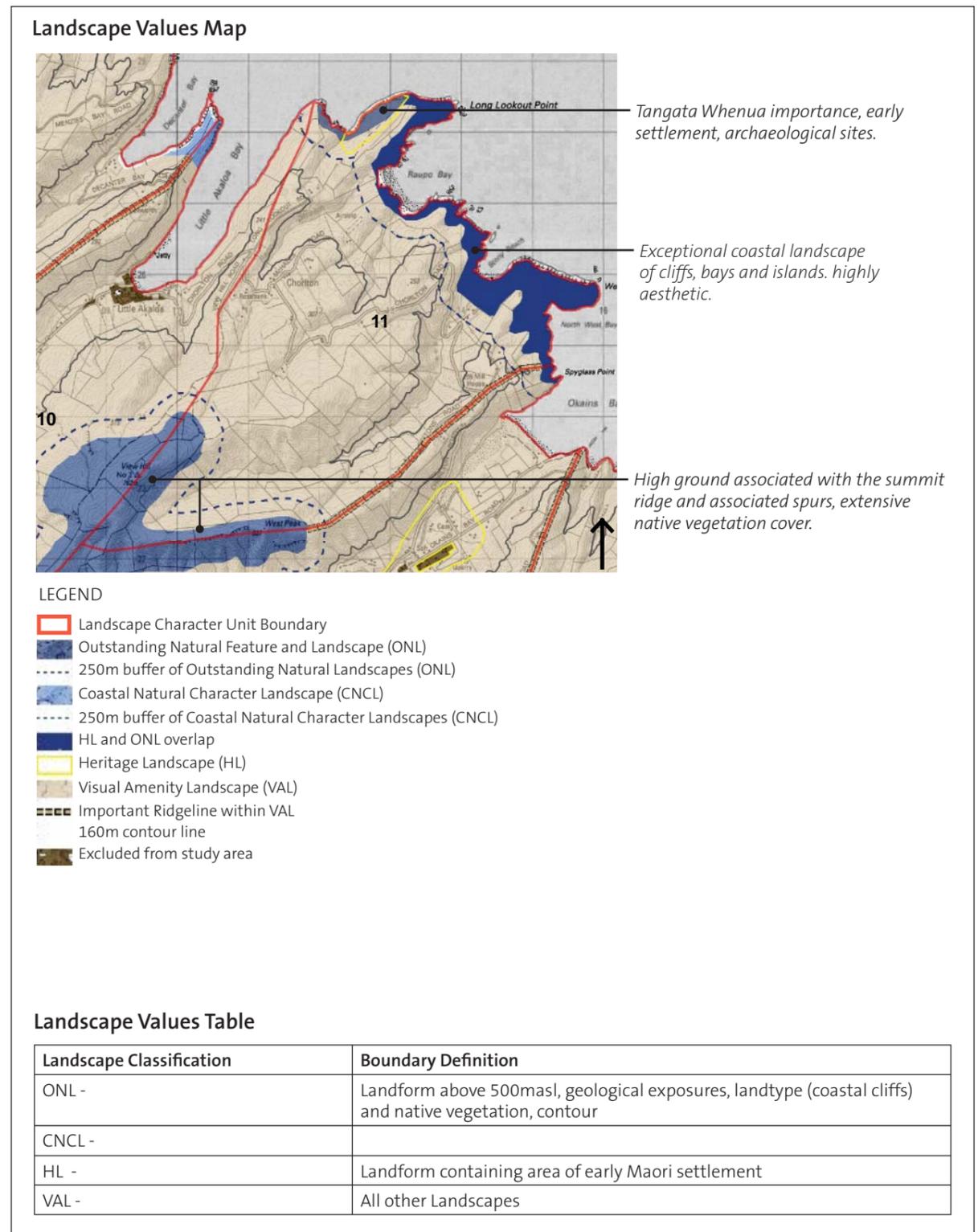
The geomorphological history of this landscape is quite clearly written in it. The trachyte dome known as View Hill forms the apex of this triangular landscape area and its visual backdrop. The largely bare ridges in this area form part of the dip slopes of the Akaroa volcano while Long Lookout Point and West Head are particularly distinctive hooks at the end of these ridges. The high sea-cliffs formed where the broad crested ridges fall sharply into the sea are impressive coastal features.

Although most original vegetation has been cleared, a number of Recommended Areas for Protection have been identified, all clustered around the bays where there are unique karaka groves and matai/totara dominated pockets of bush.

There are a number of archaeological sites along the coast, primarily clustered near Long Lookout Point that indicate the presence of a Maori community at one time. A large number of artefacts could be recovered from Panau Pa between Little Akaloa and Raupo Bays.

Raupo Bay and Northwest Bay have particularly high landscape values relating to a combination of the intimate scale of their visual catchments, attractive sheltered beaches dominated by dramatic sea-cliffs and an overall impression of remoteness and high levels of naturalness. Raupo Bay has been identified as a place with outstanding qualities in the preference survey. A walkway following the narrow road connects Little Akaloa and Okains Bay. It crosses the ridges south of Raupo Bay and provides good views to the coast.

ECAN has identified both these bays as sites of high natural, physical and cultural value.





The Landscape is dominated by improved pasture. There are some patches of regenerating native scrub in gullies and exotic forestry plantings and shelterbelts on ridges and upper slopes.



Long Lookout Point extends 1.5km out into the sea, sheltering bays to the south and north.



A meandering stream through the farmed valley floor of Stony Bay. Exotic trees and shelterbelts have been planted around the homestead. Access to the beach is through private property.

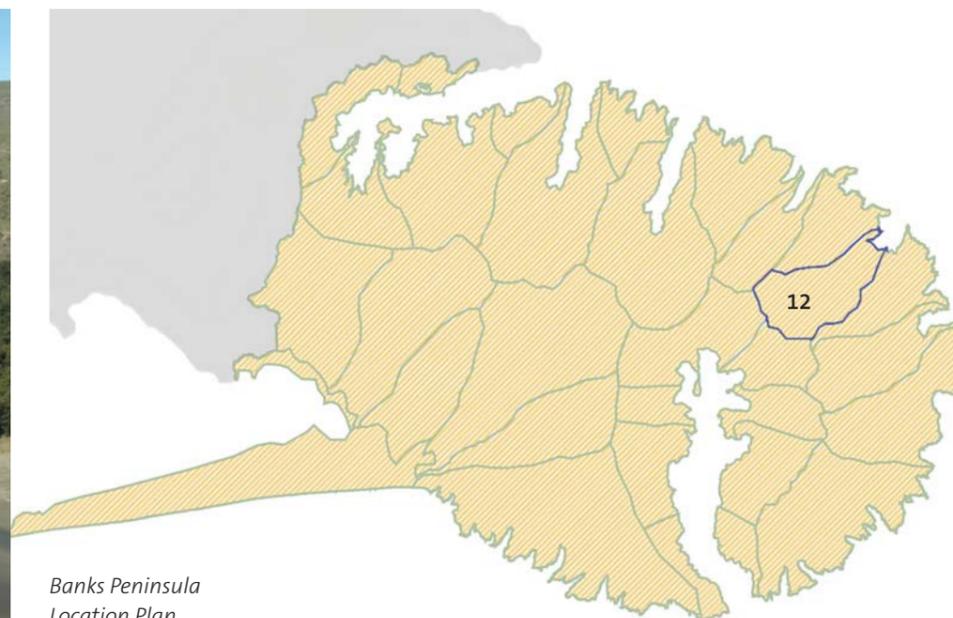


View Hill forms the backdrop to this area at 762masl.

12 Okains Bay



Well defined headlands and steep cliffs enclose the bay. The campground at the beach is sheltered by a distinctive group of pines.



*Banks Peninsula
Location Plan*

12 Okains Bay - Character Description

Okains Bay is a relatively large, square shaped bay contained between the two distinctive headlands of East and West Head. This character unit includes the wide valley floor and slopes of the Opara Stream catchment.

The well-defined, high ridges extending from the rim to the headlands flare out and end abruptly at coastal cliffs. Volcanic rock outcrops are noticeable along the top of the ridge, with West Peak (637masl) forming a distinctive feature.

Good views can be gained from the Summit Road. When descending into the valley sections of attractive bush provide a feeling of enclosure in proximity to the stream. Farming use at the head of the valley and its slopes is evident. Traditional farm houses and buildings are located along the valley floor forming a characteristic community and attractive rural scenery along the lower stretch of Okains Bay Road.

The valley provides a very sheltered climate. The lower section of the valley floor contains flat farmland, which is predominantly used for intensive grazing. The pattern of linear shelterbelts across the valley floor contrasts with the extensive pasture on the eastern, and forestry on the western, valley slopes. The patch of mature pine trees located between the stream delta and the beach is highly characteristic for this part of the landscape area and visually separates the camping ground from the open bay. Marram grasses cover the low sand dunes along the beach.

The low gradient of the lower valley allows for a slow flow of Opara Stream and a strong tidal influence up to the road bridge. The meandering stream has formed a flat valley floor in its lower section and a wide delta into the sea. The beach between the headlands has a large exposed area of light coloured

sand. Views to East Head add visual interest to the visually enclosed bay. Two large caves in the eastern cliffs are prominent features when viewed from the beach.

A popular campground is located amongst the pines. The beach, stream and sheltered bay provide recreational opportunities, such as swimming, boating, surfing and fishing. Unlike many other bays on the northern side of the peninsula, Okains Bay contains a sizeable settlement with a school and public sports facilities. A museum, established in 1970, presents anecdotal information about local history of the settlement. It is not certain if the Maori had permanent settlements in Okains Bay, but a large quantity of relics have been found, some of which are displayed in the museum. The first farmsteads were established in the mid 19th century and the land was used for dairying and timber extraction.

Okains Bay is a special place with a long, sandy beach, dunes and salt marshes with similar characteristics to those of Le Bons Bay and Little Akaloa. It is a popular recreation and visitor destination on Banks Peninsula, with a sheltered climate. Only a few new houses are located along Okains Bay Road and most of these appear to be permanent residences.



12 Okains Bay - Evaluation

The key values and vulnerabilities of the Okains Bay landscape area are related to the relationship between, and the aesthetic coherence of, the single well-contained valley, the river and broad bay, a few prominent rock bluffs, and outcrops on the surrounding ridges. The popularity of the place as a holiday destination is also an important amenity value.

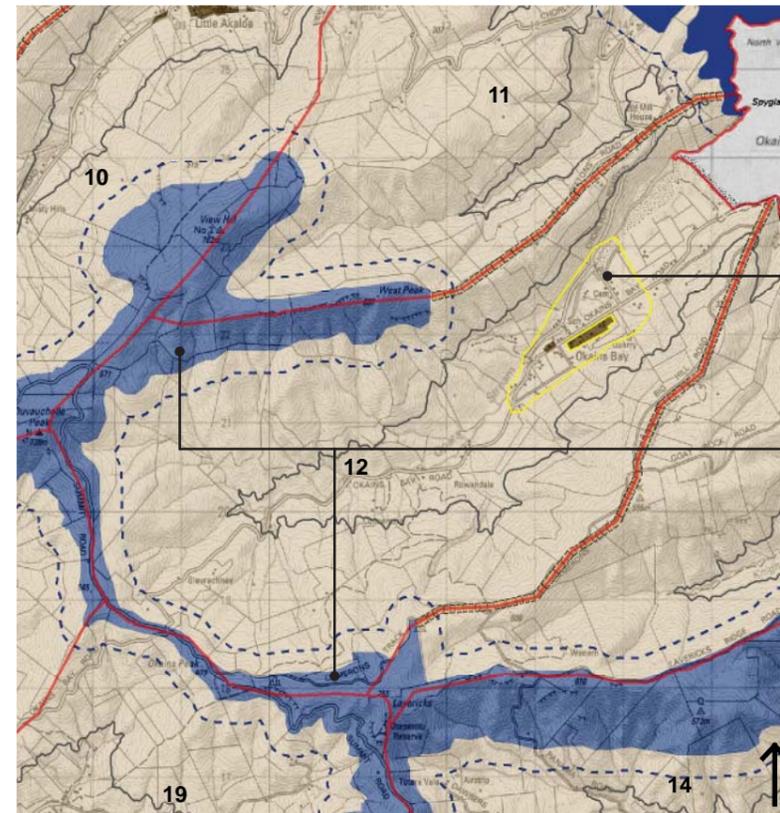
West Peak and Okains Peak are particularly notable rock outcrops in the area. Okains Peak has also been identified as a significant landform and provides a prominent landmark at the head of the valley, visible from the beach.

The stream has formed a wide delta where it meets the sea, an interesting feature and characteristic of only a few bays on the peninsula. The tidal influence provides unique natural values to the area as well as recreational opportunities.

Okains Bay has been identified as the most popular single bay in the preference survey, because of its outstanding recreational values, its cultural significance and visual diversity. The wide sandy beach is suitable for family recreation. The bay is a popular visitor destination with a well-utilised camping ground and a sizeable permanent settlement including services such as a school, library, church and museum. Some of these are also early buildings and important local heritage features.

The easy, sealed access into the bay and proximity to Akaroa add to the amenity values of the area.

Landscape Values Map



Middle valley displays historic continuity of settlement and includes the valley flats and adjacent lower slopes.

High ground associated with legible and aesthetic summit ridge and associated spurs, extensive native vegetation cover.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landform above 500masl, contour and native vegetation, crater rim.
CNCL -	
HL -	Historic settlement - Valley flats/lower slopes, existing settlement (outside study area).
VAL -	All other Landscapes



The pattern of linear shelterbelts across the valley floor contrasts with the patterns of the valley slopes. The patch of mature pine trees located between the stream delta and the beach is a characteristic feature of this area.



The low gradient of the lower valley allows for a slow flow of the meandering Opara Stream and a strong tidal influence up to the road bridge.



Okains Peak, viewed from the Summit Road



Good views of Okains Bay are possible from the Summit Road.

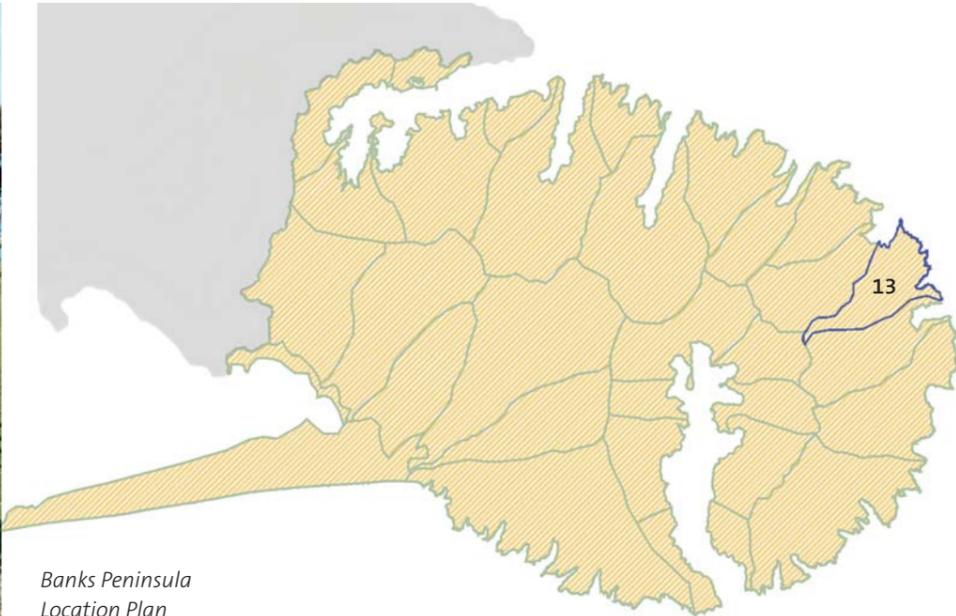


Okains Peak, a high point on the crater rim forms the backdrop to the valley.



Okains Bay Museum

13 Pa Island/Lavericks Bay



*Banks Peninsula
Location Plan*

13 Pa Island/Lavericks Bay - Character Description

This landscape character area extends along the coastline between East Head and Katawa Head. The ridgelines of the spurs that define this area descend from Lavericks Peak (755 masl), the high point of this area, to the sea. Within this landscape there is one main, narrow valley between Lavericks Peak and Lavericks Bay. To the north of this valley, a series of short, broad spurs descends uniformly towards the sea, ending in clipped sea-cliffs.

Lavericks Ridge Road, along the eastern ridge and Big Hill Road along western ridge, form the boundaries of the landscape area. The headland between Lavericks Bay and Okains Bay, including Pa Island is very inaccessible.

The valley descending into Lavericks Bay has a gently sweeping, narrow form that does not allow for views to the head of the valley from the beach. Knight Stream is the main waterway draining this catchment and flows down the valley into Laverick Bay. The southern slopes of the valley are flatter than the northern slopes and dotted with extensive rocky outcrops. Le Bons Peak (500 masl) forms a distinctive knoll on the south-eastern ridge. Lavericks Peak, which is situated within Otepatotu Scenic Reserve near the Summit Road, can be seen from most viewpoints in the valley and surrounding landscape units.

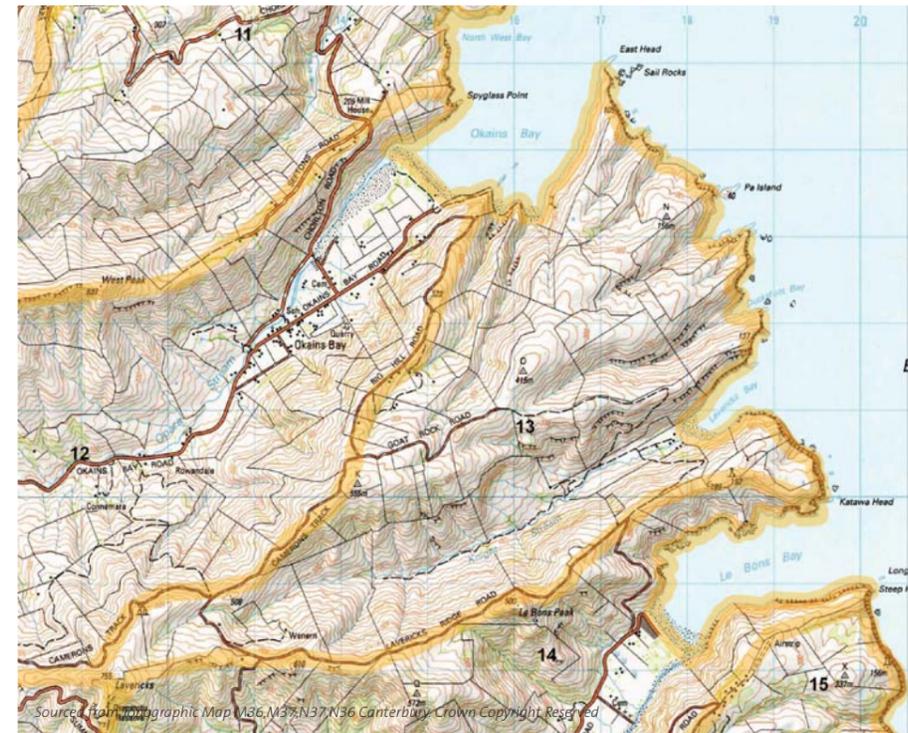
The area of flat land is limited in the valley and the pastoral land is of relatively high fertility. Some native vegetation grows on the lower slopes of the lower valley. On the valley floor, exotic amenity planting associated with the homestead forms the predominant form of vegetation at the head of the bay. Willows and poplars line Knight Stream and rectangular patches of conifers have been planted on the lower slopes of the mid section of the valley. Near the head of the valley and within the Scenic Reserve extensive native scrub

increases the naturalness of the area.

While the population of the bay was considerable in the late 19th century, only two homesteads are now located in the valley - one close to the beach and one approximately 1.5km inland. The beach hinterland with the homestead and exotic planting provide the main visual focus at Lavericks Bay. The headlands make a strong contribution to the character of the area in terms of their form, rock outcrops and off-shore rocks.

Lavericks Bay is accessed from Le Bons Bay, but no public access is provided to the beach. The low level of public use of this place is apparent.

Small Pa Island has the form and position of a natural fortification. Hence it was made a base by Maori when visiting Okains or other bays in this locality for provisions.



13 Pa Island - Evaluation

The key sensitivities/values associated with this landscape include the lack of modification around the coastline, the cultural heritage value associated particularly with Pa Island, the low level of built development in the area, and the legibility and geomorphology of the parallel spurs.

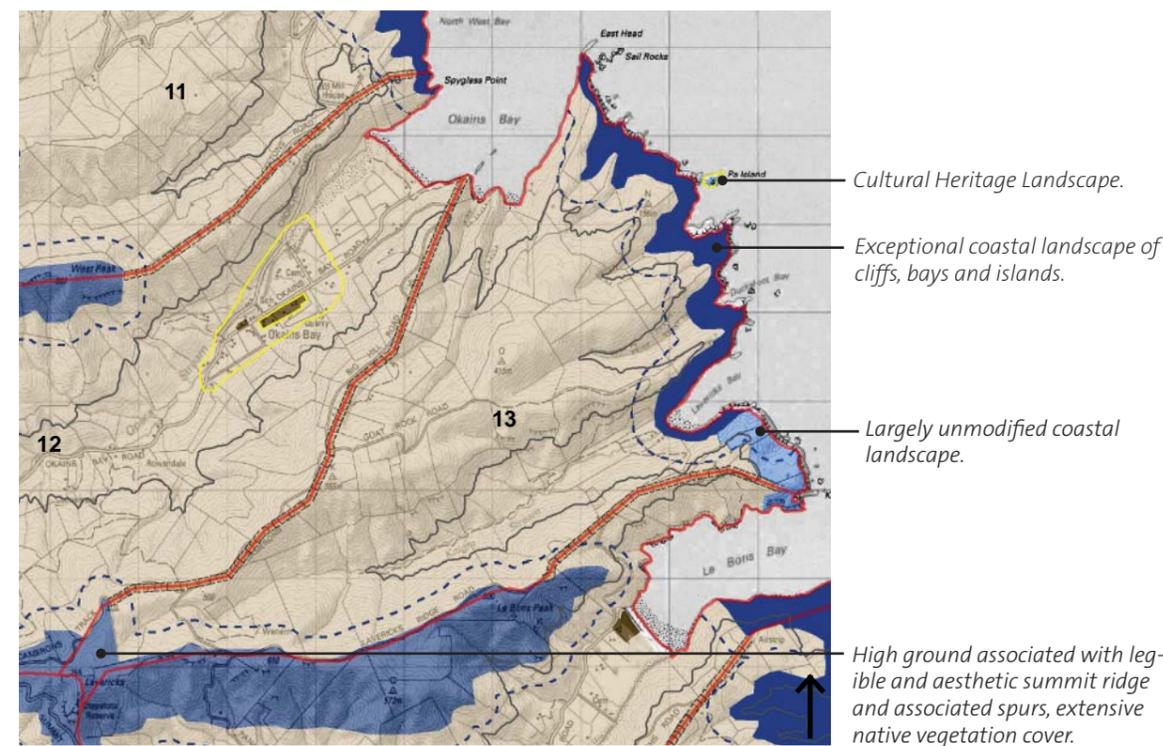
Lava flows dipping towards the sea can be clearly seen underlying the finger-like slopes and contributing towards the landscape values present in the area.

Le Bons Peak (500 masl) is a prominent knoll on the southeastern ridge and an identified geopreservation site. While not identified as a significant landform, Lavericks Peak is an important landscape feature in the area, visible from most viewpoints in the valley and surrounding landscape units. A walking track in Otepatotu Scenic Reserve located around Lavericks Peak offer views from the crater rim to the coast.

A small number of archaeological sites clustered around the coast near, and on, Pa Island. The island is also a DoC administered historic reserve.

Natural character around this stretch of coastline has been assessed as a balance of high and medium. ECAN have identified the area between Pa Island and Lavericks Bay as an area of significant natural value. Lavericks Bay has been recognised for its scenic and natural character values in the preference survey.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Ridgeline, contour and native vegetation, Summit Road
CNCL -	Contour, landform
HL -	Pa Island
VAL -	All other Landscapes



A series of short, broad spurs descends uniformly towards the sea, ending in clipped sea-cliffs.



Within this landscape there is one main, narrow valley between Lavericks Peak and Lavericks Bay.



The ridgelines of the spurs that define this area descend from Lavericks Peak (755 masl), the high point of this area, to the sea. Small Pa island is in the foreground.



Lavericks Bay has a gentle sweeping, narrow form. The area of flat land is limited to the head of the bay.



A block of forestry planted on the slopes, on this otherwise pastoral dominated landscape.

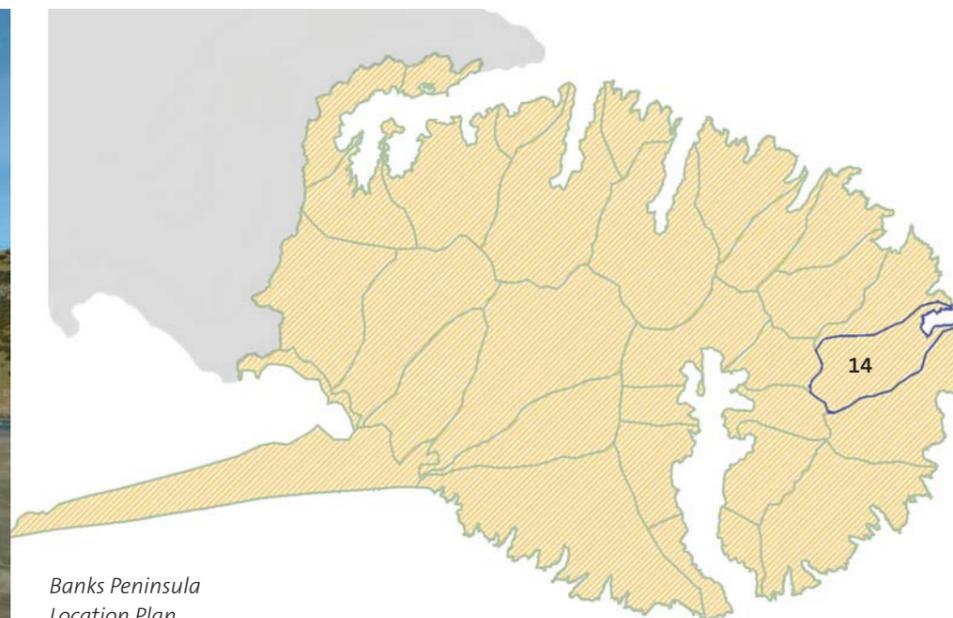


While the population of the bay was considerable in the late 19th century, only two homesteads are now located in the valley.

14 Le Bons Bay



Impressive headlands define the entrance to the bay.



*Banks Peninsula
Location Plan*

14 Le Bons Bay - Character Description

Le Bons Bay is a long sweeping bay and valley, with a broad valley floor at the head of the bay. The character area is defined by the prominent ridgelines that enclose this single valley.

The flanks of the crater rim form a rounded bulge between the two main spurs containing the valley. In contrast, the softly corrugated sides of these surrounding spurs fall away sharply to the valley floor. Their ridgelines descend at an even gradient from the crater rim to the sea, forming the headlands that enclose the bay. The ridgelines are quite smooth compared to those in some nearby character areas, however several small bluffs and peaks including Le Bons Peak (500masl) and Lavericks (755masl) are visible features along the upper slopes.

Le Bons Stream is the main waterway draining this catchment as it meanders down the valley floor, crossing from the true left to the true right before widening to become a large tidal stream where it enters the bay.

Steep Head and Katawa Head form impressive outer cliffs that define the entrance to Le Bons Bay. The beach is sandy and sheltered.

Although improved pasture appears to dominate the landscape, particularly on the northern slopes, there are also large areas of native bush and scrublands in the gullies and on south-facing slopes. Exotic plantings dominate the valley floor, primarily at the head of the bay. A broad expanse of marram grass separates the road and beach, with tall pines around the campground.

Sheep and cattle farming dominate land-use in the area. Forestry is the other main land-use. There are two distinct settlements in the valley, a beach settlement of approximately 20 to 30 dwellings and a smaller cluster alongside the road at the head of the valley. The early baches on the beach frontage are typical "kiwi" holiday homes; with more recent, larger dwellings built behind. The other community is set further back up the valley and appears to be an older settlement with a school and church dating back to the 1850s.

Le Bons Bay is accessed via a long, gentle descent into the valley from the Summit Road. During the descent, the bush and trees on both sides of the road enclose the traveller then open out to reveal the valley flats, giving a sense of arrival. The campground located on the sheltered beachfront is particularly popular during summer months. Visitors are able to participate in a variety of water-based recreation activities such as kayaking, boating and swimming.

There is little coastal influence in the older farming settlement. Views to the sea are only apparent from the immediate foreshore, screened by the baches, grass-covered sand dunes, and trees. Similarly, views back to the houses are well screened from the beach.

Le Bons Bay (said to be an early derivation of Le Bones Bay by French settlers) has an old, settled, rural character. It was the timber milling industry that encouraged early European settlement, with the first steam sawmill on Banks Peninsula operated in this bay.



14 Le Bons Bay - Evaluation

The key sensitivities/values of the Le Bons Bay character area are particularly associated with the geological values, visual interest and legibility of the outcrops and geopreservation sites along the surrounding ridgelines, as well as the attractive land use and settlement patterns in the valley that have created a charming valley landscape.

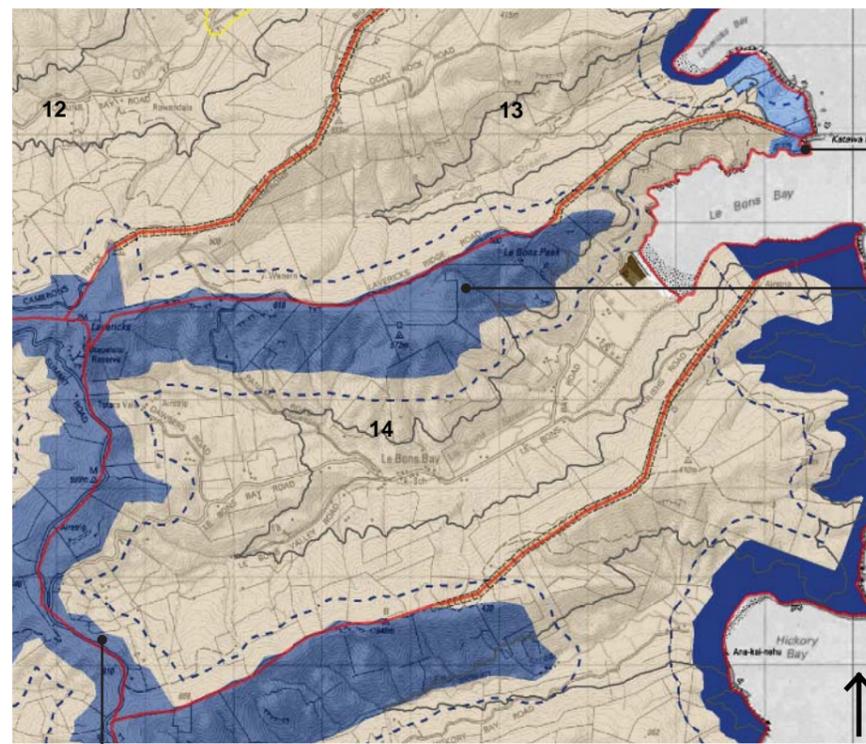
Le Bons Peak is formed by a volcanic plug which formed from a small vent of Diamond Harbour volcanics on the flank of the main Akaroa volcano. Another geologically significant feature in this area is at the top of the landscape area to the northeast. This is Panama Rock which is a trachyte dome and has a very obvious feeder dike which is part of the Akaroa radial dike swarm.

Established farmsteads and plantings and an early settlement towards the head of the valley add to the charm and character of this landscape. As well as the remaining historic buildings in this settlement such as the church and school, a number of heritage trees have been identified up the valley, adding to the area's connections with the past.

The bay also contains a cluster of holiday homes along the foreshore and an attractive, sandy and sheltered beach, adding to the amenity values of the area. The beach was identified by the public as one of the most popular beaches of the Eastern Bays. A walkway connects the bay to the summit road.

ECAN have identified the bay as a site of high natural, physical and cultural value. Much of the coastline, with the exception of the very head of the bay, has been assessed as having high natural character.

Landscape Values Map



High ground associated with the legible and aesthetic summit ridge and associated spurs, extensive native vegetation cover.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landform above 500masl, ridgeline, crater rim, outer bay coastal cliffs and native vegetation.
CNCL -	Outer bay coastal cliffs
HL -	
VAL -	All other Landscapes



Standing on the sandy beach, low sand dunes and pine trees screen holiday baches and separate the beach from the road.



Le Bons Bay is a long sweeping valley defined by prominent smooth ridgelines. The bay is accessed via a long, gentle descent into the valley from the Summit Road.



There is little coastal influence in the older farming settlement.

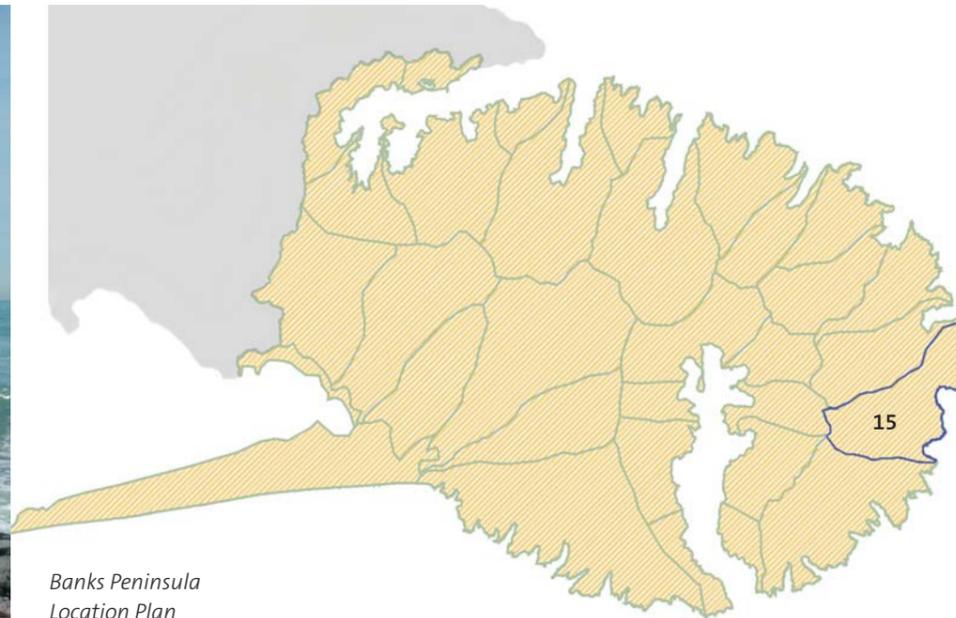


Beachfront baches are sheltered by established pines trees and low sand dunes.

15 Hickory/Goughs Bay



The soaring cliffs enclose the viewer. Public walking access is provided to Hickory Bay, a popular surfing beach.



*Banks Peninsula
Location Plan*

15 Hickory/Goughs Bay - Character Description

This landscape character area is characterised by two long, narrow valleys, with broad bays enclosed by vast sea-cliffs. Along the coastline, the area extends from South Head, north to Steep Head.

Two long, narrow-ridged spurs slowly descend from the crater rim. The northern spur splits into several smaller spurs that drop quickly at more severe gradients. The stubby, finger-like spurs are clipped abruptly, forming towering cliffs that drop away vertically into the sea - between Putakolo Head and Steep Head they are particularly noticeable for their continuous length.

The Ellangowan trachyte dome at 739masl, is a significant geological feature along this part of the crater rim, forming the highest point above these bays and headlands.

The heads and the gullies on the south-facing flanks of both major valleys contain extensive stretches of native tussock, shrub and scrublands while the minor spurs are largely in modified grasslands. Gorse is more prominent on the upper slopes of Goughs Bay. Pasture and exotic planting also dominates the north-facing slopes and valley floors of each bay.

Long streams run down each valley to the sea, fed by minor creeks and streams draining the steep-sided spurs. The once forested, swampy flats have long since been converted to lush farmland. A few scattered nikau palms remain as interesting historical, ecological

features on the north-facing slopes of both valleys.

Although there was once a small Maori settlement at Goughs Bay, Hickory Bay was apparently never settled by Maori. The bay has been known to them however, as Waikerikari, the bay of angry waters - a powerful description of the exposed bay. It was also the last bay in the Peninsula to be settled by Europeans in 1864 and remains one of the more isolated bays, requiring a long, windy trip over the hills from Akaroa and other parts of the Peninsula. Today, the head of Hickory Bay is dominated by the established picturesque character of the farmed flats and homestead grounds.

Hickory Bay is also a popular surfing beach and public walking access to the beach is permitted.

The head of Goughs Bay is also dominated by farm dwellings, sheds and yards which restrict public access to the beach.

Both bays were once involved in the timber industry, when almost all indigenous vegetation was removed; though now farming dominates land-use.

The headlands are open and exposed. The elevated road access to each valley also creates a relatively open experience, however from within the bays, the steep-sided valley slopes and soaring cliffs enclose the viewer. The 'manicured', lush character of the valley floors reduces the sense of isolation.



15 Hickory Bay/Goughs Bay - Evaluation

There are many different elements contributing to the various sensitivities and values that are particularly notable in this landscape.

The Ellangowan trachyte dome at 739 masl, is an identified geopreservation site and significant landform situated on the upper northern slopes of the Hickory Bay valley, forming the highest point above these bays and headlands.

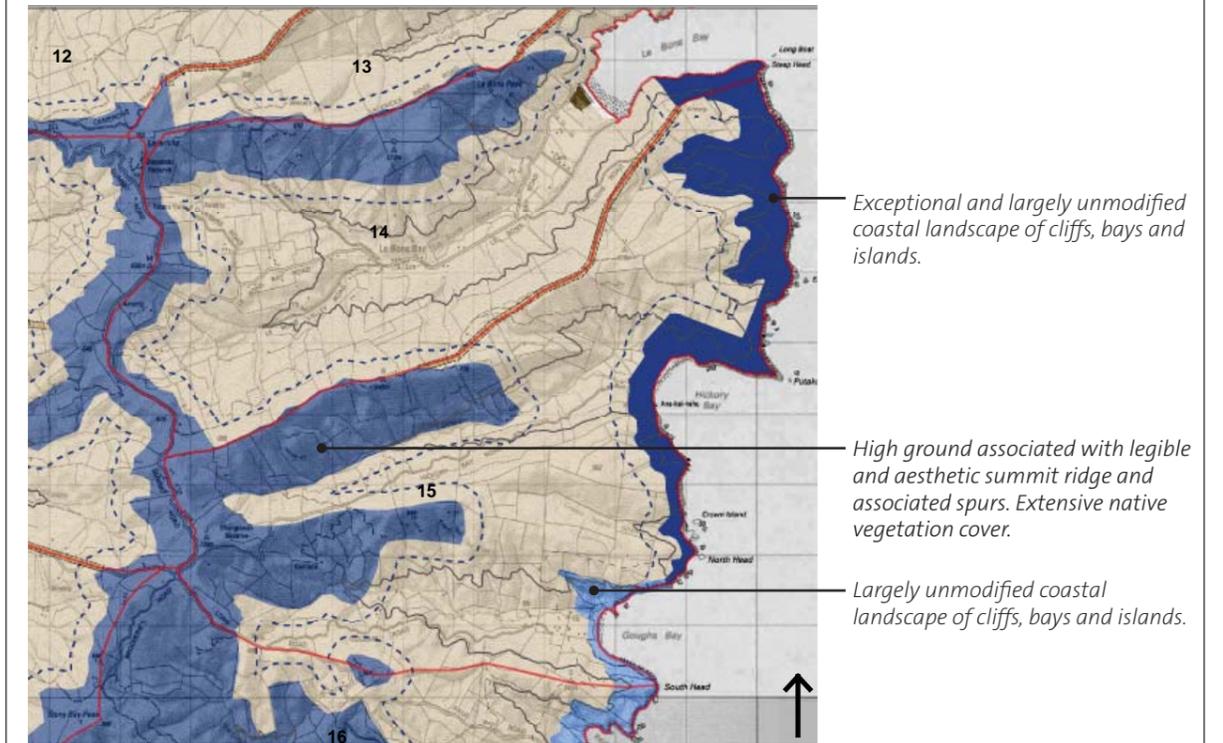
However it is the soaring volcanic sea cliffs that define the entrance to both bays that are the most characteristic geological feature of this area. Between Putakolo Head and Steep Head they are particularly notable for their continuous length. This area of coastline has been identified as a Recommended Area of Protection for its combination of dramatic cliffed coastline and diverse dry coastal vegetation. The waters have been identified by ECAN as a significant natural area. While the heads of the two bays have been identified as having a moderate level of natural character, the balance has been assessed as high.

Both major valleys contain some extensive stretches of native tussock, shrub and scrublands, particularly on the south facing slopes. A number of small QEII covenants located in these areas and a large scenic reserve that incorporates the trachyte dome at the head of the Hickory Bay valley add to the natural science and amenity values of the area. A short walking track in Ellangowan Scenic Reserve contributes to the recreational values of this area.

Other amenity values are related to the working landscape, with an attractive composition of native vegetation in the gullies and pastoral farmland and established amenity trees on the valley floor. It is also a popular surfing bay and while it remains one of the more isolated bays, with only foot access possible to the beach itself, this isolation has implications for values that draw some visitors to the area.

Archaeological sites have been identified at the heads of both Hickory Bay and Goughs Bay and a small Maori settlement is known to have existed at Goughs Bay, adding some historic and cultural interest to the layers of landscape value in this area.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Contour, Landtype (rocky scarp slopes) and crater rims
CNCL -	Contour, landform and coastal cliffs
HL -	
VAL -	All other Landscapes



Hickory Bay - The 'manicured', lush character of the valley floors reduces the sense of isolation.



The towering coastal cliffs between the two bays drop away vertically into the sea.



Goughs Bay - the Ellangowan trachyte dome is a significant geological feature, forming the highest point above both bays.



Two long, narrow-ridged, undulating spurs slowly descend from the crater rim to define these valleys.



Regenerating bush and scrub dominates the southern slopes of Hickory Bay valley. Both bays were once involved in the timber industry, though now farming dominates land-use.

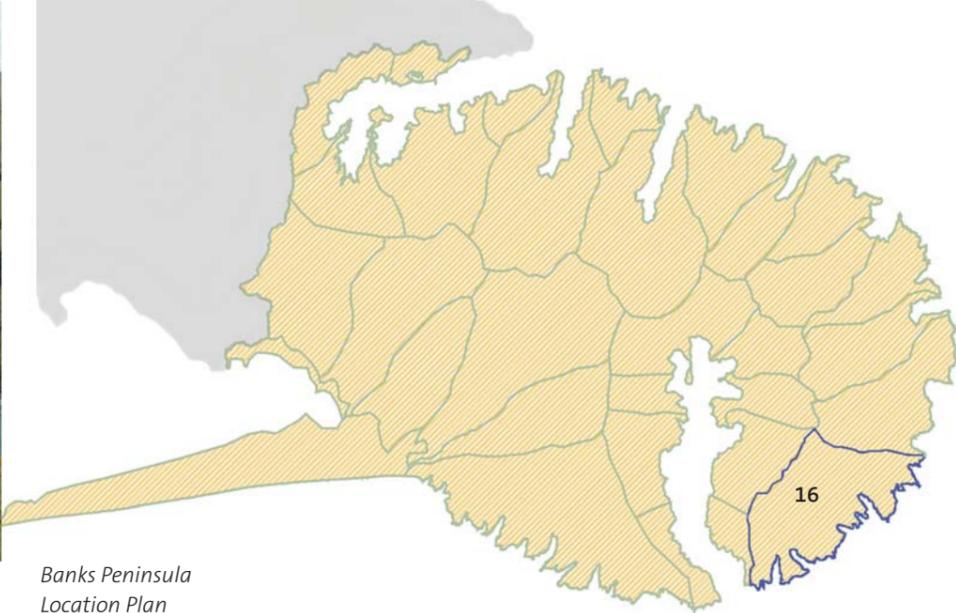


Farm homesteads and associated buildings are located at the head of each bay.

16 Hinewai



A series of long spurs and thin valleys extend from the old crater rim. The spurs end abruptly creating a rugged coastline.



*Banks Peninsula
Location Plan*

16 Hinewai - Character Description

This character area is made up of the outer flanks of the ancient Akaroa volcano, north of the entrance to Akaroa harbour.

In this landscape, a series of long spurs and thin valleys descend from the old crater rim that forms the main ridgeline wrapping around Akaroa Harbour, to the outer sea. Many small bays have formed distinctive, narrow bites into the otherwise continuous wall of sheer cliffs that make up this spectacular coastline.

A number of interesting and dramatic landforms and features characterise this landscape, such as the sentinel rock stack at Pompeys Pillar, the hole in the rock at Reef Nook, the brightly coloured orange and red scoria along some of the eroding clifftops, and the extensive areas of native vegetation in the gullies at Paua, Stony, Shelley, Otanerito and Flea Bays.

In the open paddocks above the coastline, the scale of the cliffs and broad, open headlands is massive, almost overwhelming. While inland, up the narrow, vegetated gullies the sense of scale retreats to an intimate, relatable form.

Although land-cover in this landscape is overall, a relatively balanced combination of developed grasslands, exotic and native scrublands and native bush and remnant forest, the large proportion of native vegetation is unique to this character area.

Flea Bay is the site of Banks Peninsula's only marine reserve and there is a penguin sanctuary at Stony Bay where yellow-eyed penguins and white-flipped penguins are found.

The popular, private multi-day walkway, the Banks Peninsula Track winds in and out of many of these bays, incorporating the Hinewai Conservation Reserve which occupies a large number of hectares on the upper slopes between Stony and Otanerito Bays and contributes significantly to the extent of native vegetation and to the character of the area. In spring, the vivid yellow flowers of gorse and broom dominate the colour of the upper slopes. Elsewhere, this land is generally used for sheep and cattle farming.

There are a small number of dwellings in this character area, typically located at the head of the bays or headlands. Narrow, winding gravel roads provide access to a number of these bays and headlands from the Summit Road although public access right to the coastline is limited to the use of walking tracks in many cases.

Lighthouse Road leads to the dramatic Akaroa Head where a walk can be made out to the scenic reserve and site previously occupied by the lighthouse that now sits on the Akaroa foreshore.

Overall, the character of this area has a distinctively high level of naturalness compared with many other areas on the Peninsula due to the lack of settlements and other built elements, the amount of bush regeneration and the rural, minor nature of the roads.



16 Hinewai - Evaluation

A number of different values and sensitivities are layered through the landscape in this character area. Although values related particularly to the Hinewai Reserve dominate a large area of this landscape, other areas in this landscape also include qualities related to natural science, natural character, aesthetics and legibility and amenity.

The lava and basalt flows in the sea cliffs above Haylocks Bay at Akaroa Head have been identified as an important geopreservation site. Other geologically significant features in this area include two volcanic dikes in the cliffs at the entrance to Stony Bay.

While not identified as significant, there are many aesthetically interesting landforms and features that characterise this landscape, such as the sentinel rock stack at Pompeys Pillar, the hole in the rock at Reef Nook, and the brightly coloured orange and red scoria along some of the eroding clifftops.

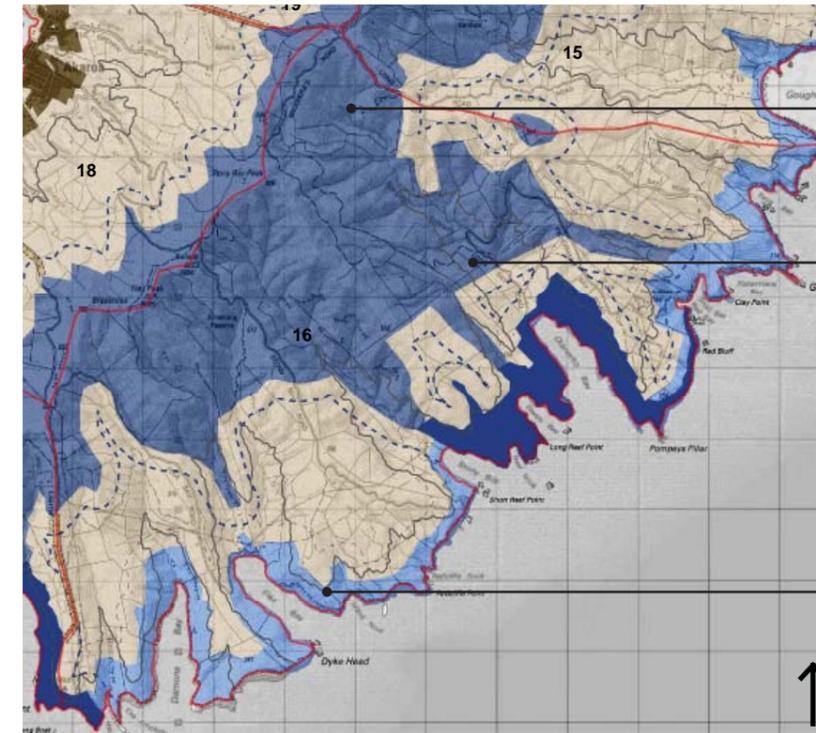
The Hinewai Conservation Reserve protects and enhances many of the ecological and natural science related values in the area as well as providing extensive recreation opportunities and other amenity values. Flea Bay is the site of Banks Peninsula's only marine reserve and there is a penguin sanctuary at Stony Bay where yellow-eyed penguins and white-flipped penguins are found.

The popular, private multi-day walkway, the Banks Peninsula Track also adds to amenity values in the area.

Numerous archaeological sites including pa and middens have been identified along this coast reflecting important connections for Maori heritage values in the area.

Overall, this area, and much of the coastal environment in particular, has a notably high level of naturalness. Much of this stretch of coast has been identified as having high natural character and several bays have been identified by ECAN as areas of significant natural value.

Landscape Values Map



High ground associated with legible and aesthetic summit ridges and associated spurs, extensive native vegetation cover.

Hinewai Reserve - significant reserve that enhances ecological and natural values.

Largely unmodified coastal landscape of exceptional cliffs, bays and islands.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landform above 500masl , geological exposures, crater rim, landtype (rocky scarp slopes), native vegetation and Hinewai reserve.
CNCL -	Landtype (rocky scarp slopes)
HL -	
VAL -	All other Landscapes



Open farmed paddocks contrast with the Hinewai conservation reserve.



Haycocks Bay and The Amphitheatre form the outer northern headland of Akaroa Harbour.



Short Reef Point and Stony Bay

This isolated part of Banks Peninsula has been made more accessible by the creation of the privately owned Banks Peninsula walkway, which winds through a number of farms to the remote bays and rugged coastline.

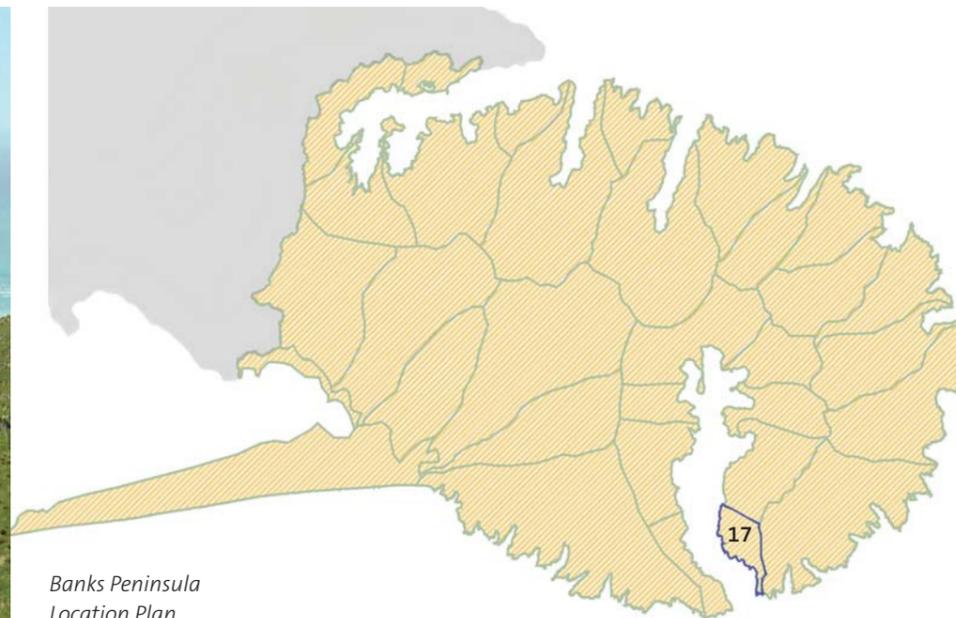


Sleepy Bay and Otanerito

17 Akaroa Head/Te Rauhine Point



The eastern headland at the entrance to Akaroa Harbour. The landcover is a balanced mix of exotic pasture, shelterbelts, native scrubland and remnant native bush.



*Banks Peninsula
Location Plan*

17 Akaroa Head/Te Rauhine Point - Character Description

This character area forms part of the eastern headland that marks the entrance to Akaroa Harbour, and extends from Te Rauhine Point, north to Te Ahiteraiti.

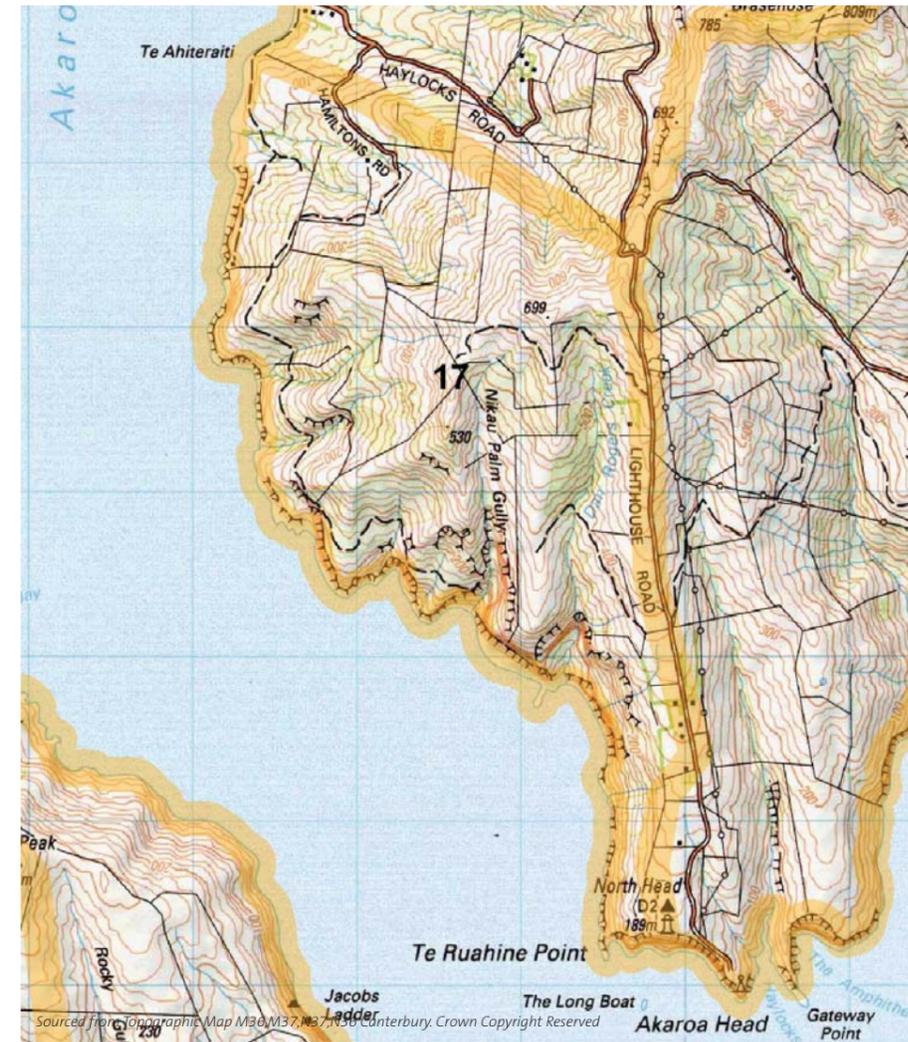
Short, stubby fingers of land descend from the 699m peak to the coast. The result is a smooth, rolling landscape on the upper slopes of these truncated spurs, which drop quickly away to form steeply contoured and precipitous bluffs above the coastline.

This stretch of coastline is an impressive rim of coastal cliffs that rise abruptly from the water up to 200masl. Tucked within its rugged, indented form are steep, bouldery beaches, narrow gullies and waterfalls, rocky reefs and sea caves.

Vegetation across this landscape unit is a relatively balanced combination of exotic pasture and shelterbelts, and native scrubland and remnant native bush.

This area is mostly used for extensive pastoral farming however it also contains two reserves at Nikau Palm Gully and the mouth of Dan Rogers Creek. The first section of the private Banks Peninsula Track climbs up these slopes before descending into the neighbouring character units. There are few modifications and structures beyond those related directly to agricultural use, and dwellings are limited to a few farmsteads and the first of the Banks Peninsula Track huts. Public vehicle access is restricted to Lighthouse Road along the eastern boundary of the character area and Hamiltons Road which extends into the area a short distance beyond Onuku Marae.

This is an isolated, and in places, rather wild landscape, largely due to its openness and exposure to the southern elements and the powerful interaction between the land and sea.





A smooth, rolling landscape on the upper slopes of these truncated spurs drops quickly away to form steeply contoured and precipitous bluffs above the coastline.



This is an isolated, and in places, rather wild landscape.



Although there is limited public vehicle access to this area, walks such as the private Banks Peninsula walkway that climbs up these slopes, allows visitors to experience this landscape.



Onuku Marae

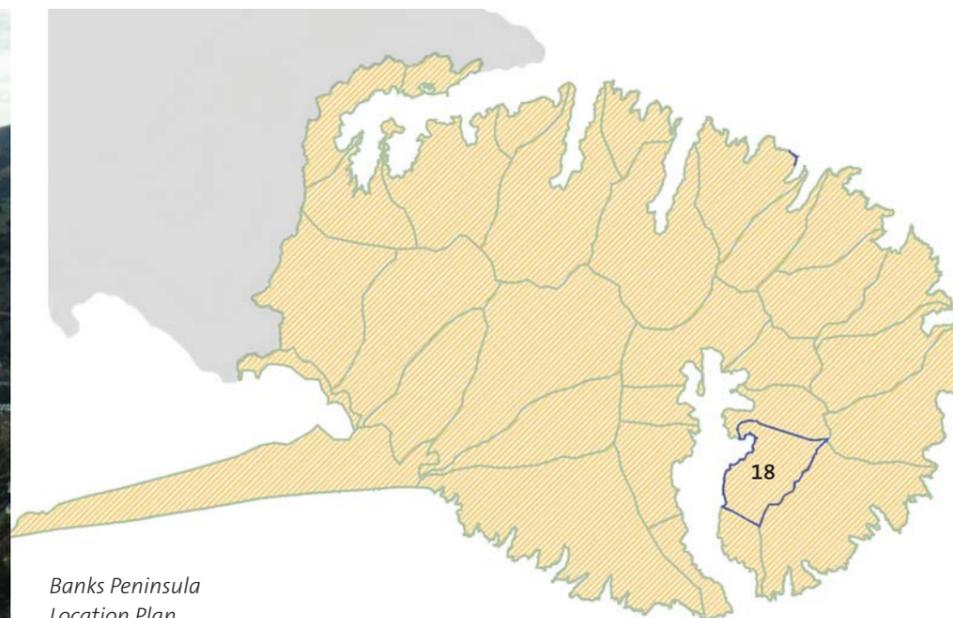


The rocky foreshore at Onuku Marae.

18 Akaroa



Akaroa settlement is the second largest settlement on Banks Peninsula. Housing and commercial development is concentrated on the lower slopes, with established vegetation between dwellings.



*Banks Peninsula
Location Plan*

18 Akaroa - Character Description

Akaroa is the second largest settlement after Lyttleton, on Banks Peninsula. This character area extends from Te Ahiteraiti, north to Childrens Bay, on the inner, eastern side of the Akaroa Harbour. It is physically and visually separated from those landscapes on the outer slopes of the ancient crater by the rim that forms the main ridgeline encircling the harbour.

This stretch of coastline is characterised by the large bay in which the township sits, formed between Takamatua Hill to the north, and Kaik Hill to the south. This bay is made up of three smaller bays, the shallow Glen and French Bays, and Childrens Bay, impressed into the foot of Takamatua Hill.

Beyond the narrow foreshore, hills rise quickly to the crater rim high above. Although distinctive sharp and rocky peaks and outcrops punctuate the ridgeline, the overall impression is of a fairly level skyline largely between 700 and 800masl. The steep flanks descend at a quite uniform gradient, made up of gently undulating slopes, occasionally dissected by deeper gullies.

A longer, more distinctive spur descends more gradually from the ridgeline, forming the prominent Takamatua knoll and headland and separating this character area from Takamatua Bay to the north.

Land-cover on this headland is primarily pasture, with native bush concentrated in gullies and around the foreshore. This open, unbuilt setting is a strong visual contrast with the urban character and dense amenity plantings around the township. The vegetation within Akaroa and on the slopes above is composed of both native and exotic trees, shrubs and scrub and modified grasslands. Established bush and amenity plantings dominate the lower slopes - particularly between dwellings - and creep up the gullies. Improved grasslands and exotic scrublands dominate the upper slopes.

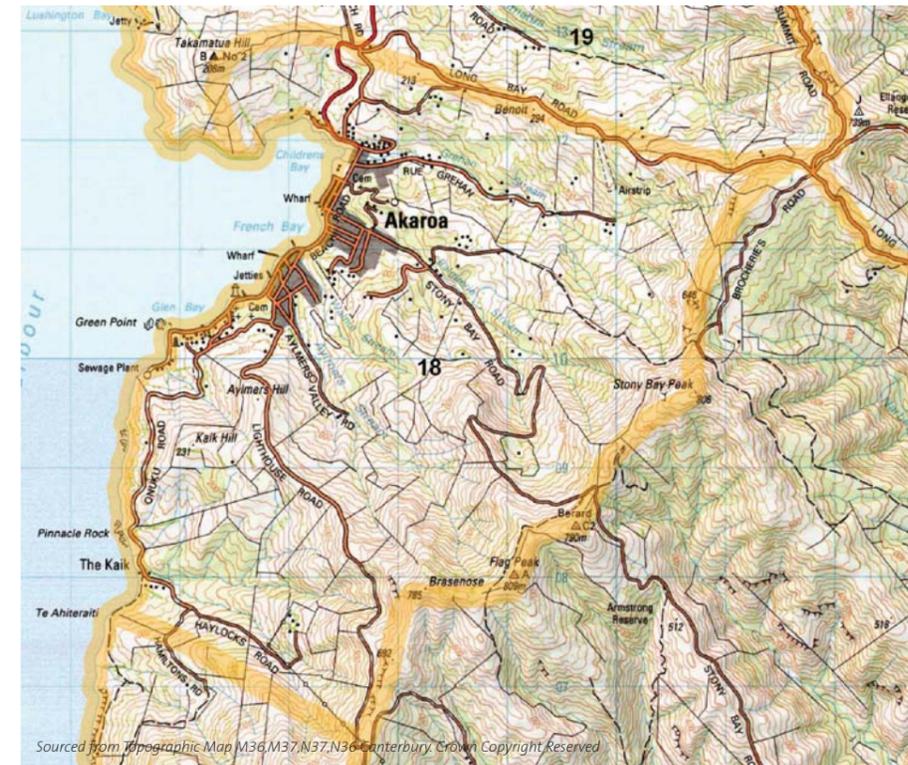
Akaroa services a widespread rural and village community and is also a popular tourist and day-visitor destination with many recreation opportunities and visitor attractions. It has a French influence reflected in some early architecture and in many of the local street names. The commercial centre and main residential area is focussed on the foreshore and lower slopes of French Bay, with scattered lifestyle blocks and larger farm properties beyond.

The main road through the area sweeps around the bay close to the shoreline and sidles around Kaik Hill to the small cluster of houses around Onuku Marae. The Summit Road follows the crater rim high above the township. A few, steep and tortuously winding, minor roads connect the southern bays with Akaroa via this ridgeline.

There is clearly a discrete, highly modified area within this landscape, in which all original vegetation has been removed and structures and buildings dominate – primarily along parts of the foreshore. However, many dwellings and structures around this area are nestled amongst vegetated slopes, absorbed into their leafy texture and natural hues. The scale of the built elements is also diminished by the height and expansiveness of the unbuilt upper slopes.

Key Characteristics and Features

- Includes built settlement of Akaroa
- Coastline includes one bay, which is in turn made up of three small bays.
- Takamatua Hill is a prominent feature
- The rugged relief and high elevation of the skyline behind Akaroa
- The scale of the built form is still dominated by natural elements and the large vertical scale of the unbuilt landscape above



18 Akaroa - Evaluation

As with the Lyttelton character area, the key sensitivities and values associated with the Akaroa landscape include the relationship of the semi-urban settlement with the landscape it is situated in, its notable historic Maori and European connections and its popularity as a tourist and recreation-based destination.

Much of the coastal environment is highly modified,. Dwellings are nestled into the established treed slopes which, together with the harbour, and high surrounding ridgelines, provide an attractive landscape setting. Takamatua peninsula is largely unmodified on the eastern side.

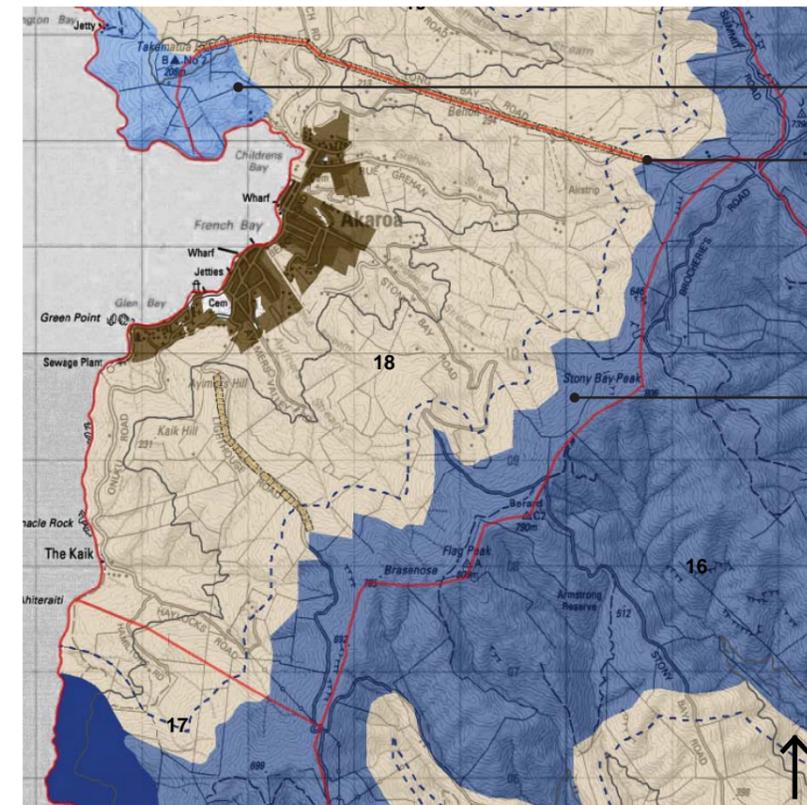
The number of visitor attractions and recreation opportunities in the area also contribute to the high level of amenity-related values.

Landscape values such as natural science and expressiveness are also present in this area. The distinctive outcrops of the Akaroa volcanics clearly punctuate the ridgeline high above the township, and while they are not identified as significant landforms, they are important local features.

Similarly, while the values of the QEII covenanted areas of bush have been recognised and protected, the overall vegetation pattern and the way fingers of bush extend down the gullies from the crater rim to the township and balance with clean grazed spurs, is also an important characteristic of this landscape.

There are also considerable cultural and heritage values attached to the presence of the Onuku Marae at the Kaik as well as the well-known French connections still legible in this landscape. The cultural value of Onuku has been acknowledged in the preference survey and the visual diversity of Akaroa Harbour and township make the area a popular part of the peninsula landscape.

Landscape Values Map



Largely unmodified Peninsula of high natural character.

Very prominent ridgeline defines Akaroa township.

Highly legible crater rim. Geological, ecological and aesthetic importance.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Land types (rocky scarp slopes), crater rim, contour and native vegetation
CNCL -	Ridgeline and native vegetation
HL -	
VAL -	All other Landscapes



The Akaroa township is nestled between two spurs that extend down to the harbour from the crater rim.



Housing absorbed mature vegetation.

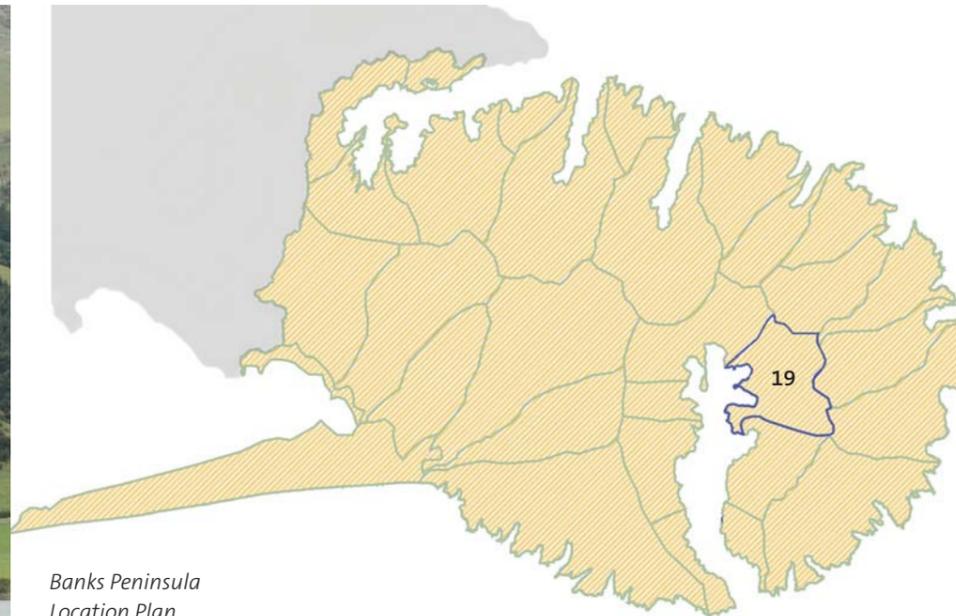


The impressive skyline behind Akaroa township - distinctive sharp and rocky peaks. Just below the ridgeline the Summit Road passes high above the settlement.

19 Takamatua Bay/Robinsons Bay



land-cover in both valleys is clearly dominated by pasture, its influence is more noticeable in Robinsons Bay.



*Banks Peninsula
Location Plan*

19 Takamatua Bay/Robinsons Bay - Character Description

Two bays – Robinsons and Takamatua Bays – and the valleys and spurs that define them are the key physical features of this character area, located near the head of Akaroa Harbour.

This landscape is separated from the character areas to the north and south by long spurs that end in large headlands jutting well out into the harbour. They form the outer headlands that define both Takamatua and Robinsons Bay. The bays are separated by a less prominent headland that abruptly narrows to a bony finger of land. Both bays are of a very similar physical character, being much the same shape, width and depth as each other.

The valley floor at Robinsons Bay narrows quickly after dividing into two. The main valley climbs slowly, winding deep into the hills behind. The ridge at the head of the valley has a knobby skyline, formed by a number of small triangular peaks.

The flat valley floor at Takamatua also divides into a number of short minor gullies, with one main linear valley that extends far into the base of the surrounding hills.

Vegetation along the foreshore and up the flats of both valleys is largely dominated by exotic amenity planting, shelterbelts and developed grasslands. Above, the spurs and ridges are typically bare farmed grasslands with some native bush in the gullies and gorse and scrub on the upper slopes. Although land-cover in both valleys is clearly dominated by pasture, its influence is more noticeable in Robinsons Bay. Other land-uses in the area include olives, lavender and small pockets of forestry.

This character area contains several distinct clusters of housing of various densities and ages. There are three main settlements at Takamatua; one settlement along the north facing slopes of the Takamatua headland, another community of baches along the foreshore and a separate group of lifestyle-type properties and farmsteads scattered up the valley.

There are also three main housing clusters around Robinsons Bay; one on the south facing slopes before Ngaio Point, a small group at the head of the bay and another cluster of lifestyle and farm properties around the head of the valley floor. These settlements are mostly smaller and less dense than those in Takamatua, supporting a more rural, less residential character in the bay.

The upper valleys are enclosed by vegetation and the surrounding hills, and views are largely internal with a rural aspect and little coastal influence. The bays are more open though still well contained by the large headlands that rise to over 200masl on either side. Travelling on the main Christchurch to Akaroa road faithfully reflects the headland/bay pattern that characterises this landscape, winding round each spur before dropping to cross the next flat foreshore.

Takamatua Bay was once called German Bay, after the ethnicity of some early German families who settled there. At the turn of the century it supported 220 inhabitants and its own dairy factory. Although many dwellings are owned by holiday makers today, the valley retains some sense of community, independent from Akaroa, over the hill.



19 Takamatua - Evaluation

The key values and sensitivities associated with the Takamatua Bay and Robinson Bay landscape character areas are related in part to their position around the head of the bay, the distinctive headlands that divide them from each other and from the adjoining landscape areas, as well as some important cultural and heritage values.

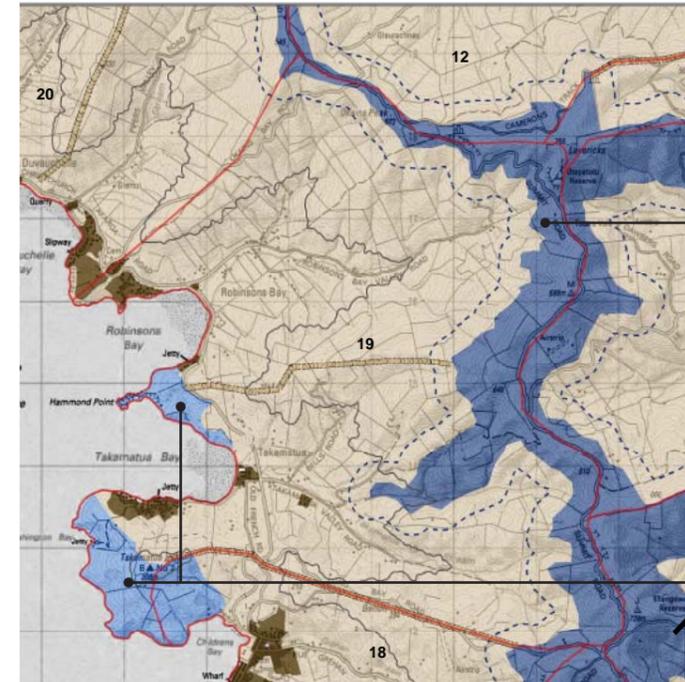
The topography of these headlands – Takamatua Hill, Hammonds Point and Ngaio Point form a strong relief at the head of the harbour, creating a characteristic headland/bay pattern with sheltered tidal bays. ECAN have identified both bays as significant natural areas. Subdivision on Ngaio Point has been mentioned as one of the main concerns in the public landscape survey.

Along the ridgeline above these bays and valleys, the Summit Road provides superb distant views of the entire crater as well as close-up views of the volcanic bluffs and tors exposed along the crater rim - one of which, Okains Peak, has been identified as a significant landform. A walkway along the road from the Summit Road to Takamatua provides recreational opportunities.

Other elements with natural science values include the gullies of regenerating bush in the valleys and pockets of dry coastal scrubland around the headlands. Two of these areas have been identified as Recommended Areas of Protection.

The cluster of historic trees in Takamatua Valley are a visible connection with its early European heritage when it supported a large community. A sacred Ngai Tahu site near Takamatua Hill adds to these layers of historic value.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscapes (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscapes (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Crater rim, land type (rocky scarp slopes), geological exposures, contour and native vegetation
CNCL -	Coastal road and ridgelines, contour
HL -	
VAL -	All other Landscapes



The long spur to Takamatua Hill (in the mid-ground of this photo) extends from the crater rim of the old Akaroa volcano into the Lyttelton Harbour, separating the character area from Akaroa settlement.



The crater rim of the old Akaroa volcano forms the backdrop, and a memorable skyline behind these bays.



Takamatua Peninsula is visibly more modified on the northern side at Takamatua, than the southern side.



The flat valley floor of Takamatua Bay supports a range of land uses, including lifestyle blocks, lavender and olive plantings and forestry.

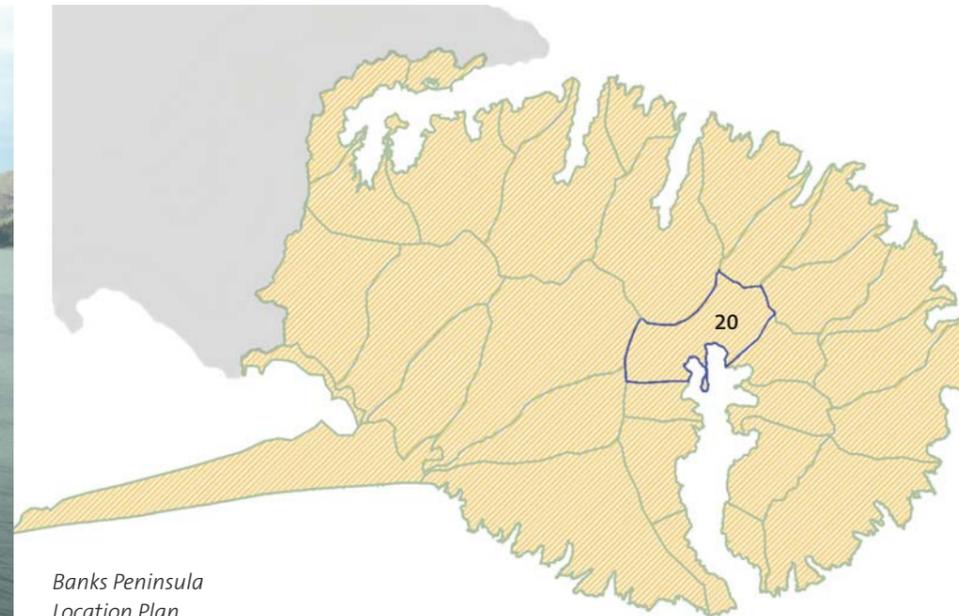


The main Akaroa road, dips down into the flat valley floor at Takamatua Bay.

20 Duvauchelle Bay/Barrrys Bay



Boatsheds between Barrrys Bay and French Farm



*Banks Peninsula
Location Plan*

20 - Duvauchelle Bay/Barrys Bay - Character Description

This character area is located at the head of Akaroa Harbour and spans the inner flanks of the crater wall from Barrys Bay to Duvauchelle Bay.

Duvauchelles is the larger of the two bays. The bays are separated by a spur that bulges out from the convex, scalloped head of the crater rim, down to the harbour. The spur juts out between the bays and ends in the distinctive volcanic landform and old Pa site of Onawe Peninsula.

Onawe is almost an island, with the slimmest of connections to the main coastline. It has a bulbous shape and rocky shore that rises steeply from the water.

Both bays are relatively tidal and have narrow, steep, sandy/gravelly beaches. Barrys Bay is separated from the adjacent character area at French Farm by a narrow-ridged spur dropping down from 815masl at French Hill to a large plateau at 100masl, immediately above the water. Duvauchelle Bay is separated from the adjacent character area at Robinsons Bay by a lower, broader spur that descends at a more gentle gradient.

There are three main valleys in this area that extend up from the shore to the main summit ridge, Pipers Valley, Pawsons Valley and Barrys Bay Valley. Each of these are distinct catchments with minor creeks feeding one main stream which in turn drains into the harbour.

The uppermost slopes and ridges of these valleys are largely bare and scrubby. In Barrys Bay Valley and Pawsons Valley, the middle slopes are dominated by improved pasture on the spurs while native bush occupies many of the gullies. In Pipers Valley, there are

just a few pockets of vegetation amongst otherwise open, grassy slopes.

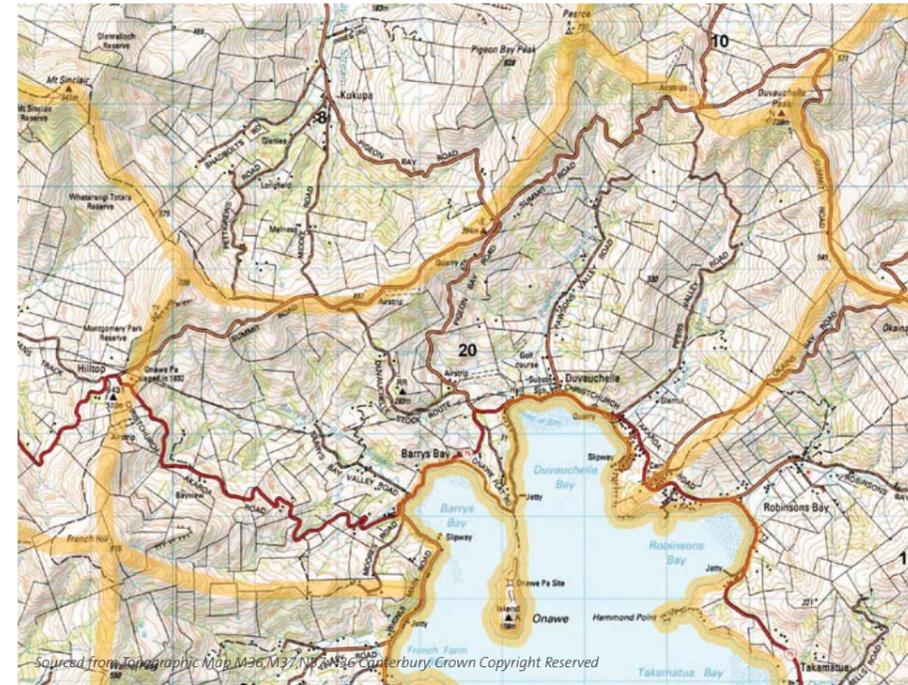
A few exotic shelterbelts have been planted up the valleys and on the lower slopes where there are also small pockets of forestry. There is some amenity planting along the valley floor, particularly noticeable around houses and at the golf course at Duvauchelles.

Vegetation on Onawe is limited to the lower slopes around the coastline and is particularly dense on the southern face.

There is a distinct difference in settlement patterns between the two bays with a concentration of housing around Duvauchelles and just a small cluster up Barrys Bay Valley, beyond the well-known cheese factory. The settlements at Duvauchelles are in three noticeable clusters. There is a new development on Ngaio Point, an older settlement on the flats below that includes a campground on the foreshore, and a third more service-oriented cluster at Pawsons Valley that includes a school, golf course, historic pub and depot yards.

Onawe is a site of great cultural significance to Maori and there is no built development here.

The main Christchurch to Akaroa road winds down through this landscape from the Hilltop into Barrys Bay. There is a sense of enclosure and intimate scale when travelling up the valleys in this landscape, however, overall the area has a relatively open character. Even at Barrys Bay there is a sense of openness in spite of Onawe Peninsula forming a physical barrier between the bay and the main harbour. This is due to the comparatively low elevation of the peninsula so that views are still possible beyond it, to the far side of the harbour.



20 Duvauchelle Bay/Barrys Bay - Evaluation

The key sensitivities/values in this landscape area include the characteristics associated with its position at the head of the harbour, and the particularly notable geomorphological and cultural values of the Onawe Peninsula.

The distinctive peninsula that divides the two bays at the head of the harbour, is the only identified geopreservation site in this area and is a most unusual and significant example of volcanic and plutonic rock types. They are the oldest of the Akaroa volcano and thought to represent the original vent.

There are also many outcrops of lava flows and dikes and other volcanic deposits around the crater rim, two of which have been identified as significant landforms. The Summit Road winds along this ridgeline providing good close up views of some of these features, which makes it a popular tourist drive. The outstanding qualities of the geological features along the Summit Road have been recognised in the perception survey. The main Christchurch to Akaroa Road and the Summit Road come together at the Hilltop where spectacular views open up over the whole Akaroa crater far below. The carpark at the Hilltop is a well-known and important viewpoint and provides a key visual amenity value in this character area.

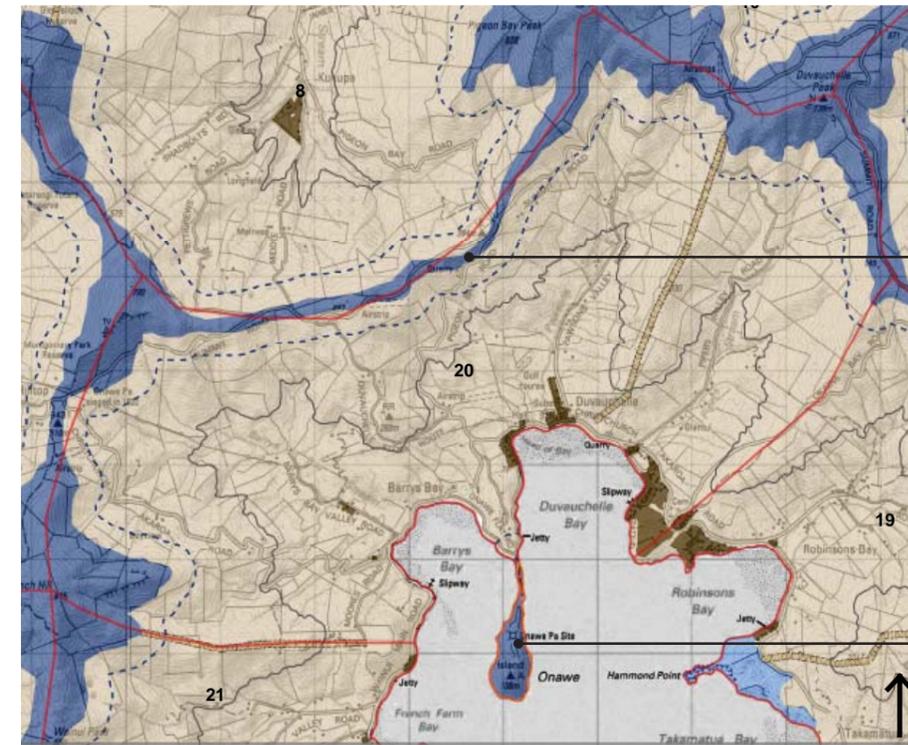
Two scenic reserves incorporate the significant landforms on the ridgeline and their bushed setting. Walking tracks through these areas allow the public to access this special environment, adding to the amenity values of the area.

Two QEII covenants also protect vegetation on the upper slopes above Barrys Bay while Recommended Areas for Protection identify the importance of some bush remnants and regenerating bush around Duvauchelle Peak and beyond the Pawsons and Mt Pearce Scenic Reserves.

Both Onawe and Robinsons Bay have been identified as sacred sites of great significance to Ngai Tahu. Onawe Peninsula has also been identified as a special place in the public preference survey.

As with the other bays around the head of the harbour, ECAN have identified these the waters around Onawe and in these tidal bays as significant natural areas.

Landscape Values Map



High ground associated with highly legible summit ridge, native vegetation cover and aesthetic values.

Onawe Peninsula significant geological, historical and cultural importance.

LEGEND

- Landscape Character Unit Boundary
- ONL Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- CNCL Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap HL and ONL overlap
- HL Heritage Landscape (HL)
- VAL Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	20m vertical from crater rim, geological exposures, landtype and coastal landform (Onawe Peninsula)
CNCL -	
HL -	Onawe Peninsula
VAL -	All other Landscapes



The tidal flats of Barrys Bay, looking across to the distinctive triangular peak of French Hill.



Onawe Peninsula is almost an island, with the slimmest of connections to the main coastline. It has a bulbous shape and rocky shore that rises steeply from the water.



The high peaks of the crater rim rise above Duvauchelles Bay.

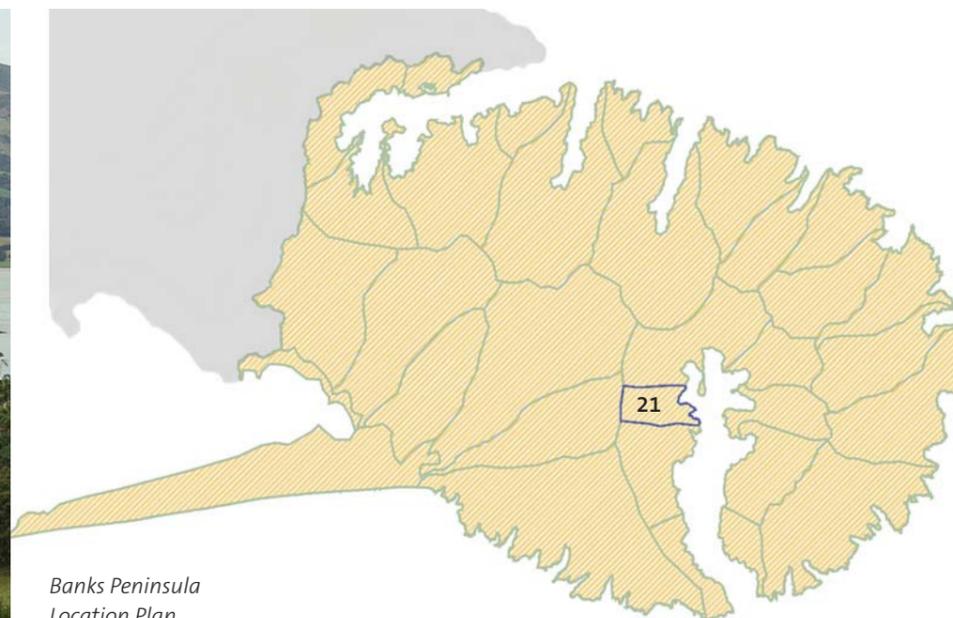


Duvauchelles Bay and Barrys Bay - This photo shows a typical Peninsula land-cover pattern with a dominance of grazed pasture and regenerating vegetation in the gullies.

21 French Farm Bay



The cobbled foreshore at French Farm Bay



*Banks Peninsula
Location Plan*

21 - French Farm - Character Description

French Farm Valley is a simple, contained character area incorporating a single valley. It is located on the western side of Akaroa Harbour, between Tikao Bay and Barrys Bay.

There are two clearly defined bays, French Farm and Petit Carenage, in this character area. They have small cobbled beaches and form a deeply scalloped edge to this rocky coastline.

The valley is short and the mouth is a broad basin at the head of French Farm Bay that narrows quickly. At the head of the valley, steep, gently crimped slopes climb steeply up to the surrounding ridgeline. Pulpit Rock is a large prominent rock formation standing sentinel on the upper slopes above the valley.

The ridge at the head of the valley forms a saddle known as Wainui Pass. At only 550masl, it is a noticeable dip between French Hill and Saddle Hill, both at over 800masl, in the adjacent character areas. From this ridge, two main spurs on either side of the valley descend steadily to the edge of the harbour, almost surrounding the valley floor. The southern spur divides to the north to form two headlands - one that separates French Farm Bay from Petit Carenage Bay and the other that separates Petit Carenage Bay and the other that separates Petit Carenage from Tikao Bay in the next catchment.

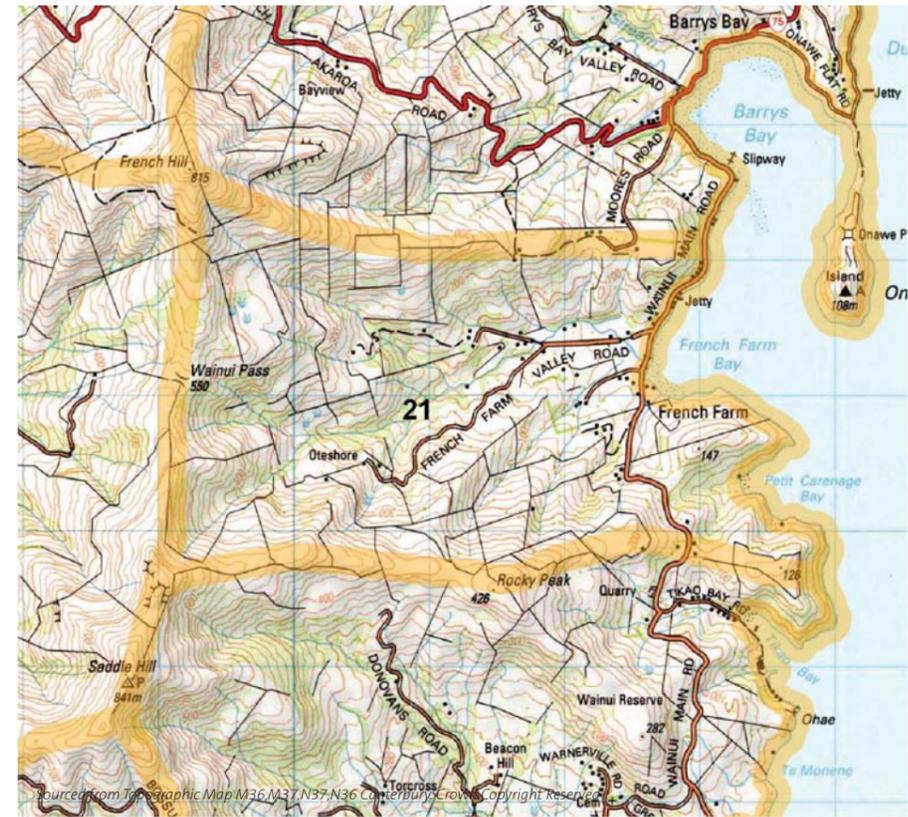
Vegetation along the foreshore and immediate hinterland is dominated by exotic, well-established trees in shelterbelts and general amenity or specimen plantings.

Elsewhere, native vegetation generally occupies the south facing gullies, while the north facing slopes are predominantly grazed with some vines on the lower slopes.

Settlement is scattered around French Farm Valley and appears to be largely composed of farmsteads and lifestyle properties. The valley is also home to a winery and restaurant that has taken the name of French Farm. The names of the valley and bays reflect the influence of early French settlement in the area.

The foreshore at French Farm Bay, next to the main road, is a public amenity/picnic area with views across the moored sailing yachts to Onawe Peninsula, and beyond to the far side of the harbour. There is also a recreation reserve at Petit Carenage Bay, but the area has no public vehicle access.

The diverse land uses and established trees lend this landscape an air of the picturesque though this is tempered somewhat by less manicured elements such as the more coarse character of the exposed cobbled beaches.



21 French Farm - Evaluation

The French names of the valley and bays that make up this landscape area reflect one of the key characteristics and cultural and heritage values associated with the area.

Other key values include the number of significant geological landforms clustered around the shoreline at Petit Carenage Bay and the particularly prominent trachyte dome on the upper slopes of the valley known as Pulpit Rock. It has also been identified as an important geopreservation site. The skyline of the crater rim is highly legible.

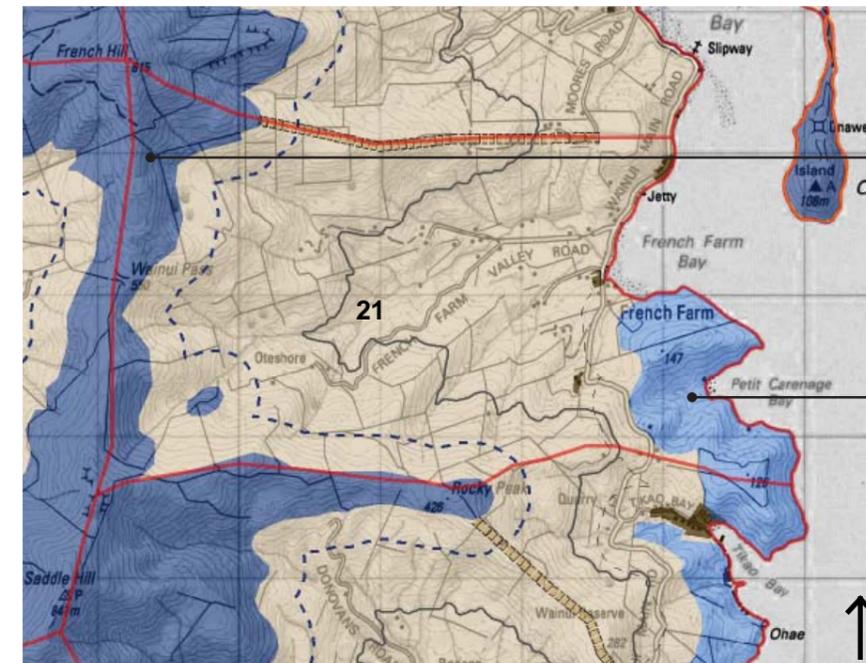
There are also several archaeological sites scattered along the shore and an area above Petit Carenage bay identified as a sacred Ngai Tahu site, indicating significant Maori heritage values underlying this landscape, together with the legible connections to the early French settlers here.

A key amenity value of the area is associated with the pleasant mosaic of horticultural and agricultural characteristics in the bay in combination with the native vegetation dominating the gullies. The lower parts of the landscape are small scale, intimate and highly attractive.

There are some areas of regenerating bush under QEII covenants up the well vegetated valley, and a Recommended Area of Protection around Saddle Hill near the top of the ridge. Petit Carenage Bay also contains some notable pockets of regenerating scrub.

The shoreline has been identified as having low to high natural character although ECAN have identified French Farm Bay itself as a significant natural area.

Landscape Values Map



High ground associated with the legible and aesthetic summit ridge, extensive native vegetation cover.

Largely unmodified inner harbour landscape with extensive native vegetation cover.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

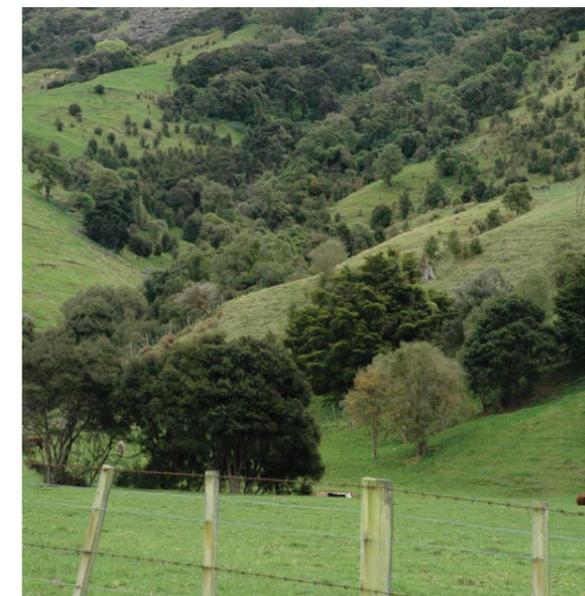
Landscape Classification	Boundary Definition
ONL -	Landform, landtype, crater rim and native vegetation
CNCL -	Landform, coastal road, landtype and native vegetation
HL -	
VAL -	All other Landscapes



French Farm winery has incorporated the french heritage of the area to create a unique experience.



Scattered lifestyle blocks around French Farm valley. The diverse land uses separates the lower slopes from the patterns of surrounding hills



Native vegetation streams down south facing gullies.



French Farm is a single contained valley. The ridge at the head of the valley forms a saddle known as Wainui Pass.

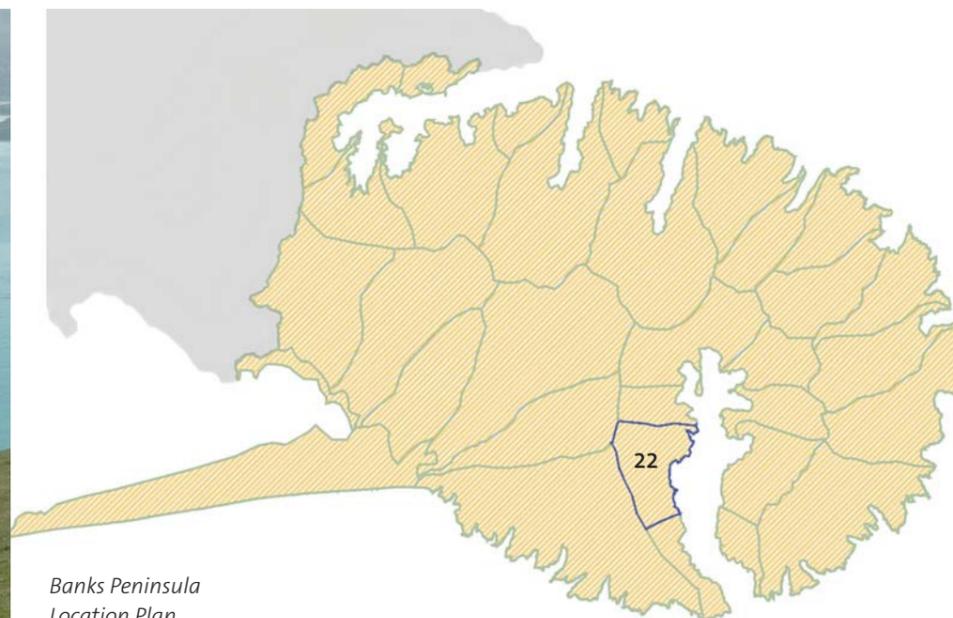


Pulpit Rock is a key feature at the head of this valley.

22 Wainui



The broad bay of Wainui, with Three Cape Point a distinctive feature extending out into the harbour.



*Banks Peninsula
Location Plan*

22 Wainui - Character Description

This character area is located on the inner flanks of the western side of Akaroa Harbour, opposite Akaroa. It extends from Ohinepaka Bay, north to include Tikao Bay.

This stretch of coastline encompasses several broad, shallow bays and the small, but deep and narrow inlet of Tikao Bay. The settlement at Wainui, at the centre of the character area, lies around a broad bay that has a narrow strip of flat land around the foreshore. Cape Three Points is a distinctive feature to the south of the bay, a thin, steep-sided point of land which sticks sharply into the harbour, separating Anchorage Bay from Ohinepaka Bay.

The western boundary of this area is formed by the crest of the crater rim that wraps around Akaroa Harbour. The smooth, undulating outline of the ridge is a prominent backdrop to the area. Carews Peak is a prominent high point on the ridgeline and Saddle Hill at 841masl is also a dominant feature (and one of the highest points on the Peninsula), quite symmetrical and over 200m higher than the low saddles on either side. The rock bluffs of Mt Bossu at 712masl are particularly distinctive when viewed from the other side of the harbour.

Many short spurs drop abruptly down towards the harbour in a radial pattern centred off Wainui Bay. One of these spurs is particularly prominent as it is distinctively broad-crested and separates the wide,

gentle slopes of Wainui Valley from Tikao Bay to the north.

The coastline and foreshore is well vegetated with a mix of native shrubs, exotic weeds and amenity planting. Elsewhere the composition is an even balance of improved pasture on the ridges and spurs and dense pockets of native bush extending up most of the gullies.

Bach settlement is concentrated around Wainui Bay but also extends up the surrounding gullies and spurs where small lifestyle blocks and farmsteads occupy the higher slopes. The northern corner of the bay is an attractive sandy and bouldery beach popular for swimming and picnicking. Further south, it has a more modified, utilitarian appearance.

There is also a distinctly separate, much smaller settlement at Tikao Bay where baches line both sides of the narrow access road, nestled into the trees and gully slopes.

The area has both enclosed and open characteristics. The vegetation and closely spaced radial spurs enclose some places, particularly up in the gullies. Tikao Bay also has a sense of enclosure and a very intimate scale. Elsewhere, on the ridges and along the coast, there is a sense of openness and expansive views to the far side of the harbour and out beyond the heads.



22 Wainui - Evaluation

This landscape area exhibits many different layers of landscape and amenity-related values.

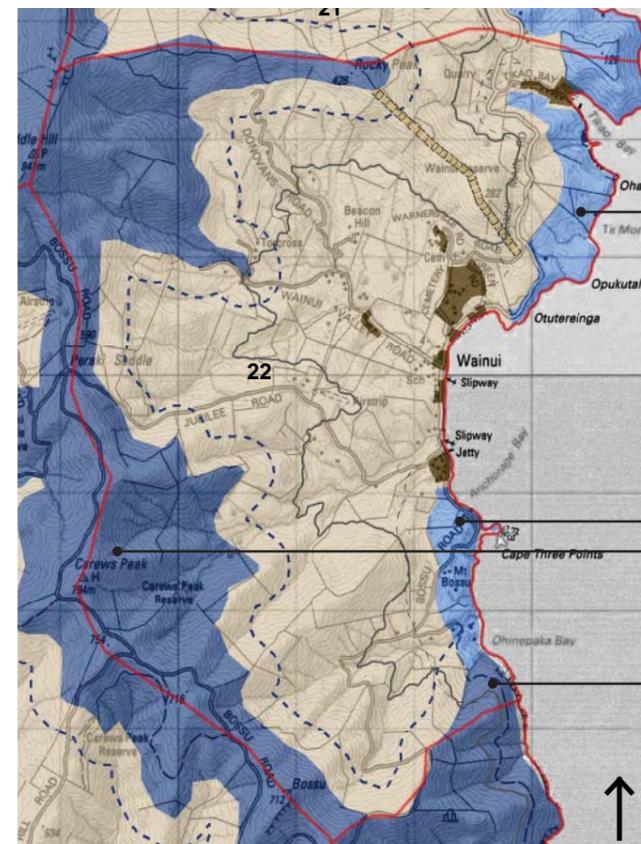
Some of the underlying physical characteristics of this area are exposed as significant landforms such as those clustered around Petit Carenage and Tikao Bays, and the dikes on the crater rim and upper slopes.

A few small Scenic Reserves around Carews Peak and Peraki Saddle reflect a combination of natural science and amenity based values in the setting of these bushed bluffs. Extensions to these areas and around Mt Bossu have also been recommended to further protect the prominent rock features and diversity of indigenous vegetation.

This landscape is also underlain by some important heritage and cultural values indicated by the presence of two archaeological sites and a sacred Ngai Tahu site near Tikao Bay.

The bays here are also popular for holidaymakers who either stay at their baches or who just want to enjoy a pleasant day along the foreshore, swimming and picnicking.

Landscape Values Map



Largely unmodified harbour landscape..
Tangata Whenua importance.

Highly legible crater rim landscape of
geological, ecological and aesthetic
importance.

Highly legible and aesthetic coastal
landscape.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

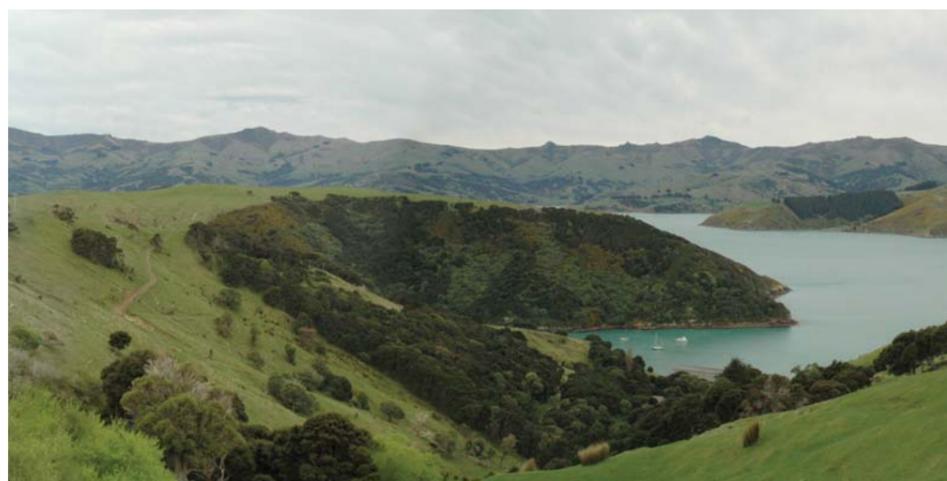
Landscape Classification	Boundary Definition
ONL -	Crater rim, geological exposures and native vegetation
CNCL -	Landform, ridgeline, coastal road and landtype
HL -	
VAL -	All other Landscapes



The Wainui Character Area is located across the Akaroa Harbour from Akaroa township. From left to right - Mt Bossu, Carews Peak and Saddle Hill - are the three highest points on the ridgeline. The Devils Gap also pokes up, a prominent outcrop beyond Peraki Saddle.



Long views out to Akaroa heads from Wainui foreshore.



Tikao Bay is a small, narrow intimate valley where baches are nestled within native vegetation.

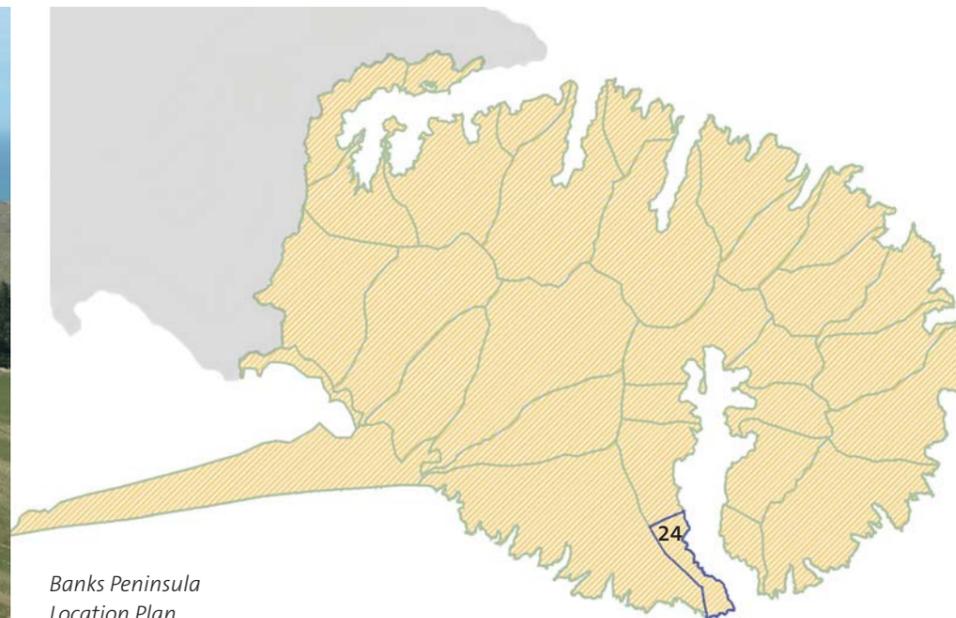


Wainui bach settlement is set in a broad shallow bay. Development extends up surrounding gullies. Small lifestyle blocks and farms occupy the upper slopes.



The distinctive peak of Mt Bossu is visible from the upper slopes behind Wainui Bay.

23 Timutimu Head



Banks Peninsula
Location Plan

The end of the road; the crater rim gently descends towards the outer harbour before dropping off suddenly into the sea.

23 Timutimu - Character Description

The boundary of this landscape area follows the ridgeline from Mt Bossu, south to Lucas Peak, terminating in the pinnacles around Scenery Nook.

Timutimu Head, the western headland of Akaroa Harbour, fronts the sea with an imposing cliff-face, over 100m high in places. This great sea-wall is an impressive landscape feature, also sometimes known as Iron Head - perhaps for the striking lava flows that are visible across its face, irregular and craggy at the base and forming great columnar blocks higher up.

The crest of the crater rim descends gradually from Mt Bossu (712masl) to Lucas Peak (381masl) and beyond, down to the cliff-tops. This smooth, broad and gently sloping cap emphasises the sheer vertical nature of the outer cliffs. Inside the harbour, the rocky cliffs give way to very steep, grassed slopes that rise uniformly from the shoreline, up to the ridgeline.

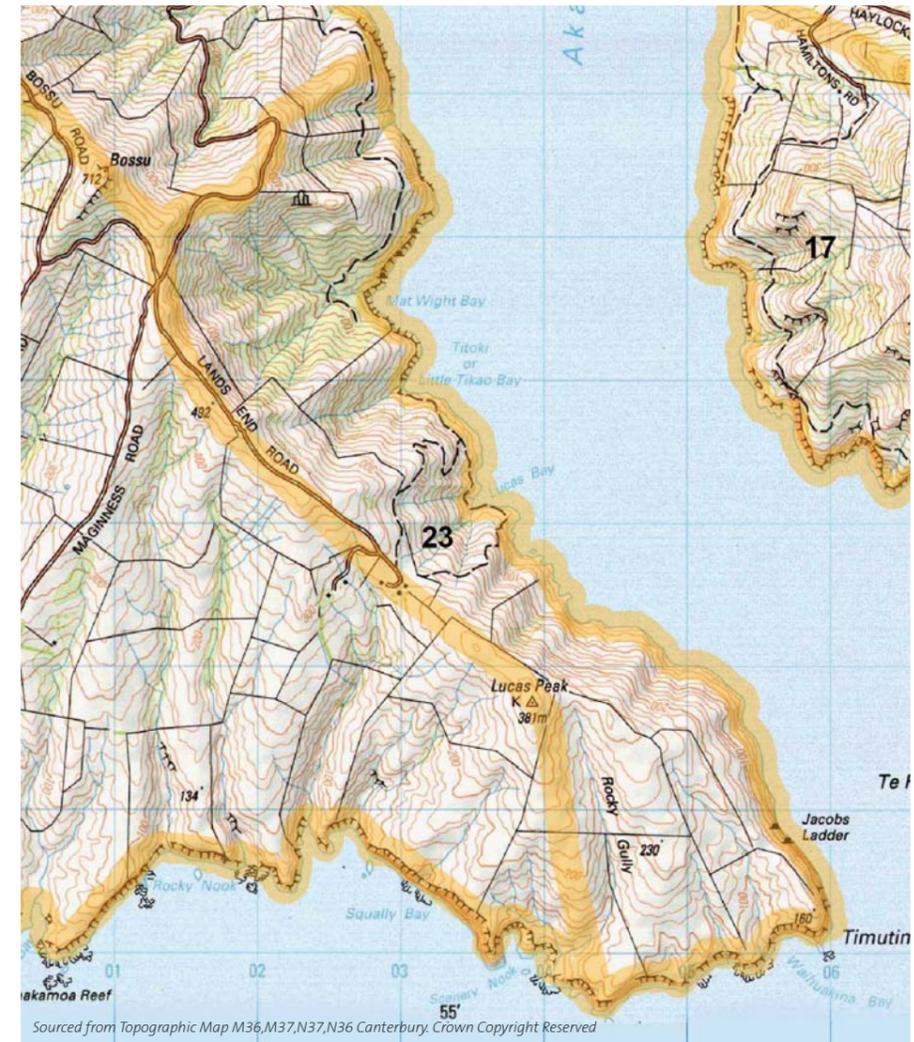
The coastline of this side of the outer Akaroa Harbour is less indented than the inner harbour. The bays are small and not well defined. Caves and low, rugged cliffs eroded from the sea swell provide visual interest.

The slopes along the outer coast are open and exposed with very little vegetation other than modified grasslands. Gullies on the inner harbour flanks contain some native scrublands and small pockets of bush-particularly centred around Max Wright Bay.

This exposed southern headland is bare of woody vegetation. Some rocky outcrops are visible along the undulating ridgeline.

A mussel farm situated in the indentation formed by Lucas Bay is visible when viewed from Lands End Road on the ridgeline.

Much of this headland is inaccessible as it is located on private land with no track beyond the homesteads situated high above Squally Bay. The public road that gives access to these homesteads is called Lands End Road, reflecting the isolated character of this landscape area.



23 Timutimu - Evaluation

As is the case with Akaora Head, the key sensitivities and values associated with this landscape are related to the exposed and dramatic coastal environment and its position marking the entrance to Akaroa Harbour, as well as the low level of modification in the area.

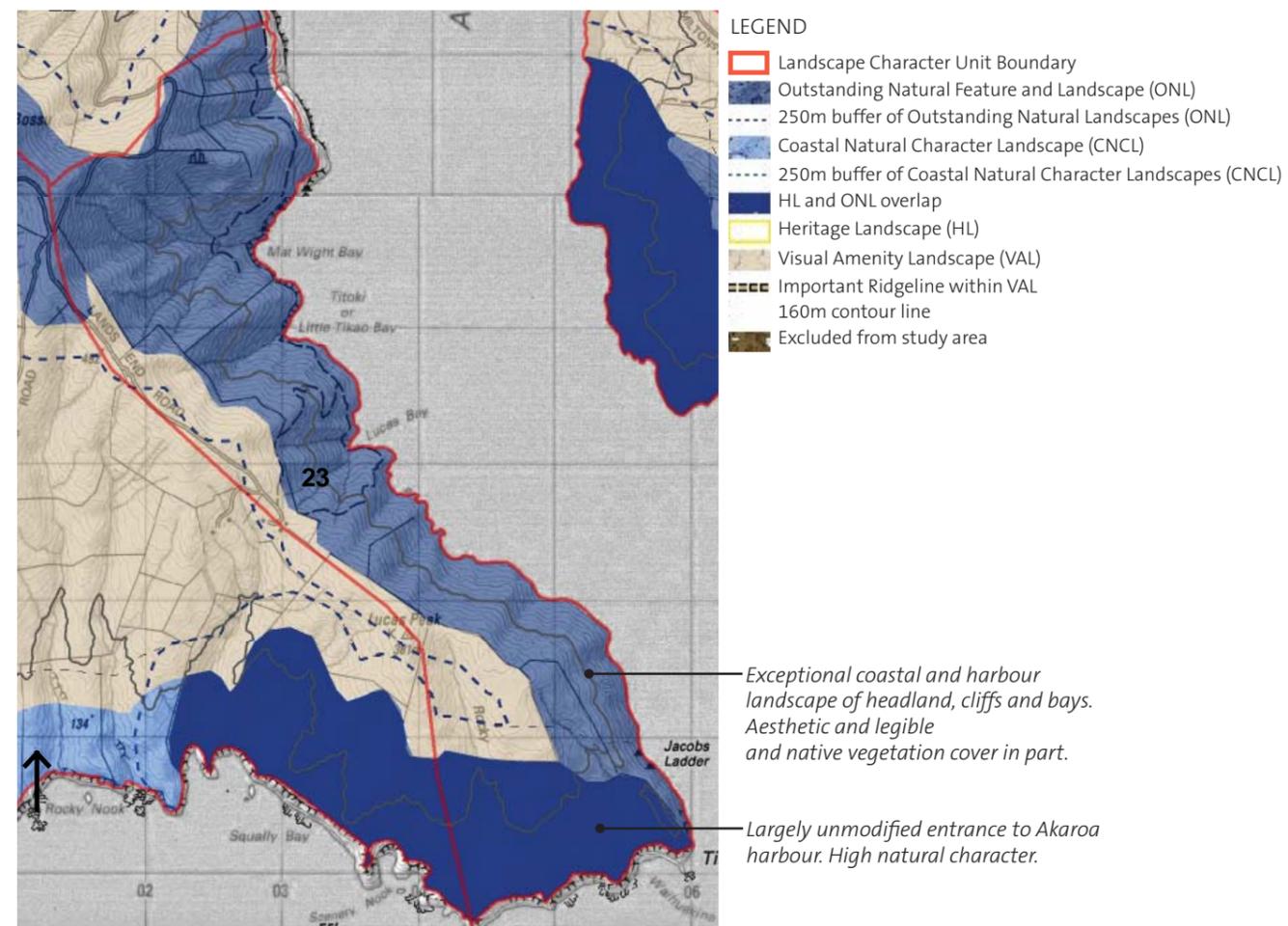
The 100m cliff-face that fronts the ocean is a key characteristic of this area and an impressive landscape feature, clearly representative of its volcanic origins. Together with the lack of development in the area, this dramatic coastline contributes considerable aesthetic, natural science and legibility related landscape values as well as high natural character. While modified, the clean, extensively grazed areas add to the overall expressiveness of the physical form of these spurs and headlands.

Regenerating vegetation in the gullies above Max Wright Bay has been identified as an area recommended for protection.

Marine farming off this stretch of the harbour increases the level of coastal modification in this area. While the outer harbour and headland has been identified as having high natural character, the remainder is assessed as medium.

A sacred Ngai Tahu site has been identified above Squally Bay indicating the area has some significant connections in terms of historic Maori events.

Landscape Values Map



Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Landtype, native vegetation and contour
CNCL -	Ridgeline and contour
HL -	
VAL -	All other Landscapes



Titimu Head fronts the sea with an imposing wall of eroded lava flows.



The windswept headland is bare of any significant vegetation.



A mussel farm at Lucas Bay a small indented bay located in the inner harbour.



The only significant patch of native scrubland in the character area.

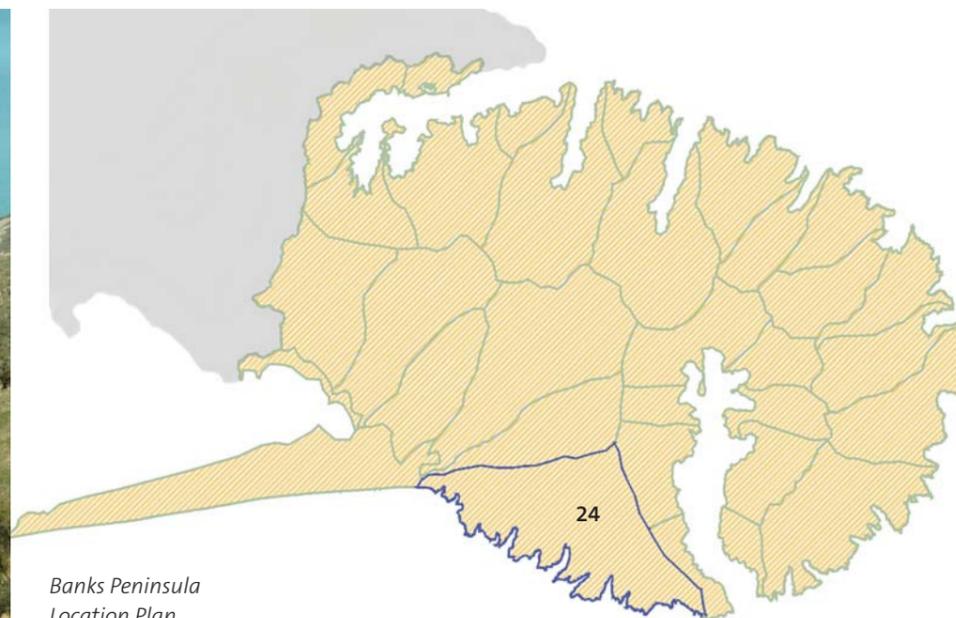


Areas of rocky outcrops and native tussock grasslands are scattered between the predominant grazed grasslands.

24 Peraki



The landform extends from the main ridge of the Akaroa crater rim to the sea, forming long, uniform spurs, mostly bare of any significant vegetation.



*Banks Peninsula
Location Plan*

24 Peraki - Character Description

This large landscape character area extends along the south coast of the Peninsula. It extends between the cliffs above Birdlings Flat in the east, and the spurs of Timutimu Head to the west.

The landform descends from the main ridge of the Akaora crater rim to the sea, forming long spurs with some rocky ridgelines. It encompasses a large area, with sixteen named bays carved out of the coastline.

Saddle Hill, at 841masl, is the crux of this triangular shaped area; the high point from which the series of linear spurs fans out.

The bays in this area are generally small and narrow with Peraki being the largest at 2km in length. Although the bays vary in size, the general visual context of the coastline is very similar. Some beaches are sandy, such as Tumbledown and Hikuraki Bays, while others, including Te Oka and Long Bay, are bouldery.

Only a few farm dwellings exist in the harsh environment of the south-eastern bays that are constantly battered by stormy weather conditions and seas. The land between Peraki Bay and Lake Forsyth was once known as the Kinloch Settlement when the Government subdivided part of a large

station into thirty farms, twenty of which occupied these spurs and valleys. While the crests of the spurs are generally bare of woody vegetation, some of the bays contain large blocks of forestry, and native scrub and shrublands occupy most of the gullies.

The wild volcanic coastline is heavily indented and displays a variety of cliffs, reefs, island outcrops and caverns. The ridgelines along the narrow long valleys are broad and gently sloping down to the eroded cliff faces at the head of the spurs.

The bays are all accessed via Bossu Road that twists and turns along the main ridge, high above the coast. With the exception of Peraki Road which descends to the valley floor and out towards the head of the bay, the other access roads follow the crest of the spurs down from Bossu Road towards the coast.

This landscape area presents a coherent pattern of spurs and small, isolated bays at the end of contained long valleys. It has a rich history and high level of naturalness. The rough climate and sea provide dramatic scenery and remote character.

Tokoroa Bay

This bay contains a small-scale, well-enclosed beach with interesting rock formations and headland cliffs. This is a steep, exposed landscape, with very little woody vegetation.

Hikuraki Bay

This bay has an expansive sandy beach and headlands with cliffs and rocky margins. The valley is small and open with an apparent lack of vegetation and no residential buildings.

Magnet Bay

The forested middle-valley slopes of Magnet Bay have much in common with those in Long Bay. Big boulders on the beach, a large quantity of debris at the head of the bay, the rough sea and the rock cliffs contribute to the rugged character of the area. The beach is bordered on the seaward side by a small muddy lagoon.

Tumbledown Bay

This sandy beach with high dunes covered in golden sand sedges, has a strong sense of enclosure from the surrounding headlands. Key features include the meandering stream and wetland behind the sand dunes, and the striking rock pinnacle on the eastern headland. Significant patches of young forestry plantations are highly visible at the head of the valley.

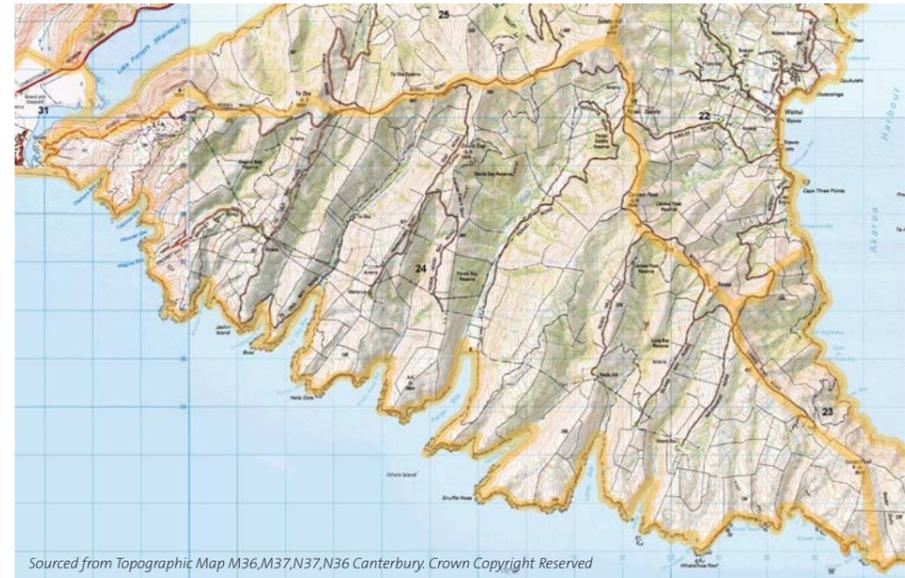
Te Oka Bay

Te Oka is backed by the longest and widest valley of these southern bays. Exotic trees form dense clusters of vegetation along Te Oka Stream and around the homestead. Excellent views of Little River, Lake Forsyth and Lake Ellesmere can be gained from the saddle.

Peraki Bay

Devils Gap Scenic Reserve displays striking rocky bluffs and outcrops high on the southeast-facing slopes above the bay. While the valley is visually diverse, the beach and the headlands are almost featureless. The exposed beach mainly consists of large boulders above high water and is covered in large quantities of driftwood and natural debris.

Peraki contains a large area of regenerating bush and three scenic reserves to protect these areas. Peraki Saddle contains a typical mosaic pattern of native bush, which has been regenerating since it was last burnt around 1910.



The bay is of historic interest as it was the site of Canterbury's first permanent European community and one of the first shore whaling stations on the Peninsula.

Public access to the bay is difficult, being on an unsealed, winding, steep road and across private property.

Horseshoe Bay and Long Bay

Long Bay Scenic Reserve is one of the most remote on the Peninsula, near the confluence of the two streams forming the head of the valley. Carews Peak Scenic Reserve around the head of the western stream provides a scenic foreground to views into Long Bay from Bossu Road. Carews Peak itself is an excellent viewpoint. Lower Long Bay valley has steep slopes on the western side containing sparse bush vegetation. In Horseshoe Bay, a large area of regenerating native vegetation is notable on the west facing slopes.

24 Peraki - Evaluation

The key sensitivities/values associated with this landscape area are related to its strong headland characteristics with excellent examples of important geological features, high level of isolation and naturalness and important cultural/heritage elements.

Two exposed volcanic landforms, a cone complex at Scenery Nook and the trachyte intrusions that form the 'Devils Gap' are prominent and significant features in this landscape, although there are other locally interesting rock formations and rugged cliffs off several of these headlands.

Bossu Road, which is the main access road to the area, provides views to the south. The Southern Bays have been recognised for their ruggedness and high natural character by the public in the preference survey. The rough sea and prominent features around the headlands have been mentioned as well as the remoteness and inaccessibility of some bays.

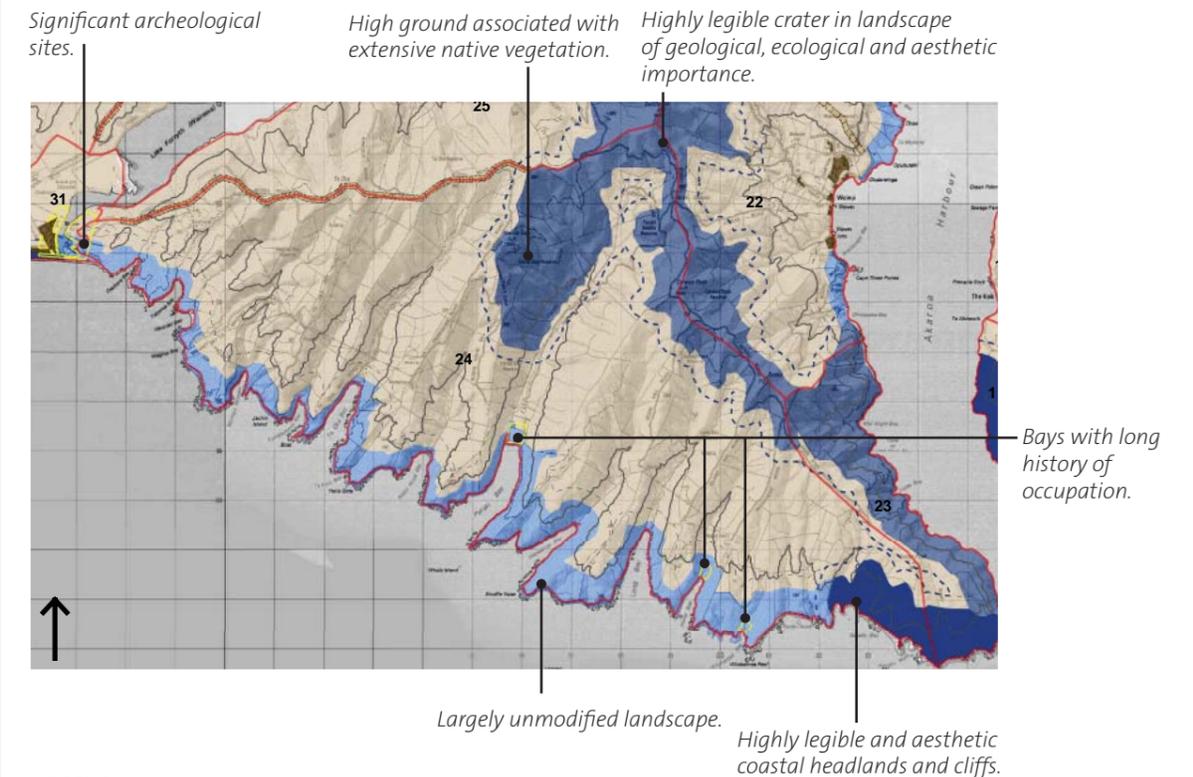
Scrub and regenerating bush line many of the valleys and side gullies. Several small DoC reserves incorporate some of these bushed areas in the valleys and on valley slopes. A number of Recommended Areas of Protection have also been identified, many of which are extensions to the existing reserves. Some small QEII covenanted areas are also represented in this area.

Heritage elements in this landscape include two sacred Ngai Tahu sites near Squally Bay and the mouth of Lake Forsyth. Other cultural and historic connections of landscape interest include the manner in which much of this area was subdivided into smaller farming units known as the Kinloch Settlement, in the early days of European settlement. Peraki Bay is of particular historic interest as the site of Canterbury's first permanent European settlement, a shore whaling station in 1837.

Some of these bays, such as Magnet, Tumbledown and Te Oka, are regularly visited by keen surfers. Although the area is accessible via the minor gravel roads that lead to the farmsteads, it is a long journey and relatively isolated. Although few people visit the area, this sense of wildness and remoteness is an attraction in itself and adds to the level of sensitivity and amenity values.

ECAN have identified significant natural areas in 7 of the bays and the coastal environment is predominantly assessed as having high natural character.

Landscape Values Map



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Crater rim, contour, and native vegetation
CNCL -	Coastal road, contour and landform
HL -	Cultural and historic settlements within landform
VAL -	All other Landscapes



Rugged Peraki cliffs from Birdlings Flat



Tokoroa, Hukuraki and Magnet Bays



Te Oka Bay



Peraki Bay and Horseshoe Bay



Long Bay

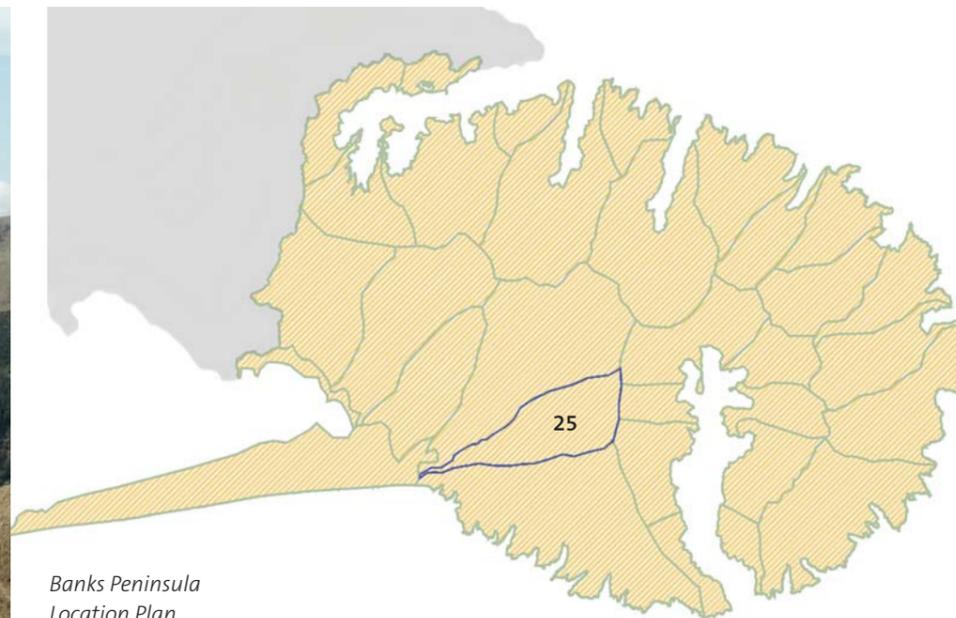


From the top of Bossu Road there are views across Lake Ellesmere and to the Southern Alps.

25 Okuti Valley



Okuti Valley contains a network of remnant bush.



*Banks Peninsula
Location Plan*

25 Okuti - Character Description

Okuti is a secluded western oriented valley that branches off from the head of Lake Forsyth. The pointy peak of French Hill, 815masl and the flatter summit of Saddle Hill, 841masl (two of the highest points on the Peninsula) are distinctive features from which the two spurs that contain this valley descend. They mark either side of the smooth low saddle, Wainui Pass, that backdrops the valley, separating it from the steep drop into French Farm.

The valley once provided the most direct route for Maori travelling between Waiwera/Lake Forsyth and the Akaroa Harbour.

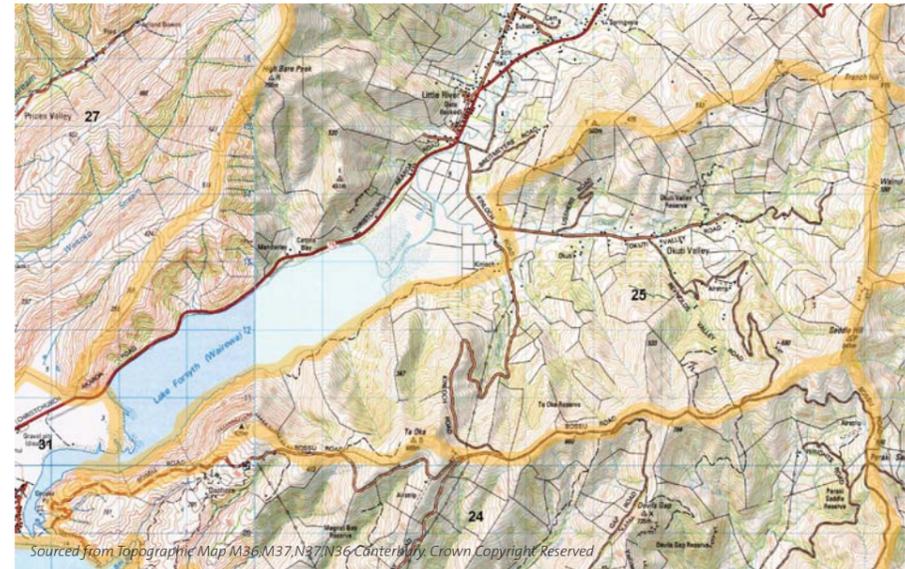
This character area contains a balance of remnant native shrub and forest growth and many pine plantings that give the valley a more forested character than is usual on the Peninsula. The forest plantations are mainly located on the north and east facing slopes, growing macrocarpa, pines and eucalypts. Some of the pine plantations are large in scale and distinctive due to their rectangular outline

especially where they border tussock slopes.

Okuti Valley also contains a network of bush remnants and linked bush corridors. Many of the patches dotted on the hillsides consist of uniform canopies of even-height kanuka.

A scenic reserve with dense native bush is located on the lower south facing slopes containing a pleasant picnic area, significant stream and good variety of lowland plants. A walking track provides recreational access to the area.

The willow-lined head of Lake Forsyth forms the western boundary of the landscape area. The slopes dropping to the lake are prone to erosion and show a distinctive pattern of shallow fluted gullies along the shoreline. They are bare apart from few areas of dense native scrub covering the wide gullies descending to the lake.



25 Okuti - Evaluation

The key values and vulnerabilities associated with this valley at the head of Lake Forsyth are particularly associated with the visual qualities of the two prominent peaks that backdrop the valley, and the heritage and cultural layers that make up this landscape.

At 815m and 841m respectively, French Hill and Saddle Hill are distinctive summits on the crater rim that backdrop the Okuti Valley and two of the highest points on the Peninsula. They are important visual features in this area.

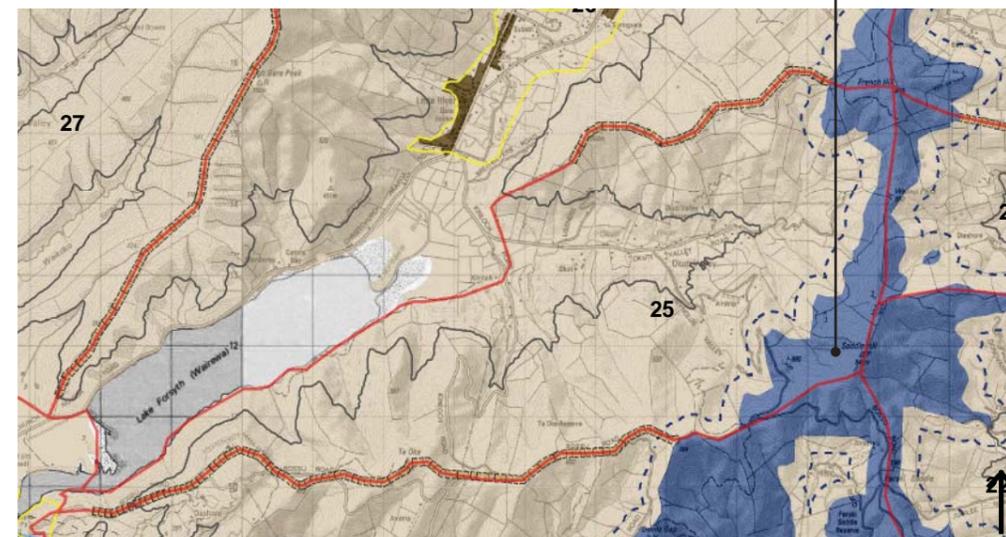
The area is underlain by Akaroa volcanics and there are rocky bluffs exposed along the southern ridgeline, visible from Bossu Road that add localised legibility values to the area.

Heritage and cultural layers are also important elements in this landscape. A large cluster of archaeological sites around the shore of Lake Forsyth indicate the importance of the area to Maori, once as a food gathering and settlement area and now as link to that past. The valley was also used as a direct route to Wainui, over the pass.

Two small DoC scenic reserves add to the natural science and amenity values found in the area while several RAP's indicate that other bush remnants, tussocked areas and regenerating scrubland in the valley have important values that together, could create a well connected gully system. The level of birdlife is particularly noticeable.

Landscape Values Map

Highly legible crater rim landscape of geological, ecological and aesthetic importance.



LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Crater rim
CNCL -	
HL -	
VAL -	All other Landscapes



The upper valley is a patchwork of native scrub, improved pasture and forestry planting. Houses are scattered throughout the valley.



Okuti Valley Reserve.



Te Oke - prominent point on the ridgeline on the southern foreshore of Lake Forsyth.



Okuti Valley is a secluded valley between French Hill and Lake Forsyth. French Hill (left) is a prominent point on an otherwise smooth ridgeline.

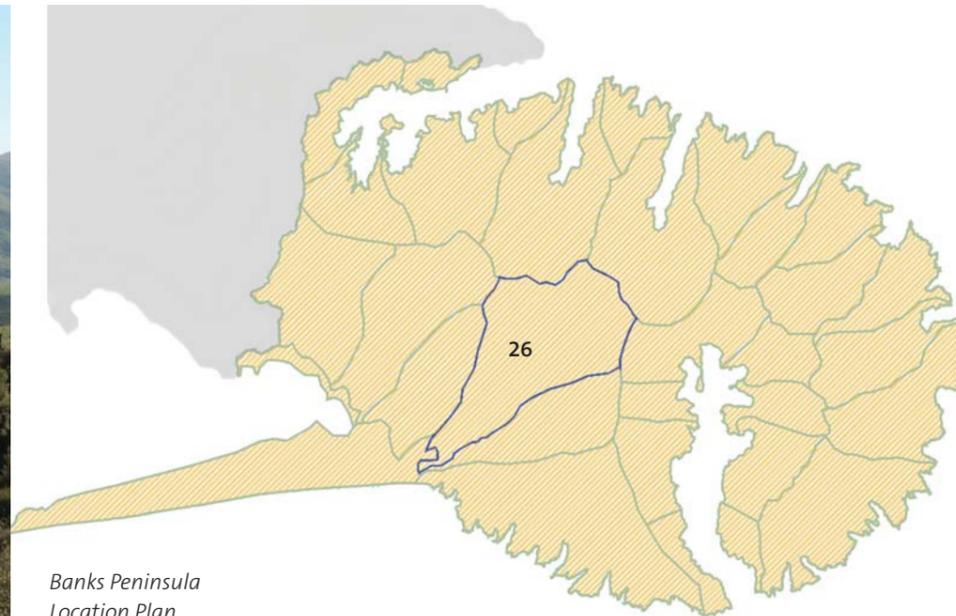


Okuti Valley contains a network of remnant bush.

26 Little River



This large visual catchment, with two distinct valleys, sits at the head of Lake Forsyth.



*Banks Peninsula
Location Plan*

26 Little River - Character Description

This character area incorporates the catchment of Little River, one of the largest catchments on the Peninsula. The western and northern boundaries of the catchment form the slopes and ridges where the Mt Herbert Volcanic Group rocks have collided and interfingered with flows from the Akaroa Volcanic Group. The Mt Herbert rocks form most of the mid-slopes between Kaituna Valley and Little River, broadly capped by the youngest lava flows of the Akaroa Group. The northern ridgeline between Kaituna Spur and Mt Sinclair is unusually contorted, reflecting the line where the different volcanic flows have interlocked and overlapped.

The Little River basin encompasses a large visual catchment. Two distinct valleys are divided by a ridge of Mt Herbert rocks that drops down to the triangular shaped flats of Little River township. While both valleys are open along the lower flats, they are not visually connected further up the valleys.

The western valley is less accessible with only a gravel road winding up to the pass above Port Levy. The road runs along the valley floor with houses clustered alongside and dense exotic vegetation following the stream giving it a domesticated character. The eastern side of the valley is dominated by improved pasture, while forestry is the main land use on the western slopes. Large patches of conifer plantations have a distinct outline that does not follow the terrain. Areas of native scrub can be found near the head of valley and the silhouettes of dead, silvered totara trunks seen on the skyline.

The eastern valley below Hilltop is considerably less vegetated than the eastern part of the basin. Forestry use occurs to a limited extent (in the head of the valley) and the undulating upper slopes are exclusively used for grazing. Gullies and the lower slopes of the catchment support woody vegetation.

Mt Sinclair (841masl) and Mt Fitzgerald (826masl) are highly visible landscape features dominating the ridgeline with large areas of native bush surrounding them. Forest reaches up to the ring of striking bluffs of Mt Fitzgerald. Much of the forest is second growth with a mix of broadleaved species. East of Mt Fitzgerald, the double summit of Mt Sinclair forms the highest point on Banks Peninsula outside the Mt Herbert region, and hence dominates the ridge. The sizeable forest on the southern side of the peak is a mosaic of broadleaved associations.

This landscape character area comprises the settlements of Little River, Cooptown and Puaha. Cooptown is notable for the avenue of trees that lines the main Christchurch to Akaroa road. Little River township, which was founded in the mid 19th century, lies about 2 km north of the head of Lake Forsyth. It maintains a small village character and has become a popular destination and rest point for visitors to the Peninsula.

State Highway 29 to Akaroa passes between the steep slopes of Bare High Peak and the lakeshore, creating a memorable entrance to the settlement.

The former railway line to Little River, which was opened in the late 19th century, runs parallel to the road. The embankment has been developed as a walkway and cycleway, which provides opportunities for recreation and new ways to reach Little River. Picnic areas are provided along the willow lined shore of Lake Forsyth. At the outlet of the lake a large spit of salt marsh wetland separates the lake from adjacent wide flat pastoral land.

In pre-european times, this area was important for food gathering, as a hub of communications and trading, and included a number of pa sites nearby.

Little River has formerly owed its population to the timber industry, cocksfoot and sheep and dairy farming. Today land-use in this area is primarily a mix of farming, forestry and residential lifestyle housing. While the upper slopes are largely bare, exotic trees provide visual diversity near houses, farm buildings and alongside the roads. The sheltered climate of the area supports a variety of horticultural uses. Houses are scattered along the road to Hilltop creating a sense of domestication in this predominantly rural landscape.



26 Little River - Evaluation

There are a number of values and sensitivities related to this settled valley landscape. The key values are related to the area's historic connections and pleasant working character, and the scenic and ecological values of the regenerating bush and tussock.

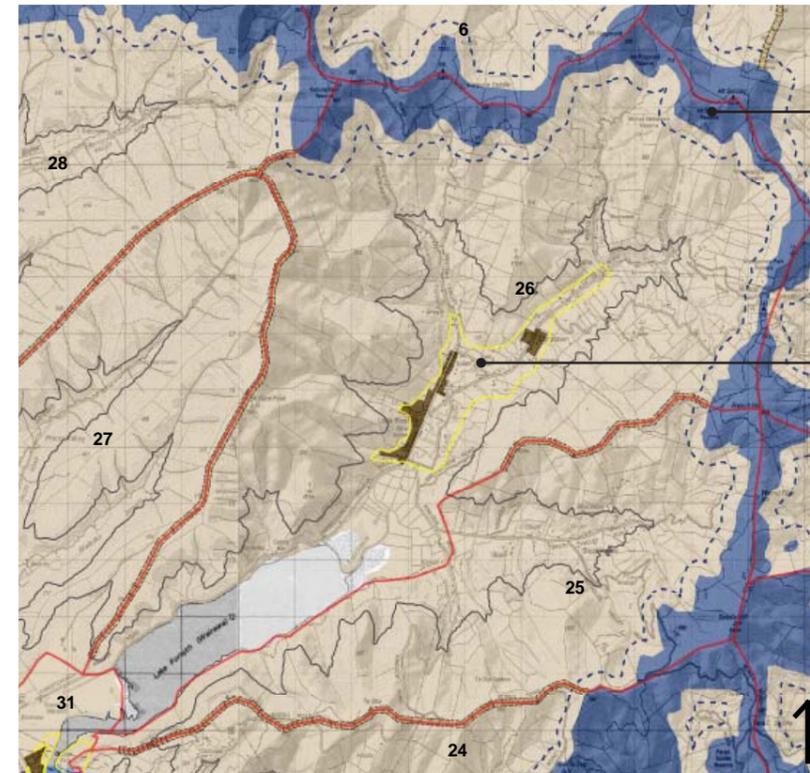
Mt Fitzgerald (826m) and the double peak of Mt Sinclair (841m), are prominent summits along the crater rim high above the Little River basin. They add important local value as dominant visual features and two of the highest points on the Peninsula. The exposed lava flows on the south side of Lake Forsyth and the twisted northern ridgeline between Kaituna Spur and Mt Sinclair are good examples expressive of the different volcanic flows in the area.

The mosaic of diverse horticultural, agricultural and settlement land-use patterns create an attractive setting that adds to the amenity values of the area.

The township of Little River and nearby Cooptown and Puaha, have a notable connection with the early European settlement of the area when it served as a 'gateway' to the Peninsula, much as it does today. For many visitors this landscape is experienced as an integral part of the journey to Akaroa. The old walnut trees within the settlement and the lime avenue through Cooptown have been identified as heritage trees and are a visible reminder of the past. There are also several archaeological sites identified in this area such as shelters, flaking areas, middens and a pa, that highlight the importance of this landscape as a connection with Maori heritage. A sacred site for Ngai Tahu has also been identified on the ridge between Port Levy and the Western Valley.

Several scenic reserves are dotted around the area including an extensive DoC reserve encompassing Lake Forsyth itself. In addition to these, a large number of RAP's have been identified that would either extend existing reserves or create new ones that reflect the value of their ecological importance and contribution to visual and recreational amenity.

Landscape Values Map



Legible summit ridge, spurs, aesthetic landforms, with extensive native vegetation cover and Tangata Whenua importance.

Valley floor displays historic continuity of settlement.

LEGEND

- Landscape Character Unit Boundary
- ONL Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- CNCL Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL HL and ONL overlap
- Heritage Landscape (HL)
- VAL Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Contour and native vegetation
CNCL -	
HL -	Landform containing archaeological sites and existing settlement (excluded from study area), contour
VAL -	All other Landscapes



The Western Valley leads to the Port Levy saddle. The valley is dominated by farming and forestry. Areas of native scrub and bush increase towards the head of the valley.



The undulating slopes on the eastern valley, below the Hilltop. The eastern valley is less vegetated than the western valley but there is significant native vegetation in the lower gullies.

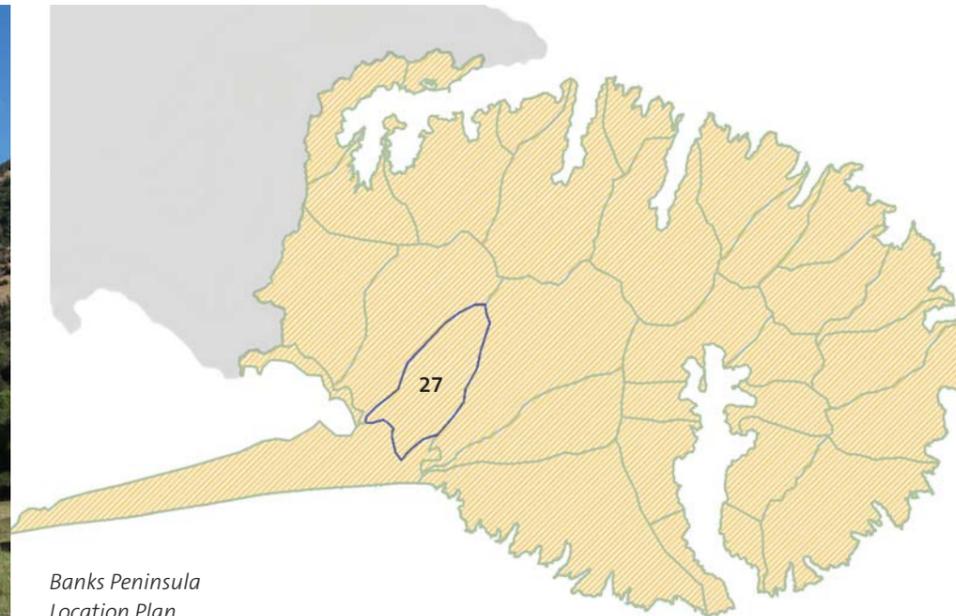


Lake Forsyth is bounded to the east and west by steeply rising slopes. The main Christchurch to Akaroa road follows the lake at the base of the western hills.

27 Prices Valley



Regenerating bush dominates the slopes of the middle section of the valley.



*Banks Peninsula
Location Plan*

27 Prices Valley - Character Description

This character area extends inland from Kaitorete Spit. It includes two main valleys, the largest of which is known as Prices Valley. Two large, steep-sided spurs contain these valleys and separate them from the adjoining character areas. The spurs descend from an unnamed peak (785masl) at the head of Prices Valley.

Minor side roads give public access to both valleys for a short distance, before leading onto private property. The floor of Prices Valley, with its well-maintained homesteads and cottages shows a high level of domestication. Farming use with pastoral grazing on improved pastures and some small-scale orchards dominates the outer valley. There are several shelterbelts across the valley floor and clusters of exotic trees near farm homesteads and along the road are the predominant type of vegetation. However, some small patches of forestry (gum trees and conifers) and horticulture (greenhouses) can also be found in the mid section of the valley. Rocky outcrops are exposed on the bare northwest facing slopes, while scrubby native vegetation covers the upper slopes of the upper valley.

A reserve has been created about 4 km up the valley to protect the podocarp remnants on the valley floor. Scrubby vegetation on the spurs on the northern side of the valley has been included in the reserve and fenced from farming use. The roadside reserve does not provide any walking tracks, but it is one of the few places on the Peninsula where one can drive under a true forest canopy.

The gently sweeping valley provides a feeling of privacy and enclosure. Shelterbelt plantings and fence lines create the dominant visual pattern of the outer valley. The regenerating bush on the slopes and native forest in the mid section form more organic outlines. The edge of the meandering stream has been altered to a significant degree by adjacent farming use apart from the section where it flows through the reserve.

The shorter valley, where the Waikoko Stream emerges, also has open northwest-facing slopes, largely bare of woody vegetation. Native scrub and shrublands occupy the steeper, southeast-facing slopes. The flats have an intensive pastoral character.

The main Christchurch to Akaroa road skirts the base of these spurs, providing travellers with short glimpses up each valley. The eastern spur of this character area forms a headland around which the main road tightly curves, creating a sense of leaving one landscape and entering another.



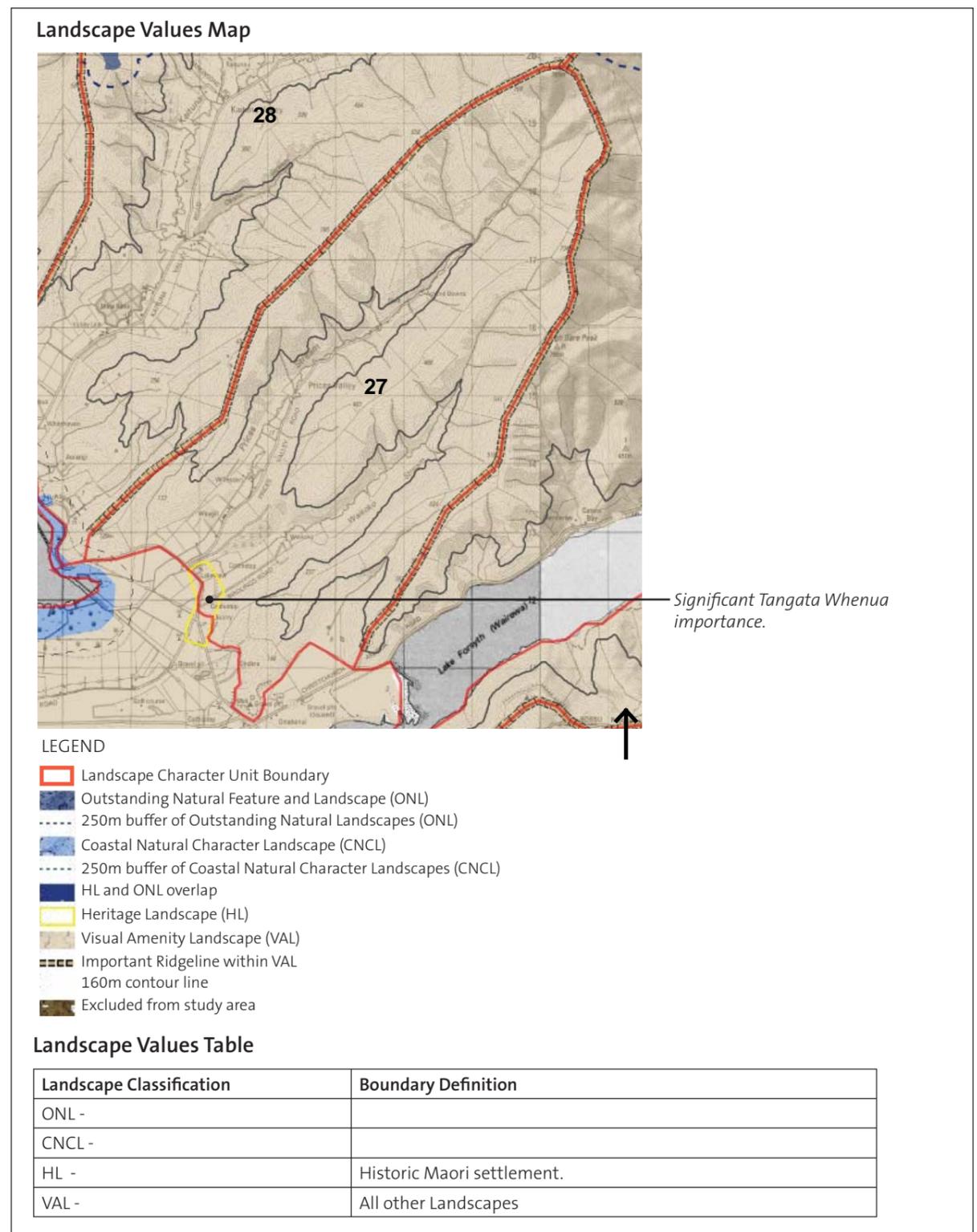
27 Prices Valley - Evaluation

The two valleys that make up this character area contain sensitivities/values particularly related to the ecological values identified in the area, and the heritage values associated with a cluster of archaeological sites.

While farming use is dominant in this area, there are some important podocarp remnants, tussocklands, and extensive areas of regenerating scrubland that have been recognised as RAP's. One bush remnant has already been placed under a QEII covenant. These bushed gullies and tussocky spurs add important natural science as well as scenic amenity values.

A cluster of archaeological sites, most of which relate to Maori settlement patterns, have been identified around the mouth of the valley. Two of the sites are within this character area while the remainder are immediately adjacent but actually sited within the Kaitorete Spit character area.

Prices Valley also has a pleasant, domesticated and horticultural character that adds some amenity value to this landscape.





The gentle sweeping valley provides a feeling on privacy and enclosure.



Shelterbelt planting and fence lines create the dominant visual pattern of the outer valley.



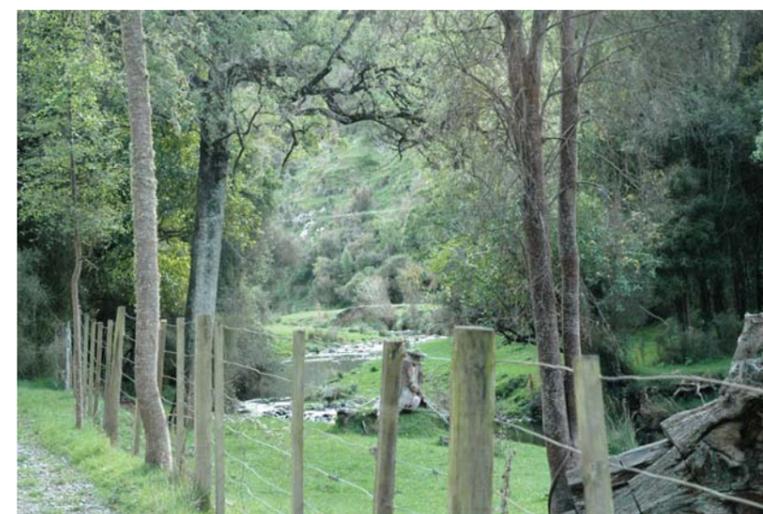
Maintained homesteads and cottages add to the high sense of domestication.



Land use is dominated by pastoral grazing.



Greenhouses and orchards are also important land uses in the valley.

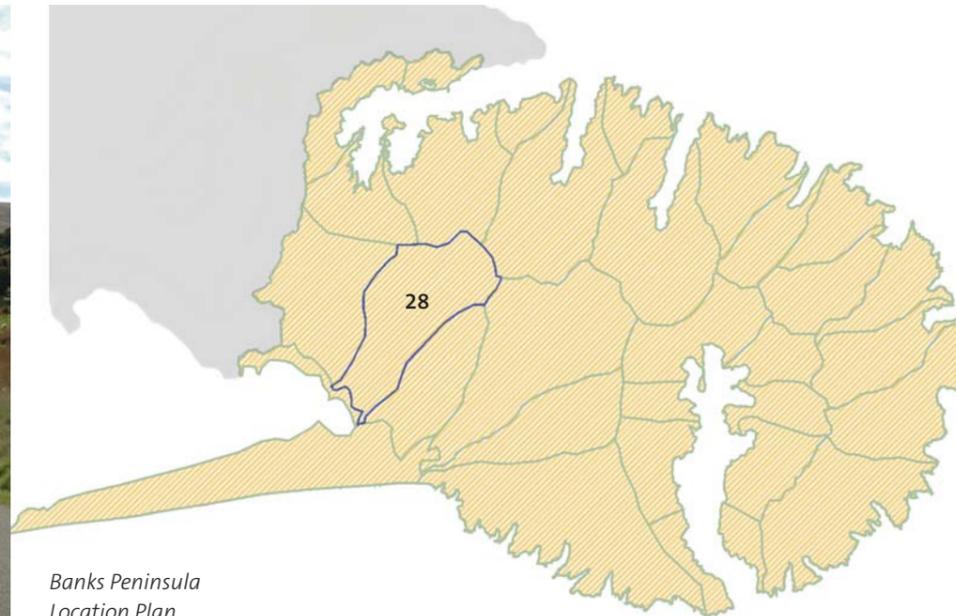


Prices Valley is one place on the Peninsula where one can drive under a true forest canopy.

28 Kaituna Valley



The valley floor is wider at the entrance, becoming higher and narrower towards the foot of Mt Herbert.



*Banks Peninsula
Location Plan*

28 Katiuna Valley - Character Description

Kaituna Valley is well-defined character area incorporating a single valley located off the main Christchurch to Akaroa Road, between Motukarara and Little River.

The steep flanks and peaks of Mt Bradley (855masl) and Mt Herbert (919masl), the two highest points on the Peninsula, loom large above the head of this long, sweeping valley. From this ridge, two main spurs descend steadily from Mt Bradley and Mt Herbert to the edge of Lake Ellesmere, almost enclosing the narrow valley.

Minor, flat spurs push out gently towards the valley floor creating shallow, softly corrugated slopes. Rocky outcrops and bluffs are visible along parts of the upper slopes and the Remarkable Dykes are a particularly prominent rock feature on the ridgeline high above the valley. However overall, the surrounding ridgelines form a relatively smooth silhouette against the sky.

The valley floor is wider at the entrance, becoming slowly and steadily higher and more narrow until it reaches the base of Mt Herbert, deep amidst the surrounding hills.

Many small creeks drain these slopes and feed the Kaituna River which twists and turns down the valley and into Lake Ellesmere. The lake would once have extended into the mouth of this valley, creating alluvial, fertile soils.

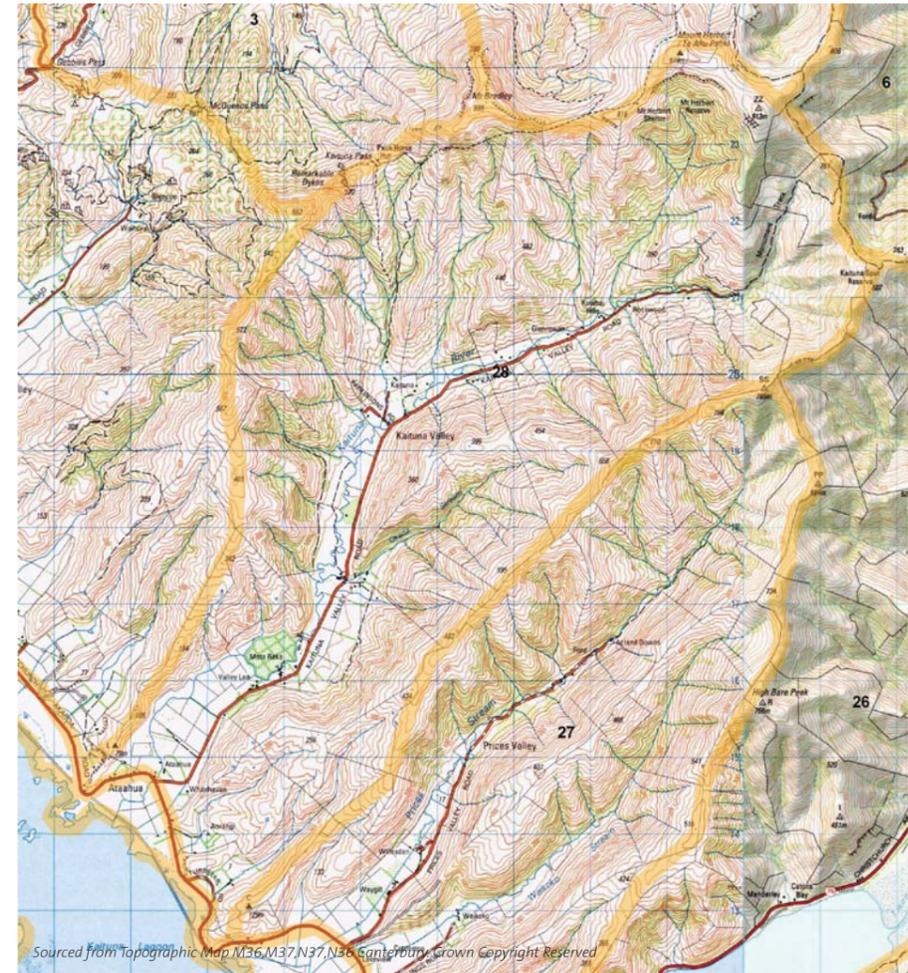
Land-cover is predominantly modified pasture, but there are extensive areas of remnant and particularly regenerating bush and scrub in the gullies on the southern faces.

There is also a variety of exotic fruiting trees and vines in orchards across the valley floor, amenity planting around homesteads and protective shelterbelts. There are several reserves within this character area including one notable pocket of remnant bush on the valley floor that includes scattered stands of old podocarps and titoki.

Apart from the orchards and vines, other land use in this area includes farming and forestry. The upper slopes also provide important recreation opportunities, particularly for access to Mt Herbert and the Pack Horse Hut.

There is one road that extends the length of the valley floor and a number of scattered dwellings are located on either side.

Only the mouth of the valley is visible from the main Christchurch to Akaroa Road, as the valley curves back on itself and is screened by the steep intervening hills. When moving through it, views up and down the valley are not revealed all at once, but open and close around the viewer in different scenes. Much of this narrow valley is surrounded by hills of more than 500masl, adding to the sense of enclosure.



28 Kaituna Valley - Evaluation

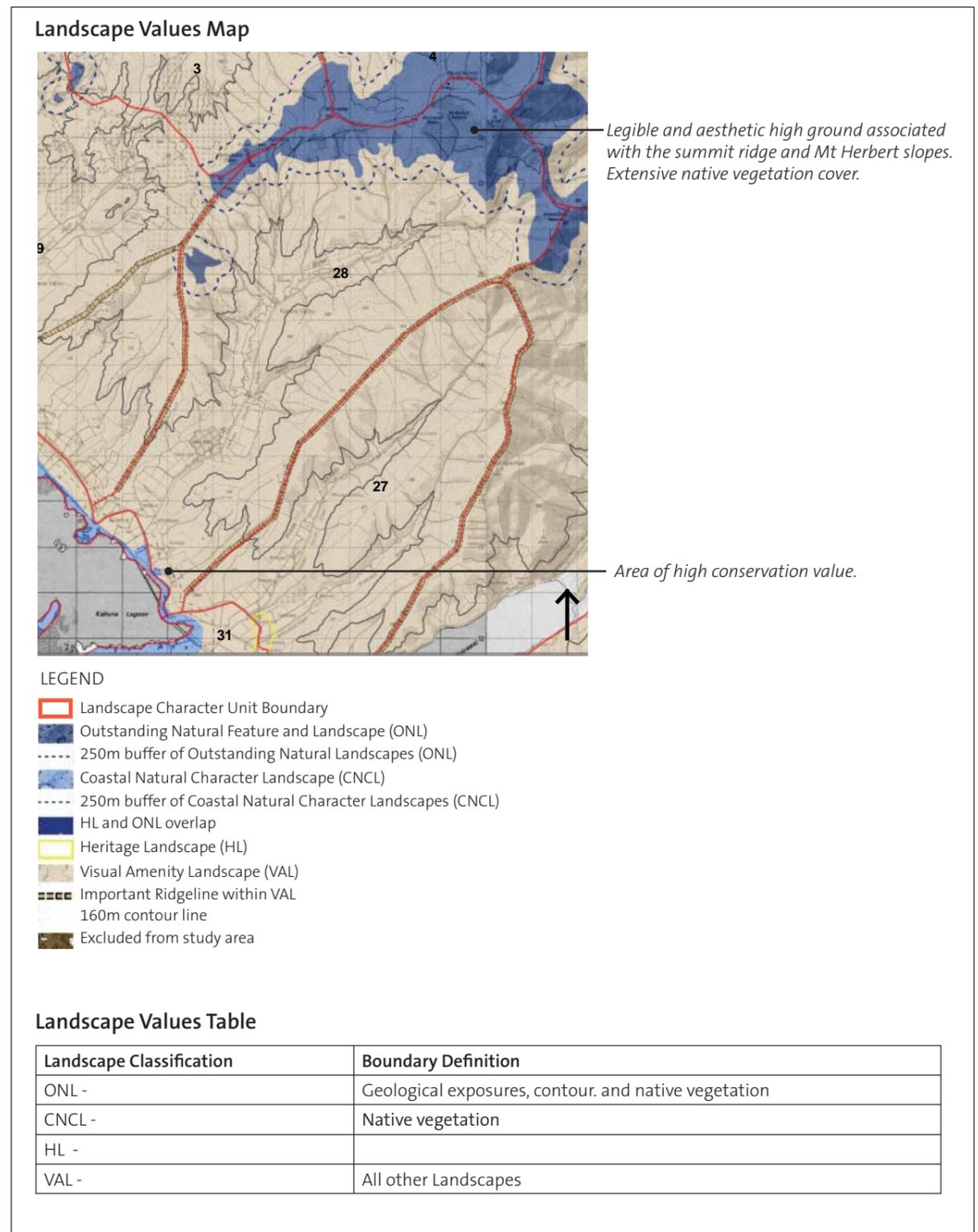
The key sensitivities/values associated with this landscape area are related to its geomorphology and legibility, visual spatial qualities, ecological and scenic values and the charming diverse, agricultural character of the valley landscape.

Rocky outcrops, vents and knobs along the western ridgeline and valley sides represent the volcanic flows and vents in the area, several of which have been identified as significant landforms.

Mt Bradley and Mt Herbert, at 855m and 919m respectively, are the highest points on the Peninsula and together form the high wall that is the visual backdrop to the valley. On the Lyttelton crater rim east of Kaituna Pass the Remarkable Dikes represent highly legible geological features.

There are three DoC administered Scenic Reserves on the upper slopes at the head of the valley, protecting and providing access around the peaks of Mt Bradley and Mt Herbert. There is also a notable pocket of remnant podocarps in a small reserve on the valley floor. The bush remnant contains an outstanding stand of even-aged New Zealand Ashes, which is one of the largest stands in Canterbury. Three RAP's have been identified that represent the attractive and diverse combination of tussocky spurs, bush gullies and rock outcrops on these slopes.

The diversity of land use in this valley, including orchards, vines, farming and forestry, create a charming mosaic of land use patterns that adds to the amenity values in the area.





When moving through it, views up and down the valley are not revealed all at once, but open and close around the viewer in different scenes.



Land-cover on the valley floor is predominantly modified pasture with exotic shelterbelts.



Areas of scrub and rocky bluffs on the southern faces.



A pocket of notable remnant bush on the valley floor includes scattered stands of old podocarps and Titoki.



There is a variety of exotic fruiting trees and vines across the valley floor and lower north-facing slopes.

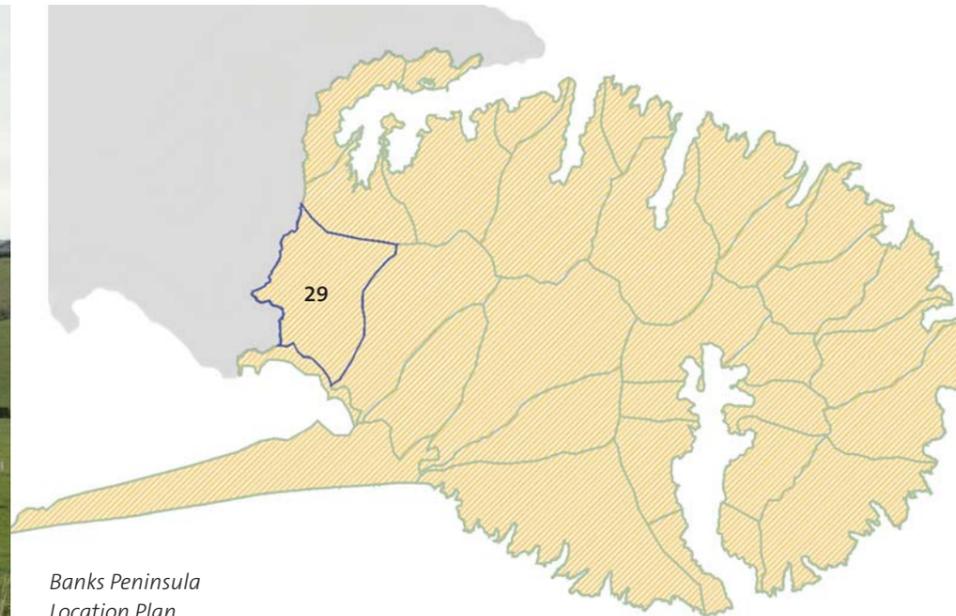


Upper slopes provide important recreation opportunities, particularly for access to Mt Herbert and the Pack Horse Hut.

29 Gebbies Valley and McQueens Valley



The flat top of Mt Bradley is a dominant landform above these valley floors.



*Banks Peninsula
Location Plan*

29 Gebbies Valley and McQueens Valley - Character Description

This character area incorporates several parallel, linear valleys, on the southwestern slopes of Banks Peninsula, between Motukarara and Kaituna Valley.

The northern boundary of the area is a broad saddle that forms part of the 'neck' of Banks Peninsula. The low saddle reflects the geological history of this area. It contains the Peninsula's oldest and most eroded rocks, whereas the long, finger-like spurs on either side of the Gebbies and McQueens valleys are the outer flanks of more recent Lyttelton Volcanics.

The crests and upper flanks of all these eroded ridges and spurs have an unusually knobby relief where erosion has exposed interesting outcrops and rocky crags.

The entrance to these valleys is flat farmland. Gebbies and McQueens are exceptionally broad valleys and quite deep, with three small spurs dividing them. Between the McQueens and Kaituna valleys, four smaller, v-shaped valleys separate low spurs like the narrow fingers of a hand.

Land-cover on the valley flats is primarily highly improved pasture associated with dairying, and less intensive farming on the slopes. Exotic shelterbelts stretch across the flats, providing protection for these valleys so exposed to the southerly. There are also extensive areas of forestry on the upper slopes at the head of the valleys as well as the well-known block wrapped over the spur at the entrance to McQueens Valley. Very little native bush remains in this landscape.

Settlement is scattered throughout the area and housing and structures are typically associated with farming and some lifestyle properties. Although there is some sense of enclosure at the very head of some of these valleys, overall the area has a moderately open character due to the width of the flats and their orientation towards Lake Ellesmere and the sea.

Gebbies Pass crosses the neck of the Peninsula and provides a significant access link where several important roads converge, connecting Christchurch and the plains to the Peninsula and parts of the Peninsula to each other. It also marks a noticeable transition in character between the inner flanks of the Lyttelton Harbour landscape and the outer flanks of the Lake Ellesmere catchment.



29 Gebbies Valley/McQueens Valley - Evaluation

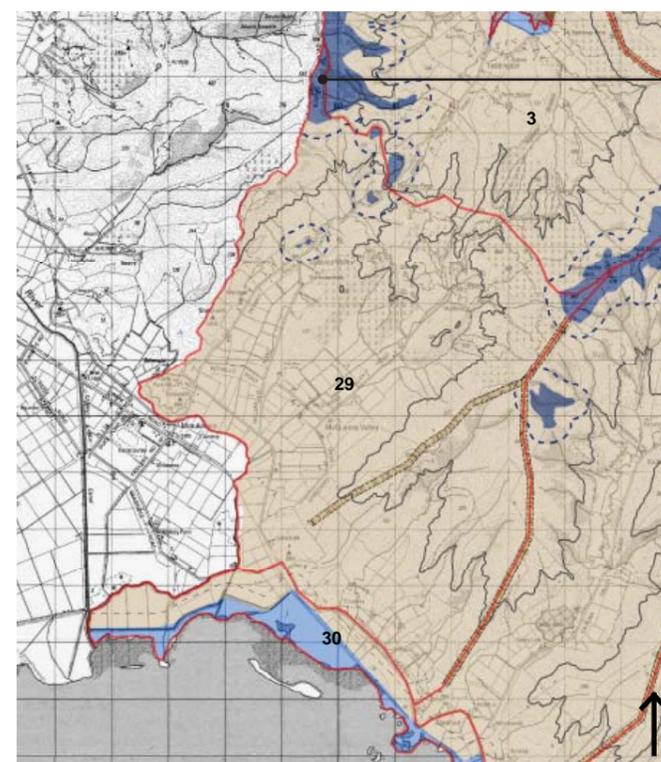
The legibility of the underlying ancient geological history of this landscape is among its key values. There is a QEII covenanted area close to this site where exposed, eroded rhyolite tors are visually prominent from the road, often the subject of photographs and closer inspection by passers-by. A geopreservation site, an important example of fossil plant beds, has been identified near the Gebbies Pass Road toward the head of the valley. There are many other outcrops and eroded rocky crags around the upper slopes and ridgelines, some of which have been identified as significant landforms, that provide interesting visual relief.

There are two archaeological sites in Gebbies Valley that indicate Maori heritage connections to this landscape. A cluster of heritage trees around the old church near the head of the valley, and the site of an early water trough on the hill above the main Christchurch to Akaroa Road both provide tangible connections to the early European settlement of the area.

While this landscape is dominated by exotic farmed grasslands and forestry, there is also an extensive area of bush remnants that has been identified as a RAP at the head of Graylees valley.

The Little River Rail Trail passes through this character area providing a recreational resource that is growing in popularity. Other amenity related values in this area are typically associated with its position at the 'neck' of the Peninsula, providing access links between, and elevated views to, the inner harbour landscape and the outer flanks of the Lake Ellesmere catchment.

Landscape Values Map



Legible and aesthetic outer flanks of crater rim landform.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	Ridgeline, study area boundary
CNCL -	
HL -	
VAL -	All other Landscapes



Exotic shelterbelts stretch across the valley floor, which is dominated by farming, though there is extensive forestry on the upper slopes and towards the head of the valleys.



Gebbies Valley is similar to neighbouring McQueens Valley - both broad and deep valleys.



At the entrance to McQueens Valley, a well-known block of forestry wraps over the spur.

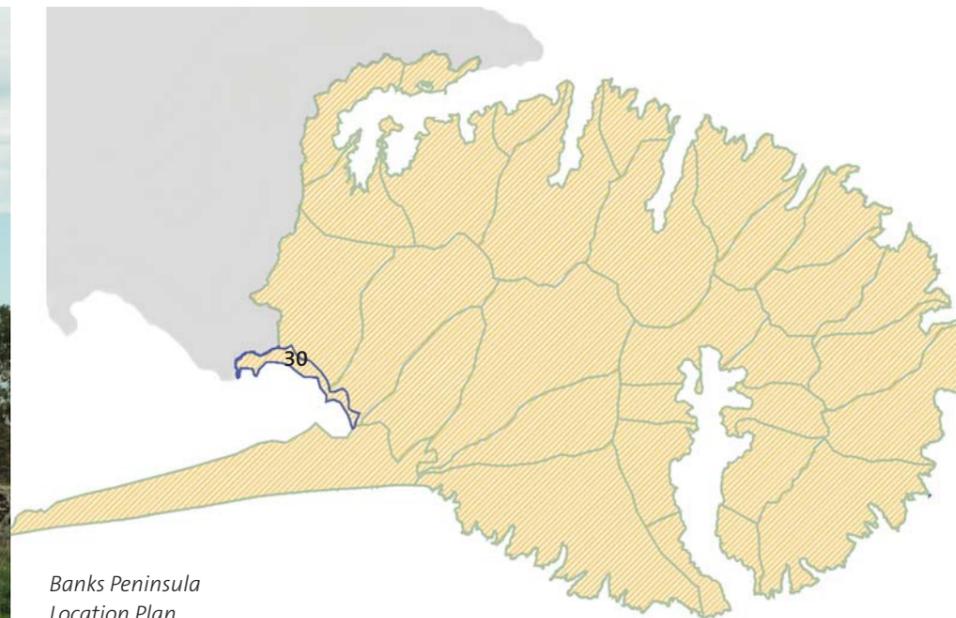


Eroded ridgelines and spurs have an unusually knobby relief of exposed outcrops and rocky crags reflecting the geological history of the area.

30 Lake Ellesmere Riparian Margin



The recently opened Little River Rail Trail, a popular cycle route, passes through this area. It is a new use of the old railway line that connected Lincoln to Little River.



*Banks Peninsula
Location Plan*

30 Lake Ellesmere Riparian Margin - Character Description

This small character area is bordered by the main Christchurch to Akaroa Road to the north and Lake Ellesmere to the south. It extends from the edge of the study area near Motukarara, west to Kaituna Lagoon.

This landscape area includes the northern banks of Kaituna Lagoon; one small corner of the flat to gently sloping riparian margins of Lake Ellesmere. Many small creeks and streams from the valleys to the north of this landscape all drain through it, and into the vast lake. The end of the wide man-made Halswell canal runs through this area, draining the low-lying landscape.

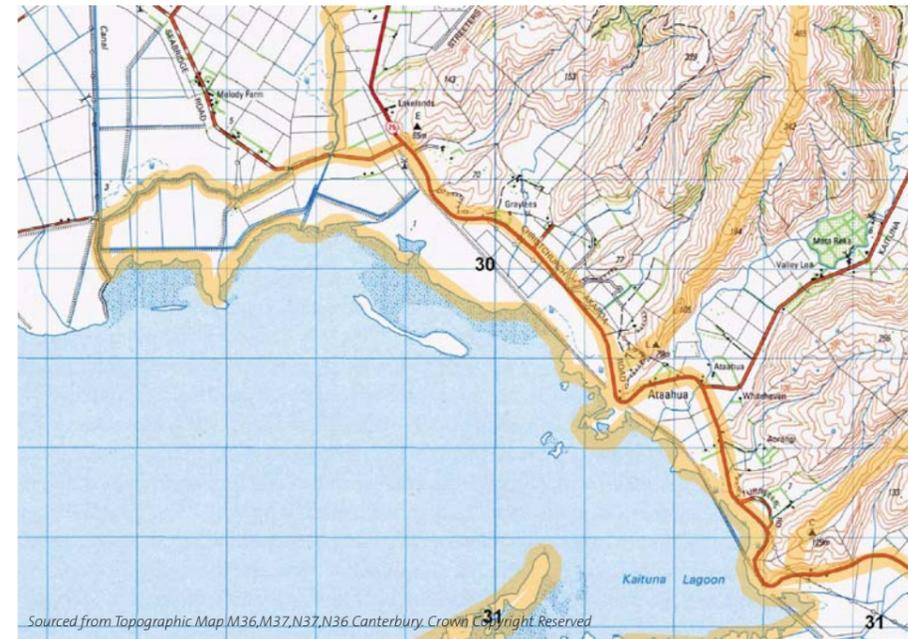
The whole Waihora/Lake Ellesmere area is very important in terms of New Zealand's geological and cultural heritage as well as for its fish and bird habitat and recreational opportunities.

The land cover is primarily characterised by farmed paddocks close to the road, which gradually grade into riparian marshland and wetland plant communities at the lake edge.

The salt marsh mudflats on the lake margin provide an important bird and fish habitat although the decline in the quality of the lake waters and margins has had a detrimental impact on many species.

Beef and sheep are farmed in the grazed paddocks while birdwatchers and duck shooters appreciate the recreational opportunities the lake-edge offers. The recently opened Little River Rail Trail, a popular cycle route, also passes through this landscape area. It is a new use of the old railway line from Lincoln to Little River that was opened in 1882 and operated for 80 years with the intention of reducing issues associated with the isolation of the area.

Open, panoramic views are possible across the lake to the Southern Alps however, it is difficult to grasp the extent of the lake due to the similar elevation of the road and the lake level which blurs and distorts the distant enclosing spit and lake horizon.



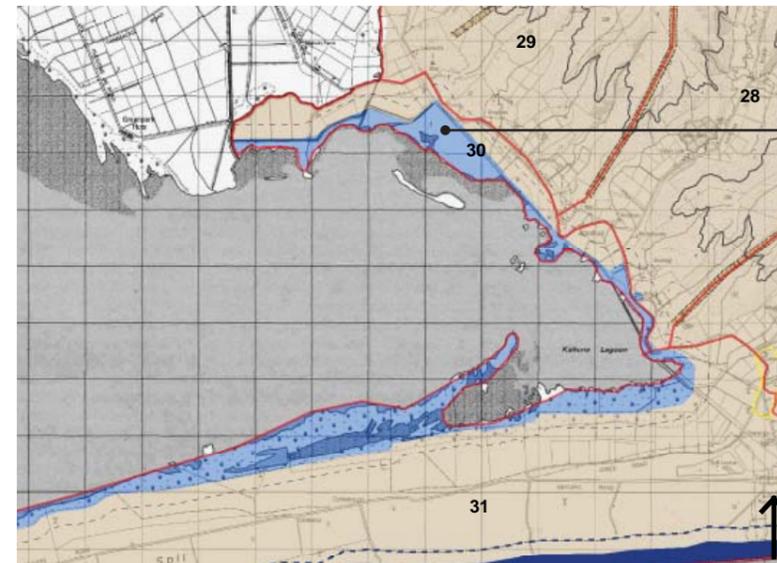
30 Ellesmere - Evaluation

The key sensitivities and values related to this landscape are associated with its position along the northern margins of the Kaituna Lagoon and Te Waihora/Lake Ellesmere. The whole of Te Waihora is important in terms of both Maori cultural heritage, and for its fish and bird habitat and recreational opportunities. However, values connected more specifically to these lake margins are associated with coastal wetland habitat as well as the amenity values related to birdwatching, duck shooting and to the DoC administered biking corridor that follows the old railway line from Christchurch to Little River through this area.

The landscape is a combination of wetlands and pasture, the balance of which changes seasonally with lake levels. The modified salt marsh mudflats provide valued farmland as well as important bird and fish habitat that add to the natural science and amenity values of the area.

Views from the busy road across these open fields to the lake, spit and beyond are also an important feature of this particular character area.

Landscape Values Map



Ecologically significant landscape of high coastal natural character.

LEGEND

- Landscape Character Unit Boundary
- Outstanding Natural Feature and Landscape (ONL)
- 250m buffer of Outstanding Natural Landscapes (ONL)
- Coastal Natural Character Landscape (CNCL)
- 250m buffer of Coastal Natural Character Landscapes (CNCL)
- HL and ONL overlap
- Heritage Landscape (HL)
- Visual Amenity Landscape (VAL)
- Important Ridgeline within VAL
- 160m contour line
- Excluded from study area

Landscape Values Table

Landscape Classification	Boundary Definition
ONL -	
CNCL -	Lake Zone CCC District Plan, DOC
HL -	
VAL -	All other Landscapes



This landscape area includes the northern banks of Kaituna Lagoon. Paddocks gradually grade into riparian marshland and wetland plant communities at the lake edge.



Beef and sheep are farmed in the grazed paddocks while birdwatchers and duck shooters appreciate the recreational opportunities the lake-edge offers.



This small character area is bordered by the main Christchurch to Akaroa Road to the north and Lake Ellesmere to the south. The land cover is primarily characterised by farmed paddocks close to the road.



Open, panoramic views are possible across the lake to the Southern Alps.

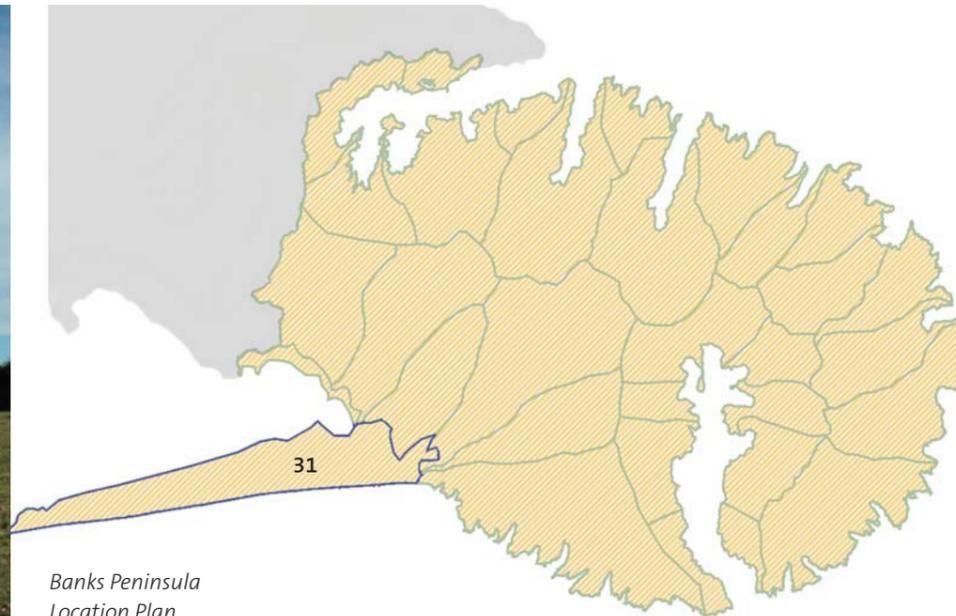


These isolated hill in the flat-lying borders of Lake Ellesmere, would have been islands at the time of higher sea level.

31 Kaitorete Spit/Birdlings Flat



This landscape has the bare, exposed character associated with a place at the very edge of the land.



*Banks Peninsula
Location Plan*

31 Kaitorete Spit/Birdlings Flat - Character Description

This character area incorporates the vast, low-lying spit that separates Waihora/Lake Ellesmere from the sea. It is located on the southern side of the Peninsula, between Lake Forsyth and Lake Ellesmere.

The Waihora/Lake Ellesmere area is very important in terms of New Zealand's geological and cultural heritage as well as for its fish and bird habitat and recreational opportunities.

Over a period of approximately 5000 years, Waihora/Lake Ellesmere became first a bay, then an estuary and finally a lake, enclosed by the distinctive Kaitorete Spit, a long, narrow barrier of sand and shingle.

The beach barrier or 'spit' as it is known, is broadest and feels least exposed where it connects to the volcanic 'mainland' at the edge of Lake Forsyth. It tapers to a tenuous connection in the south where the lake is able to be artificially opened.

The sea and plains form a flat horizon to the south, leading the eye far into the distance. To the north, the volcanic peninsula creates an indented yet abrupt, striking wall of spurs, ridges and valleys. This vertical element emphasises the low-lying, expansive character of the spit. It is a dry and stony place, open and essentially flat apart from slight undulations formed by the underlying gravely dunes.

Vegetation is noticeably different between the main spit and the 'connecting' shoulder, reflecting the different land-use in these areas. The spit is dominated by modified pasture. Exotic shelterbelts occasionally break up its vast, open character and some scattered, low-growing native plants survive the grazing regime. East, at the Birdlings Flat settlement, these same prostrate, divaricating plants grow densely in large areas of stony, undeveloped land. Other vegetation here includes some amenity garden planting around the dwellings and clumps of mature, windshorn *Macrocarpa*. There is considerably more vegetation here than further along the spit, although with the exception of the large pines it is mostly quite low growing, providing little shade or shelter.

The salt marsh mudflats on the lake margin and the spit's coastline provide two different, important bird habitats although the decline in the quality of the lake waters and margins has had a detrimental impact on many species.

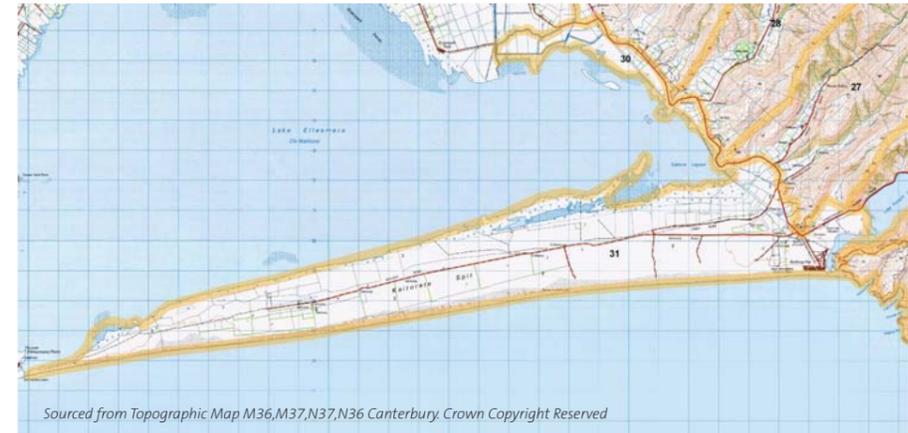
This place has many important Maori connections. There have been significant settlements, both seasonal and established, around this area in the past. It has been a source of many vital resources including fish, birds and materials such as harakeke and pingao.

The current settlement at Birdlings Flat is an iconic New Zealand coastal bach settlement with a mixture of holiday and permanent homes, many of which appear to have evolved over almost as many years as the shingle dunes on which they sit. Along with many coastal locations in NZ, the desirability of the settlement has increased over recent years and its character is slowly changing to include larger, more suburban style homes.

In the late 19th century, a wharf off the Spit facilitated the transportation of timber from the Peninsula across the lake to Christchurch. Today, modifications on the main spit include the access road, a scattering of farmsteads, fencing and other farm-related developments such as drains and stopbanks.

Birdlings Flat and Kaitorete Spit are also greatly valued by birdwatchers, duck-shooters, fishermen and gem-collectors. Extensive views across the lake to the Alps and down the east coast are possible and it is a good position from which to observe the dramatic approach of a dark, southerly front.

This landscape has a large scale and the bare, windswept and exposed character associated with a place at the very edge of the land.



31 Kaitorete Spit - Evaluation

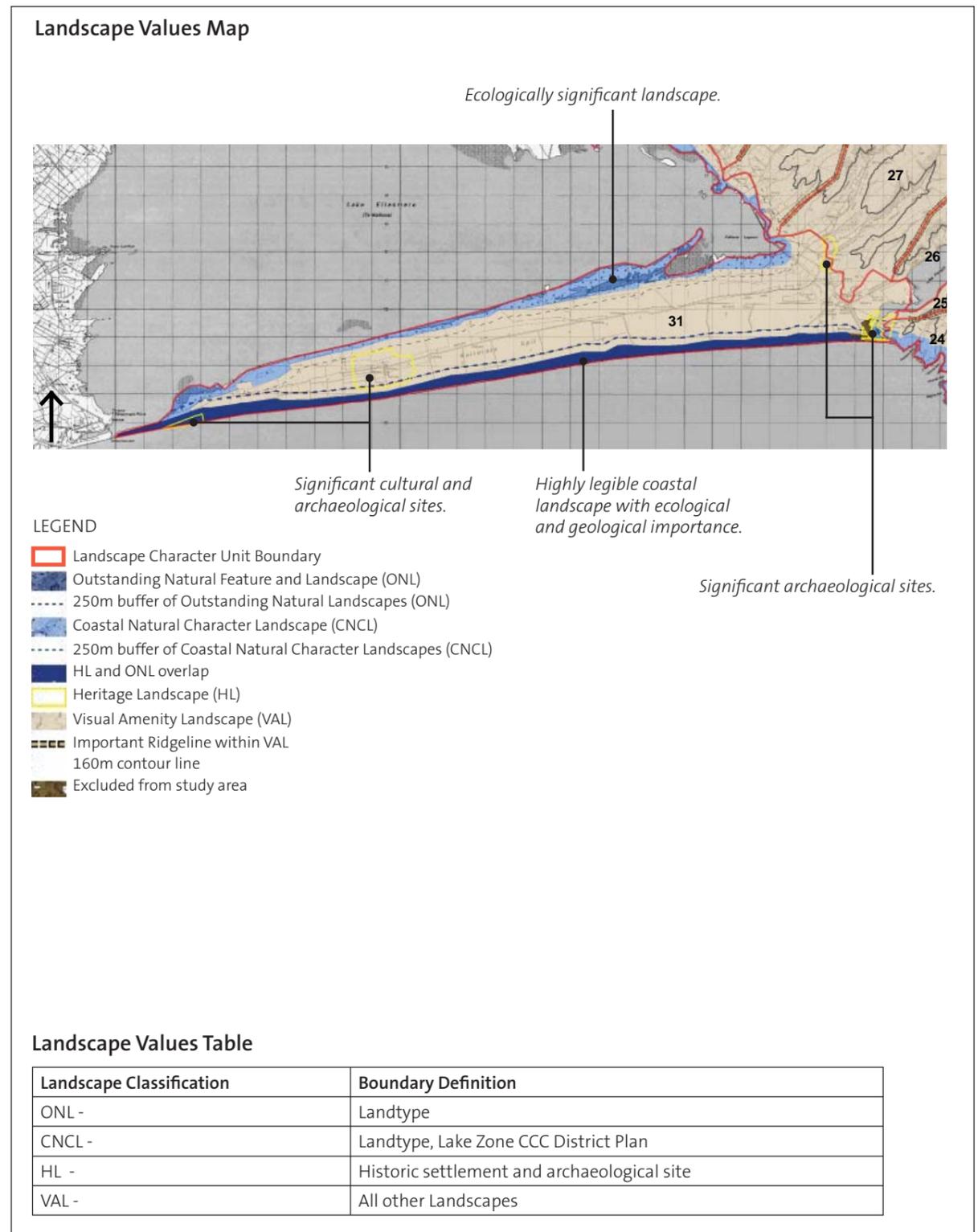
The Kaitorete Spit character area has a number of sensitivities and landscape, natural character and amenity related values particularly associated with the geological interest in its formation, natural science/ecological values, heritage/cultural values, recreation opportunities and the unique sense of place that the bach settlement represents.

The whole of the spit is an identified geopreservation site. It has been formed by the action of longshore drift from the south and is made up of stones of diverse geological origin, including semi-precious gemstones, some from as far away as the Mt Somers region. Clearly, the spit has a highly legible form as an extensive, low-lying beach barrier.

Other elements with natural science and natural character related values include the salt marsh mudflats on the lake margins, coastal vegetation and habitat, and the DoC Scientific and Conservation Reserves on the spit and around the mouth of Lake Forsyth. ECAN has identified the outer coast as a significant natural area.

There are numerous archaeological sites identified along the coastal edge of the spit, indicating significant Maori connections to this landscape. Many of the communities on the Peninsula, the settlement at Birdlings Flat tells a visible story of the way many New Zealanders experience our coastal landscapes. The way the dwellings have evolved over the years is of some cultural value as a reflection of a typical New Zealand bach community.

The recreational opportunities taken up by bird watchers, gem collectors, fishermen and others are also of important amenity value in this area.





The vast, flat spit connects to the volcanic mainland at Lake Forsyth, then tapers to a point at the artificial opening of Lake Ellesmere.



*The shape of the *Macrocarpa* trees reflect the exposed windswept character of this southern coastal landscape.*



The iconic NZ coastal bach settlement of Birdlings Flat. Many baches have evolved over the years into more permanent homes.



An important site for Maori, the old pa site and remnants are still visible today.

Phase 3 - Management Mechanisms

Terms of Reference

Stage 3 of the Landscape Study is concerned with management of the landscape.

The “Landscape Project Terms of Reference” requires the Study to include:

Recommended management techniques to address the identified threats taking into account interrelationships and overlaps between landscape categories and the use of buffering; current and potential land use and practices and the social, economic and cultural wellbeing of the community.

Recommended management techniques for “other landscapes” within the Peninsula.

Identification of cross-boundary issues as between Banks Peninsula District Council, Selwyn District Council and the Christchurch City Council.”

Development of a landscape management strategy for each type of landscape identified, including both non-statutory and statutory tools, which can be translated into District Plan provisions.

The brief requires that for each type of landscape identified (i.e., Outstanding, Coastal Natural Character, Heritage and Visual Amenity landscapes), statutory and non-statutory tools are developed. These tools are required to be capable of being translated into District Plan provisions. It is important to note that the brief does not require the Study to write the actual rule, and this section of the Study does not therefore attempt to prepare a document that would constitute a Plan Change document.

In accordance with the brief the Study identifies the types of mechanisms that would assist in achievement of desired landscape outcomes. It is understood that this information would form the basis for mediation between the appellant parties and could be used as evidence in any Environment Court proceedings. It is understood that it is the mediation or Environment Court hearing where the details of the final provisions would be agreed and these would then be drafted by the Christchurch City Council.

Background to Landscape Protection

Consistent with international trends New Zealand is experiencing increased pressure in areas of valued landscape for development or change in land use. A consequential tension has evolved between landscape protection and changing land use and this is reflected in a number of studies undertaken in the early part

of this decade e.g., *The Impact of Rural Subdivision and Development on Landscape Values* a report prepared by the Ministry for the Environment, the reports *Managing Change in Paradise* in 2001 and *Superb or Suburb* in 2003 prepared by the Parliamentary Commissioner for the Environment and *A Place to Stand – the protection of New Zealand’s natural and cultural landscapes* by Raewyn Peart for the Environmental Defence Society in 2004.

The report “*Managing Change in Paradise*” notes that in many rural localities landscape change is considered inevitable and often desirable. What is less clear is the degree to which areas should be protected from future change.

As the purpose of the Resource Management Act is concerned with the *management of effects of resource, use, development and protection* it has been assumed that District Plans provide the appropriate vehicle for management of the effects of landscape change. However, it should be acknowledged that the tension surrounding landscape protection versus development is fundamentally linked to tensions between private property rights and public benefits. In New Zealand the costs of landscape protection (or limiting land use options in order to keep the landscape as it is today) are borne by landowners yet the demands for protection and benefits of maintaining the landscape are for a wider public who do not share in these costs.

With respect to Banks Peninsula the wide ranging and now long-standing issues related to landscape rules in the District Plan reflect:

- o tension between private property rights and demand for public benefit;
- o wide concern for potential cumulative effects on landscape values; and
- o perceived inconsistencies (from organisations and individuals with varying interests) in administration of the District Plan.

Throughout the time spent in conducting this Study, our Study Team has been aware of the care and appreciation held by landowners of the District for its landscape and amenity values. These people value the landscape, to the same degree, if not more, than day-trippers from Christchurch. Indeed it is the care with which many families have managed the land for generations that has made Banks Peninsula the treasured landscape it is today and the Study Team acknowledges the frustration felt by these people at the prospect of rules being imposed to ensure what many have practiced on a daily basis for years, is continued into the future.

The Study Team acknowledges that the livelihood of landowners/farmers is also tied to this landscape and as a result their perspective is different from those who consider there is a simple solution of “locking the gate” and leaving the landscape to endure into the future. Landscape plays an important role in wellbeing, quality of life and sense of place, however landscape is also a part of the land resource which is fundamental to economic activities such as farming, forestry, horticulture and tourism as well as conservation. The Study Team acknowledges that many landowners on the Peninsula have a mix of economic and conservation activities within their property and the Banks Peninsula Conservation Trust has played a significant role in encouraging and securing the preservation of many important sites.

It is in this context, combined with the statutory obligations imposed on the Christchurch City Council that the Study Team acknowledges that the ability to support economic activities is a matter that requires serious consideration. It would appear that the fundamental challenge is to find a balanced approach to the conflict between use and preservation.

Linking Values to Mechanisms

In identifying the Values of the landscape in Stage 2, the next task of the Study Team has been to link these Values with management mechanisms. To do this the Study Team posed the following questions:

What are the values we are trying to protect/address?

What are the landscape outcomes desired in each of the landscape category areas?

What types of activities can impact on landscape values and what are the nature of those effects?

Parts I and II of the landscape study have identified and described the features of the landscape that contribute to its high amenity and scenic values. Broadly these relate to:

- o the unique landform created by volcanos with its resultant high legibility of its geological formation; and
- o the mosaic and intimate character of land use which have evolved over time – the “consistent variety” in vegetation cover and land use; and
- o the rugged and more isolated coastline of the outer bays back-dropped by wide open ridgelines.

The following section aims to identify the values that are important in each of the Landscape categories and the types of outcomes that would be desirable from a landscape study perspective. Feedback from consultation is that these outcomes fail to take into account the social and economic needs of the community. These considerations are built into the subsequent considerations of the preferred management tool.

Areas with Potential to Absorb Change

The Christchurch City Council has also asked Boffa Miskell to identify areas which, from a landscape perspective, may have some potential to absorb further change in terms of land use intensification and built development. These have been broadly identified on the relevant map however further detailed investigation would be required of the landscape values in each locality to determine the boundaries for any area of change. It is also acknowledged that landscape is only one component of considering the potential for change and that other considerations relating to heritage, cultural values, servicing, access, geology, hydrology etc would be required before any structure plan or plan change process was initiated by Council.

Outstanding Natural Landscapes

These are the landscapes with the most significant values as assessed in relation to the statutory requirements of Section 6(b) of the Resource Management Act. The Act imposes a duty upon the Christchurch City Council to ensure that these features and landscapes are protected and the intended outcome for Outstanding Natural Landscapes is to avoid further modification of these areas and the outstanding natural features within them. Activities and structures which may potentially modify, obscure or alter the particular values identified are therefore to be discouraged from occurring e.g., sky-lining an outstanding ridge line, or the planting of trees around an outstanding geological feature. It is therefore anticipated that higher or stricter levels of control would be imposed in the Outstanding Landscape. It is intended that the table below provides a link between the values that make natural features and landscapes outstanding, the intended outcome and eventual management mechanism(s).

Landscape Category	Values	Areas	Desired Outcome
Outstanding Natural Features and Landscapes	Legibility – areas of the landscape that are most expressive of its formation.	In particular, legibility of Akaroa and Lyttelton Crater Rims and the volcanic layering of Mt Bradley, Mt Herbert and Mt Evans summits and upper slopes are exceptional. Kaitorete Spit active shoreline Diamond Harbour dipslope Special Note: the entire peninsula landscape is legible.	Avoidance of human modification of these areas and features. It is important to note that working farms are part of outstanding landscapes. Continuation of farming activities in these landscapes is therefore anticipated. Avoidance of skylining of buildings
	Natural Science – geological, ecological and dynamic components of the landscape	Geopreservation sites, selected domes, dykes and vents, indigenous forest remnants and regenerating indigenous vegetation where these are RAPs, current reserves and covenanted sites.	Avoidance of encroachment and modification of geological and landform features. Retention of areas of significant indigenous vegetation.
	Aesthetic Quality – memorable, natural, scenic, visual	Most impressive examples of Peninsula’s natural landscapes displaying strong predominance of natural features, patterns and processes with lesser evidence of human activity.	Maintain an absence of development and commercial forestry, to retain continuity and setting of impressive landforms and ridgelines, natural coastlines, presence of extensive native vegetation
	Shared and Recognised – special values to people as expressed through art, media, literature etc	Key viewpoints – 250m radius Reserves with Walking Tracks - 100m buffer either side Favourite places - identified from survey	
	Cultural – areas identified by tangata whenua	Whole of Peninsula	

Coastal Natural Character Landscapes

In accordance with Section 6(a) of the Act the Coastal Natural Character Areas are highly valued for their naturalness and lack of obvious modification. Similar to the Outstanding Natural Landscape the intended outcome is to retain an unmodified environment in the immediate vicinity of the coastal margin (land/water interface). This outcome is concerned with an absence of structures and exotic planting and avoidance of human induced change to the contour of the land, with a predominance of natural character.

Landscape Category	Values	Areas	Desired Outcome
Coastal Natural Character	Natural Character - naturalness	Areas of unmodified coast	Minimise or avoid additional modification physically and visually. Avoid ribbon development along the coastline.

Heritage Landscapes

Heritage Landscapes are the best examples of areas that are expressive of their historical importance. The intended outcome is two-fold – this includes maintenance of heritage features by avoiding any physical and visual encroachment on a site as well as encouraging development and activities to be sympathetic to, or respect, landscape patterns, which are associated with, or reflect, the heritage of the area. This provides for the continuation of the context or setting for the heritage values. It is therefore anticipated that development in these areas would require additional assessment in relation to heritage values.

Landscape Category	Values	Areas	Desired Outcome
Heritage Landscapes	Heritage - reflects historic heritage and significant features	Heritage sites and protected trees	Protection of features and views to features. Avoidance of encroachment of development both physically and visually on the feature.
		Heritage landscape precincts and districts	Avoidance of development which adversely affects the context and surroundings of heritage features by contrasting or undermining the existing landscape pattern.

Visual Amenity Landscapes

This landscape category applies to the balance of the Rural Zone on the Peninsula, all of which is considered to be of high aesthetic quality. These qualities are a result of small scale development and land use creating a mixed pattern or mosaic of activities in a varied topographical landscape e.g., bush and pasture with housing dotted in-between. There is an absence of large scale and concentrated development and the desired outcome sought is to perpetuate this scale and variety of activity in the landscape and avoid the domination of particular activities and land use.

A reducing level of control would be anticipated in this landscape and accordingly, some provision is made for planting, earthworks and buildings which meet performance standards to be a permitted activity. The Study Team has sought to set the development standards at a level where any significant land use change would be required to be assessed having regard to the values and features of a particular site. This enables the land use to better reflect the mosaic nature of the landscape and respond to the opportunities provided by the variety in topography, vegetation and character. This flexibility also retains the ability to control cumulative effects over a number of sites.

Landscape Category	Values	Areas	Desired Outcome
Visual amenity landscapes	Visual Quality – adds to amenity, pleasantness, visual attractiveness, coherence and scenic values.	Settled Peninsula i.e., all areas not outstanding. These are “working” landscapes with small scale patterns of pasture, bush, an absence of concentrated development. Many have strong topographical variety. Dominant ridgelines, where these are not within ONLs. Isolated landforms expressive of particular volcanic and erosive activity and various rocky summits. Smooth slopes of the Outer Coast.	Maintenance of small scale landuse patterns, sited in harmony with landform. Controlled growth - identify areas capable of absorbing further change in the landscape (e.g., valley floors) with a recommendation to prepare structure plans for rural-residential and settlement growth. Regard to be had to heritage values, context, connections, character, natural features, waterways and cultural impacts.
		Indigenous forest remnants and indigenous vegetation not included as Outstanding.	
		Modified coastal areas and harbours	

Threats

The Terms of Reference requires the Study Team to identify potential threats to landscape values.

At a generic level landscape change is often, but not always, brought about by economic drivers. Traditional pastoral farming activities have strongly influenced and shaped the rural landscape of the Peninsula that we see today. Should pastoral farming become less economic there is pressure to intensify land use or increase the scale of an activity or more closely subdivide the land to assist in economic viability.

This is coupled with a dynamic national real estate market in New Zealand, which at the “top end” has seen an increased demand for coastal property and residential sites in locations of high natural beauty. This would indicate that there is potential for increased demand for housing on Banks Peninsula which is not related to productive farming but more concerned with selling sites with great coastal views or high amenity values.

Threats arise where:

- o activities become larger in scale and therefore a more dominant and singular feature of the landscape e.g., large scale forestry compared with small scale tree planting interspersed with indigenous outcrops and open pasture;
- o housing is developed in locations that detract from open and natural characteristics or in more intensive clusters that contrast with the mosaic pattern or open coastal character that currently exists;
- o planting and/or structures obscure or alter the outline of natural landforms; earthworks alter natural contours;

Threats also arise through cumulative change i.e., landscape change arising over time from incremental development or “creep” where an existing modification in the landscape is used to justify further change.

As previously acknowledged many of the appellants are landowners who have been excellent caretakers of the landscape. The study team has noted however that all of the appellants (farmers and conservationists) appeared to share a mistrust of future land owners or developers who may care less about the landscape and see the value in maximising opportunities for larger scale land activities or by exploiting outstanding coastal views. In the Study Team’s view it is this potential for intensification and/or increase in scale of land use activities, along with inappropriate siting of buildings which presents the greatest threat to the Banks Peninsula landscape.

More specifically, these effects are related to earthworks, loss of areas of significant indigenous vegetation in areas of outstanding landscape values, the placement of buildings and structures and tree planting.

Earthworks

Earthworks can leave exposed and cut surfaces which contrast with surrounding vegetation and the natural contour. As a consequence they can be visually prominent and unsightly. Earthworks can potentially alter the shape and slope of the natural contour, particularly if straight/sharp lines are left which contrast with a more rounded topography.

When considering effects created by earthworks and the types of management mechanisms that may be appropriate consideration should be given to the scale, volume, depth and location (visibility) of the area subject to the earthworks.

Tree Planting

Tree Planting can have a visual effect where the planting provides a stark contrast to the openness of a landscape. This contrast could result from the scale as well as the appearance of the planting. Tree planting for commercial purposes tends to be linear or ordered in its layout and consist of a singular species. Access tracks and areas of felling may be visually prominent, especially in steep terrain. This results in an “unnatural” appearance compared with indigenous vegetation which consists of a variety of plants of different scale, colour and texture and which generally conforms to the natural contour of the land.

When considering effects of tree planting and the types of management mechanisms that may be appropriate, consideration should be given to the scale of the planting, its layout (spacing and pattern), the species and purpose of the planting. It is accepted that amenity planting and indigenous revegetation tends to avoid a large scale and uniform layout while shelterbelts are an anticipated part of the rural environment. It may therefore be inappropriate and unnecessary to impose controls on non-commercial planting. Location and visibility are important considerations, and encroachment (physical and visual) on heritage and outstanding natural features could result in the visual obscuring of these areas and features. Sky-lining may also present an unnatural contrast which is inappropriate in outstanding landscapes. Consideration of cumulative effects when assessing scale may also assist in avoiding physical encroachment of trees in outstanding and heritage landscapes.

Vegetation Removal

In some landscapes, it is the vegetation that contributes strongly to the area's natural character and landscape values. This can include exotic planting where it is of a smaller scale and has been planted in harmony with the topographical and land cover features present in the landscape. In other cases, it is the presence of indigenous vegetation which contributes to the landscape values. The loss of this vegetation may have significant ecological, landscape and visual effects. When considering the effects of vegetation removal and the types of management mechanisms that may be appropriate, consideration should be given to the types and value of vegetation that should be subject to removal controls e.g., should controls apply to indigenous vegetation or be limited to Areas of Significant Indigenous Vegetation (Section 6c sites). Consideration should also be given to the operation of those controls e.g., area, volume, time/spatial control i.e., limited removal over a defined time span.

Buildings and Structures

Buildings and structures can modify or dominate a landscape depending on their location in relation to topography and vegetation, and their colour, material finish, height and size. In addition, buildings such as dwellings can result in modification of the surrounding land area as a result of consequential changes such as domestication of the landscape with gardens, washing lines, driveways etc. When considering the effects of buildings and the types of management mechanisms that may be appropriate, consideration should be given to:

- different types of buildings; and
- their purpose (e.g., farm accessory buildings are an anticipated feature of a rural environment);
- the variation offered by topography and vegetation for location of buildings;
- cumulative effects;
- visibility;
- encroachment (physical and visual) on heritage and outstanding natural features and landscapes; as well as
- domination in areas of high natural character.

Background to Development of Management Mechanisms

Statutory Context

The Resource Management Act sets the statutory context for managing the use, development, and protection of natural and physical resources of Banks Peninsula. The Act requires that this sustainable management regime enables “*people and communities to provide for their social, economic, and cultural wellbeing*”. In achieving this purpose, the Council is required to “*recognise and provide for*” as a “*matter of national importance*”:

- the preservation of the natural character of the coastal environment.....and the protection of them from inappropriate subdivision, use, and development;
- the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.
- The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.
- The protection of historic heritage inappropriate subdivision, use, and development.

The Council is also required (under Section 7) to have particular regard to:

- The maintenance and enhancement of amenity values; and
- Maintenance and enhancement of the quality of the environment.

Considering Sections 5, 6 and 7 of the Act together reaffirms that the statutory context is requiring the mechanisms to provide for economic wellbeing as well as landscape values. Economic wellbeing may require land use change to occur within the landscape and this requires an overall judgement to set the thresholds for what change can occur as of right, and at what thresholds Council or wider community consideration of that change is necessary or appropriate.

Study Team Principles

- 1 That the Outstanding Natural and Coastal Natural Character Landscapes are of the highest priority, as directed by the Resource Management Act. The mechanisms selected must therefore seek to protect their values and also be supported by well-developed objectives and policies.
- 2 That any performance standard, in order to be effective and efficient, must have certainty and a measurable outcome. If this cannot be achieved then an alternative to a performance standard is required.

- 3 The aesthetic diversity and mosaic nature of large parts of the Peninsula presents the challenge of “consistent variety” in the landscape. This suggests that a rule based approach is less likely to be effective as the rules may not apply equally and fairly to the majority of situations i.e., the diverse range of site types and locations result in many valid exceptions to a rule. This suggests that site by site assessment may be more flexible and fair and enable greater consideration of individual sites and ultimately better landscape “fit”.
- 4 The need to acknowledge and provide for farming as part of the working landscape. This needs to be balanced with Point 3 above, with provision made for some activities and buildings to occur as of right.
- 5 To avoid complexity in rules.

Can Rules Deliver on the Outcome? Is an Assessment Based Approach Appropriate?

It is the view of the Study Team that there is a limitation to the effectiveness of rules to ensure protection of landscape values. Rules which control the setback, height, coverage etc of buildings do not guarantee that a building will be well placed and sensitively designed within the landscape and there are examples where a fully complying building can be erected that has an adverse effect on the character and amenity of a locality. In the reverse, there are many excellent examples where well-designed and located buildings are not accommodated by rules and should be provided for. Rules will always be limited in discretion due to their need for certainty and clarity of administration. This limitation needs to be considered when forming an overall view on the degree of permissiveness/restriction in developing management mechanisms.

In this context the Council needs to incorporate some method into the District Plan which provides some degree of certainty as a minimum but also identifies the thresholds over which discretion is required to assess the appropriateness of a development on a site. In addition, mechanisms although important, are unlikely to effectively address the more fundamental issues of landscape protection such as conflicts between public and private interests, or the adequacy of Council resources to thoroughly and consistently review the impacts of proposals on landscape values.

The challenge is to have a more site-responsive process for management of change in the landscape without creating disincentives for landowners and developers. A standards-based approach sets the threshold or trigger point at which individual site consideration is required and should enable the proposal to be processed or considered against clear, outcome-focused assessment criteria. Council also needs to consider if all of these thresholds should be required to go through a public notification process.

Existing Rules

The Study Team has referred to the existing District Plan rules. Where there are existing useful and well developed rules we do not see a need to dispense with these. Consequently, we do not want to recommend a whole new management scenario, but more one that can be fitted into the existing Plan structure and make use of existing definitions or provisions. We note where these provisions have been subject to appeal.

Options for Tools

In considering the options for management mechanisms, the Study Team has focused its attention at the activity level, i.e., the status of the activity in the District Plan and the ability to manage effects through standards or assessment.

The costs and benefits of a particular activity status are discussed in the following sections:

- o General costs and benefits of different status i.e., Permitted, Controlled, Restricted Discretionary, Discretionary, Non-Complying. These costs and benefits would apply to all of the different activities being considered.
- o Activity specific - further consideration of the types of rules and options which are specific to each activity is then discussed.
- o By Landscape Category - the recommended management scenario is presented for each landscape category.

Following this section, the Study Team has then considered the role of non-regulatory mechanisms.

General Costs and Benefits of Different Activity Status

	Benefits	Costs
Permitted	High degree of certainty for land owner. Certainty is beneficial for economic decisions and wellbeing.	Potential for impacts on landscape features high as no ability to assess effects and require mitigation. Any permitted activities therefore ideally kept at a smaller scale.
Controlled	High degree of certainty for land owner. Certainty is beneficial for economic decisions and wellbeing. Assessment matters can relate to landscape values and be supported by non-regulatory information such as guidelines.	Potential for impacts on landscape features remains medium to high as although conditions can be imposed, applications could not be turned down. Can be unclear how far conditions can seek amendments to the proposal.
Restricted Discretionary	Moderate certainty for land owner as clear what matters Council will be considering and proposal can be modified to respond to those matters. Due to need to provide for economic use of land resource and the wide area of land over which the ONL/CNC applies, acknowledge that there will be circumstances and locations where development may be appropriately undertaken and at a scale that does not compromise the values of the area. Councils clearly able to consider impacts on landscape, impose conditions or decline. Groups with landscape interest can potentially be involved as submitters. Land owners have certainty that submitters can only be involved in landscape issues.	Open for public notification and potential to be declined. May discourage investment with consequential economic effects.
Discretionary	Councils clearly able to consider impacts on landscape, impose conditions or decline. Potential for all groups with a landscape interest to be part of process.	Reduced certainty for land owner as not clear what effects Council would consider, open for public submission and can be declined. Other effects not landscape related may be considered. May discourage investment with consequential economic effects. Council has limited ability to consider impacts on the landscape objectives and policies and decline on grounds of non-conformity. Potential submitters can oppose proposal on any effects, not just landscape. Increases uncertainty for land owner.
Non-Complying	Council has full control. Avoids a stream of applications. Greater community certainty that landscape values will be protected. Potential for all groups with a landscape interest to be part of process.	Less certainty for land owner as Council considers both environmental effects and conformity with District Plan objectives and policies. Significant disincentive for land owners. Land owner forced to consider very carefully appropriateness of proposal in terms of location, overall impact on landscape. Potential submitters can oppose proposal on any effects, not just landscape. Increases uncertainty for land owner.

Earthworks

It is assumed that the existing definition and existing exemptions in the District Plan are retained. The definition of earthworks is not subject to challenge as part of the appeals nor are any of the exemptions subject to specific challenge. The definition of earthworks specifically excludes:

- o the cultivation of land to establish plants
- o the digging of holes for posts
- o works carried out to establish effluent disposal systems
- o earthworks associated with the construction of any approved building
- o maintenance of existing drains

The definition applies to all other excavation or depositing of earth, rock or soil or the filling of land with any material and specifically includes:

- o quarrying
- o prospecting
- o land contouring
- o road or vehicle accessway construction

The existing rules of the District Plan (Standard 3.2.2. and 3.5) allow for earthworks (where they comply with the maximum uphill cut and side casting measurements) to be provided for as follows:

- maintenance, refurbishment or replacement of existing, lawfully established buildings and structures
- minor bridges and culverts permitted by the Regional Council
- maintenance of existing tracks, fence line or roads
- fencing
- water storage tanks, troughs, pump sheds

The following scenario therefore would not impact upon rural landowners ability to maintain existing tracks (subject to the standard for height of cut and spill of castings), maintain or erect new fences, cultivate fields, maintain roads, undertake earthworks for tanks or troughs, put in minor bridges etc.

The scenario would apply to (for example):

- quarries
- prospecting
- new roads or tracks
- major re-contouring or removal of land features

The current rules in the District Plan which are subject to appeal relate to earthworks in Interim Landscape and Coastal Protection Areas, the need for a setback from State Highways, a reduction in up-hill cuts and downhill spills and the imposition of a maximum volume.

The Study Team's brief has not been to investigate and recommend the appropriate levels or trigger points for these rules, however we note that many District Plans include both cut and volume controls and we would be supportive of including this combination of rules into the Banks Peninsula District Plan. This would cover scenarios where deep cuts are avoided but the extent in terms of area of earthwork is extensive.

The Study Team understands that an appeal has been lodged which seeks an exemption from earthworks for utilities. Such an exemption would not be supported in the Outstanding Natural and Coastal Natural Character Landscapes. With respect to the Visual Amenity Landscapes the Study Team would support earthworks for the purpose of installing underground utility services which did not meet the permitted activity standards to be a Controlled Activity.

Recommendation

The Study Team considers that all earthworks should be a Restricted Discretionary Activity in the Outstanding and Coastal Natural Character Landscapes.

We are generally supportive of the standards that are currently shown in the District Plan for 3m uphill cuts and 6m side castings as appropriate for the Visual Amenity Landscape. Where earthworks proposed would exceed this trigger/threshold, we would recommend that the activity be a Restricted Discretionary Activity. An exception is however suggested where the works are required for the undergrounding of a utility in the Visual Amenity Landscape, where the Study Team recommends that the proposal becomes a Controlled Activity.

The matters to which the Council's consideration should be restricted could include:

- o location of earthworks
- o extent or volume of earthworks
- o depth and length of cuts
- o siting, design and methods for implementing earthworks
- o impact on natural contours and alteration of the natural form of the land
- o impact on any geological features

- o impact on the legibility of the landscape
- o visibility of the area subject to earthworks from public viewing points
- o loss of native vegetation
- o impact on amenity and aesthetic values of the locality
- o impact on known cultural sites
- o rehabilitation – staging, earth shaping, the type of vegetation to be reinstated, number of plants if non-pastoral, maintenance of planting
- o location and shaping of any fill
- o any impacts on riparian margins
- o any impacts on indigenous habitat
- o control of run-off during excavation and prior to implementation of rehabilitation
- o requirement for an accidental discovery protocol and/or monitoring of earthworks within identified cultural and heritage landscapes.

Buildings

Once again, it is assumed that the existing definitions and exemptions for buildings would be retained as far as possible in developing landscape management mechanisms e.g., the maintenance, refurbishment or replacement of existing lawfully established buildings and structures; roofing of existing stockyards from specified standards. We note also that the District Plan structure already contemplates that some buildings will be permitted activities within the Rural Zone if they are able to comply with the standards for setback, height, site coverage etc.

In considering management mechanisms for buildings the Study Team had regard to the following points:

- 1 Feedback from consultation and the appellants workshop indicated support for one rule applying to all buildings regardless of their end use i.e., treat farm buildings and dwellings alike. This was particularly important for many taking into the account the “permitted baseline” argument where it is argued that there is no difference between the effects of a house and a farm shed in terms of their form and bulk.

- 2 Landowners within the Outstanding and Natural Character landscapes have expressed concerns at the prospect of having to obtain resource consents for all buildings. In particular, they are concerned that buildings and structures which are critical to farm function such as a pump shed or a second dwelling for a farm worker may be required to go through a full notification process at great expense and delay, undermining farm efficiency. The Study Team has also received feedback from other individuals and organisations in the community, including appellants, who consider that the management tools applying to buildings must be strict and require full consideration by all parties to protect the landscape values and avoid any further development.
- 3 Other matters that were raised in relation to buildings were concerned with the historical locations of buildings e.g., on many properties the only flat areas are those at the tops of the broad ridges and consequently these ridges are where homestead, cattle and sheep yards and other structures have logically and practically been located. The Values survey also revealed that where these buildings have been established a long time and may be surrounded by planting, people did not consider them to be adverse in the landscape.

In view of the above comments it is acknowledged that the uncertainty and cost of a resource consent can be substantive. In considering the range of mechanisms the Study Team has gone back to the principles that the Outstanding and Coastal Natural Character Landscapes are of greatest importance and therefore the greatest level of control should be imposed in these areas, and also the need to recognise that the landscape is part of an economic resource.

No feedback from utility companies was received within the consultation period for utility structures. The Study Team has treated structures for utilities as for other buildings i.e., if they meet the performance standards they can be permitted. It is recognised that many District Plans provide a separate section for utilities acknowledging their special characteristics and purpose. The Study Team would support a rule which enables existing structures to be maintained or replaced with another of the same or similar, height, size or scale, within the same or similar position and for the same or similar purpose. An exemption could also be made for utility structures, such as poles/support structures and undersized buildings (i.e., buildings less than 10m² and 3m in height), from setback provisions in the Visual Amenity Landscape.

In this context the Study Team decided that:

- o In the Visual Amenity Landscape, which covers the majority of the Peninsula, there is no need to distinguish between buildings in terms of their end use. This would include utilities.
- o In the Visual Amenity Landscape it is appropriate that there be some buildings which can have Permitted Activity status – providing certainty to enable on-going economic use of the land. The standards for Permitted Buildings should however be kept lower in accordance with the existing District Plan provisions e.g., 300m² and existing site coverage provisions. The appeal seeking that the standard be increased to 500m² is not supported. The appeal seeking that the setback of buildings fronting the coast be increased from 30m to 100m is however supported.
- o In the Visual Amenity, Outstanding Natural and Coastal Natural Character Landscapes, ridgelines should be protected, however where existing building clusters exist, any new buildings should be encouraged to these clusters subject to very tight limitations on size and/or subject to a resource consent process (see Recommendations below for more detail). This would acknowledge that on some properties there is limited flat land, and that many farm activities require flat land for stock yards and buildings and that it may be more appropriate to cluster buildings in existing modified locations than to have a spread of new buildings on visible slopes.
- o In the Outstanding Natural and Coastal Natural Character Landscapes buildings beyond existing clusters are strongly discouraged except for those which are required to assist in the on-going economic farming activity of the property. A distinction is therefore made between farm accessory buildings (restricted discretionary status – acknowledging their economic function) and all other buildings (non-complying status).

Density in the Visual Amenity Landscape

One of the most difficult issues for the Study Team has been consideration of the necessity and appropriateness of a density control for dwellings. Rules such as “one dwelling per hectare” provide a crude method of ensuring (generally) that there is sufficient open space maintained between buildings in the rural landscape of the Visual Amenity Area. Set out in the following table are some of the types of rules that can be used to control built development and their costs and benefits.

Method	Costs	Benefits
Minimum areas for dwellings	Crude method – not related to landscape values or productivity. May result in people buying land they don't want and adverse impacts on landscape values. Discourages clustering of houses.	Certainty of a rule. Generally results in spread of development in landscape and open space is maintained – provided minimum area is reasonably large (i.e., not 1 to 4ha).
Rationing Method – provision is made for one allotment for a house site to be subdivided from an existing title of specified size (existing at a particular date). Often formulaic.	No relationship between additional allotment/ house and ability of landscape to absorb change. Discourages cluster development. Council has limited ability to influence layout and location of activities. May contribute to cumulative effects.	Certainty for landowner as to what can or can't be done without resource consent. Spreads effects across landscape.
Management Plans - as an alternative to rules to require all subdivisions to be subject to a detailed and comprehensive management plan. Aims to encourage an innovative response to environment.	Limited certainty of outcome. Experience is indicating method is highly contestable. Development of plan requires significant resource and expense by both applicant and Council. Requires adequate mechanisms to be put in place to ensure long-term management and prevent further development.	High flexibility as to outcome.
Clustering – rules to encourage grouping of housing	Can be hard to achieve effective outcome if rules can only specify minimum and average sizes. May compromise rural character depending on scale.	Avoids fragmentation of productive land. To be effective requires an assessment based approach as distinct from rules based and should be site responsive i.e., subdivision design with variation in lot size, shape and retention of permanent open space. Can be complex to administer.
Conservation Lots – permit subdivision in return for protection of a natural feature	Need to ensure have comprehensive assessment of features/resources to be protected. Could result in scattered distribution of development based on locality of natural features rather than suitable development areas.	Provides an incentive to facilitate long-term protection. Landowner receives a gain/benefit for having an important natural feature of landscape. Can enable active management and enhancement of the area/feature.
Transferable Development Rights - Preserves values in one area and transfers development opportunity to another area with lesser values. Requires “donor” site to be protected in perpetuity to achieve the benefit.	Complex. Relies on person having ownership of titles in both localities. Council needs to be sure it is not simply transferring issue from one site to another. Need to determine values very carefully.	Development directed to areas where adverse effects not as significant or can be more effectively managed. Provides an incentive to the landowner.

In conclusion, the Study Team determined that although crude, a minimum area per dwelling was an effective rule in that it provided certainty, was easily measurable and was consistent with the existing District Plan methods. The Team does however acknowledge the concerns expressed during consultation and the appellant workshops that this scenario can waste good land, was often of an area greater than that required for housing and would encourage built development to spread out rather than cluster, which may in some circumstances be more appropriate. To ensure that the upper parts of hillsides retained their openness, a lower density is recommended above the 160m contour (this approach is also consistent with Selwyn District Plan which has upper and lower Port Hills rules).

The Study Team settled on 40ha as the appropriate minimum area for a density standard. This figure is not based on any scientific analysis of effects of density. It is based on the judgement and experience of the Study Team. A minimum area of 10ha or below is considered to be too intensive to maintain amenity values, while a minimum area of 100ha is considered unnecessarily large. Forty hectares was settled on as providing a level of openness and space between dwellings which

would generally retain the rural amenity and open space values that currently exists on the Peninsula. In recognition that sometimes there may be benefits in clustering buildings on a property a clustering rule which applies to existing buildings has been suggested. The Study Team has also acknowledged a concern expressed during consultation that the upper slopes of hillsides remain less developed, to maintain the open, rural outlook towards the hills. Accordingly, a two tiered system of lesser density above a specified contour line (160m) was adopted.

Closer subdivision of the land is indicated as a future possibility in those areas identified as having Potential for Change, subject to the further consideration of the suitability of these areas by the Christchurch City Council for servicing, access etc. It is the Study Team's opinion that provision for future housing in concentrated areas may assist in meeting lifestyle housing demands. The 40ha and 100ha minimums for dwelling density with more intense housing development directed to areas such as those identified with the Potential for Change, would in combination, assist in minimising the cumulative effects of housing sprawl in the rural landscape and maintain areas of openness.

Recommendations for Controls on Buildings

Outstanding Natural Landscape and Coastal Natural Character Landscapes

We recommend that there be a three tier approach to buildings in the Outstanding and Coastal Natural Character Landscapes. These are:

- o A rule to encourage any new buildings to be located in areas of existing building clusters. Where very small i.e., less than 50m², these could be a controlled activity, however any larger than 50m² and the proposed building would become a restricted discretionary activity (i.e., it can be subject to conditions or declined).
- o A rule to provide for farm accessory buildings as a restricted discretionary activity.
- o All other buildings to be a non-complying activity.

Example of a Rule for Existing Building Clusters - Outstanding Natural Landscape and Coastal Natural Character Landscape

Controlled Activity

Buildings of 50m² or less in area which are located within 50 metres of any:

- o *homestead / dwelling in existence at the (insert date at which this rule becomes operative); or*
- o *farm accessory buildings in existence at the (insert date at which this rule becomes operative) and which include at least two of the following – animal handling shed, implement shed, stock yards, hay barn or other major farm building.*

Where a proposed building does not comply with the size standard i.e., it is over 50m², the proposal should become a restricted discretionary activity. This would provide for second dwellings (assumed to be over 50m²) to be located as a restricted discretionary building where located within 50m of an existing cluster. To ensure that the District Plan rule encouraged clustering we would recommend that where buildings exceed the 50m distance from an existing building cluster the proposal would become either a Farm Accessory Building (see below) or a Non-Complying building (covers all other building scenarios). The Study Team did not support any exemption from these rules for utility structures.

Buildings which are located more than 50 metres away from any:

- o *homestead / dwelling in existence at the (insert date at which this rule becomes operative); or*
- o *farm accessory buildings in existence at the (insert date at which this rule becomes operative) and which include at least two of the following – animal handling shed, implement shed, stock yards, hay barn or other major farm building*

shall be considered as for farm accessory or other buildings in the Outstanding Natural and Coastal Natural Character Areas.

It is the opinion of the Study Team that an application for an oversized building in an existing Building Cluster or for a farm accessory building may not need to be notified. This places the onus on Council to identify and assess the landscape effects.

We would recommend that “Farm Accessory Buildings not within 50m of an existing building cluster” be listed as a Restricted Discretionary Activity. The Study Team notes that both “Accessory Building” and “Farming” are currently defined in the District Plan. Although the definition of “Farming” specifically excludes the erection of a dwelling, it may be necessary to also amend the definition of “Accessory Building” to clearly identify that dwellings are not farm accessory buildings.

The matters of discretion would be restricted to:

- o height
- o size
- o colour
- o reflectivity
- o location
- o earthworks
- o visibility from public viewing points
- o effects on the landscape values identified in the Banks Peninsula Landscape Study 2007

All “other buildings not within 50m of an existing building cluster” would be non-complying activities in the Outstanding and Coastal Natural Character Landscapes.

Visual Amenity Landscapes

In acknowledgement that the Visual Amenity Landscape covers the balance of the Peninsula, a significant proportion of which is used for productive purposes, there is a need to balance functionality with landscape sensitivity and make provision for buildings as a permitted activity. In this landscape category it is recommended that no distinction is made between dwellings and farm buildings. With respect to density we recommend that a minimum area is adopted (consistent with the approach in the existing District Plan).

We would recommend that buildings are permitted subject to compliance with performance standards relating to:

- o maximum size (300m²)
- o height 7.5m
- o setbacks – as per existing District Plan
- o location below ridgeline -20 vertical metres measured at right angles from the highest point of the axis of the main ridge (as identified on the planning maps) or sits within an Existing Building Cluster (as described above i.e., 50m² and located within 50m of existing buildings)
- o reflectivity – 40%
- o site coverage – as per current district plan i.e., 10% of net site area or 2000m² whichever is the lesser with the maximum size of any separate building being 300m².
- o A two tiered density standard - below 160m contour line density standard of one dwelling per 40ha and above the 160m contour line a density standard of one dwelling per 100ha. The full 100ha must be located above the 160m contour line.

The Study Team also supports a rule which enables existing utility structures to be maintained or replaced with another of the same or similar, height, size or scale, within the same or similar position and for the same or similar purpose. An exemption is also supported for utility structures, such as poles/support structures and undersized buildings (i.e., buildings less than 10m² and 3m in height), from setback provisions in the Visual Amenity Landscape.

Ridgeline Protection

It is important that any rule for ridgeline protection be very explicit and clear about how it is to be measured. Such a rule can result in arbitrary lines which may become a noticeable demarcation in the landscape. Where a rule can be developed which is clear and certain with respect to measurement (vertically and horizontally) then ridgeline protection can be effective. The above rule is recommended to be included as part of the management mechanisms for the Main Ridges (as mapped) in the Visual Amenity Landscape.

Another method is to include a requirement that there be no building seen against the sky when viewed from a road/public place. Some Councils require profile poles to be erected and then drive the local roads to confirm if the building rises above the sky line. A downside of this method is that later unexpected views can be obtained from further away and it is not clear over what distance Council should measure visibility e.g. should views be taken from an unformed legal road crossing a farm. The Study Team has not supported this requirement as a rule but has included it as a matter for assessment.

Non-Compliance with Standards

Where buildings do not comply with the above standards (except for density) they would become a restricted discretionary activity i.e., oversized, over-height, on or above a ridgeline, oversized in an existing building cluster, or with high reflectance. (The matters to which Council discretion is restricted would be the same as those identified above).

In respect of density we would recommend that where density is exceeded that the application required would be for a non-complying activity.

Forestry

The status of forestry in the existing District Plan has been appealed.

It is the Study Team's view that commercial forestry poses a threat to landscape values in respect of cumulative effects and increased scale.

A number of appellants have raised the potential for farmers to increase planting

on their farms to obtain carbon credits and have expressed concern that this activity would create a trend which conflicts with District Plan standards to discourage planting of commercial forestry. This is not a matter on which the Study Team is well-informed and in the absence of any Government directive it is difficult to guess if increased planting will be a reality. In addition the Study Team is not sure if planting for the purpose of carbon credits will be amenity/conservation planting or commercial planting. This matter has not therefore been incorporated into consideration of management mechanisms however the potential for a tension between rules discouraging planting in some locations and future Government policy seeking to encourage planting is acknowledged.

The Study Team recommends that only commercial forestry (as encompassed in the District Plan definition of Forestry) be subject to controls. Accordingly, the planting of trees for amenity and conservation purposes should not be subject to the same rules. We would recommend that the definition of Amenity Tree Planting is amended to also provide for planting for conservation purposes.

Outstanding Natural Landscape and Coastal Natural Character Landscape

All forestry to be a Non-Complying activity.

Visual Amenity Landscape

The Study Team recommends;

0 to 0.5ha forestry to be a Permitted Activity

From 0.5ha to 5ha forestry to be a Controlled activity

Over 5ha forestry to be a Restricted Discretionary activity

The Study Team has not made a distinction between forestry for commercial purposes and forestry which is harvested for personal use - which is encompassed under the definition of a woodlot in the existing District Plan. Our distinction has been limited to planting for commercial purposes and planting for amenity purposes (which is not recommended as being subject to a resource consent process).

Suggested Types of Assessment Matters

- *The extent to which the scale of the proposed tree planting may dominate the landscape, including any cumulative impact taking into consideration existing or consented tree planting on an adjoining site.*
- *The layout, spacing, pattern and spread of proposed commercial tree planting and the extent to which this conforms or contrasts with the existing contours and geographical features of the land concerned.*
- *The effect of any tracking or roading required for commercial forestry on landscape values, including visibility, scarring, and the extent to which existing contours are followed. Regard should be given to any rehabilitation or mitigation that would assist in mitigating any adverse landscape effects.*
- *The extent to which a proposed building, structure, earthworks or tree planting may adversely impact a waterway having regard to its natural character values and riparian planting.*
- *Whether the site contains a recorded archaeological site, and whether the NZ Historic Places Trust are notified.*

Vegetation Clearance

The Landscape Study Team understands that provisions relating to the clearance of indigenous vegetation are being considered as part of the Ecology appeals. The Team does not propose to recommend any additional rules or provisions relating to the maintenance or removal of indigenous vegetation within the Visual Amenity Landscape.

The Landscape Study Team does however consider that areas of significant indigenous vegetation are an important contributor to the natural science and aesthetic values within the Outstanding and Coastal Natural Character Landscapes. Should the Ecology appeals result in the mapping of Sites of Significant Indigenous Vegetation, it is the view of the Landscape Study Team, that the retention of this vegetation is important from a landscape perspective, as well as an ecological perspective. Any removal of this vegetation would therefore result in a loss in landscape values. A rule is therefore recommended within the Outstanding Natural and Coastal Natural Character Landscapes as follows:

Non Complying Activity

The removal of vegetation from any Sites of Significant Indigenous Vegetation as shown on the Planning Maps and occurring within the Outstanding or Coastal Natural Character Areas.

This rule would not apply to any indigenous vegetation. It would only apply to those sites identified and mapped on the District Plan Maps as Areas of Significant Indigenous Vegetation and would also fall within the boundaries of an Outstanding Natural or Coastal Natural Character Area.

Buffers

The Landscape Project Terms of Reference asked the Landscape Study Team to address the use of buffering as part of the management mechanisms. This request recognises that there is an area of sensitivity where the higher valued Outstanding Natural and Coastal Natural Character Landscapes adjoin the Visual Amenity Landscapes, which have been assessed as having lesser values. There is a concern that activities and structures within the Visual Amenity Landscape which are located close to the boundary with an Outstanding or Coastal Natural Character Landscape may adversely impact upon the higher valued areas.

The Landscape Study Team has considered a range of options, from having no buffer through to a 500m buffer. Consideration was given to the nature of Permitted Activities in the Visual Amenity Landscape and the permissiveness of the standards that applied. The Team concluded that the performance standards for Permitted Activities are relatively stringent and there was not a wide range of built development or extensive planting that could occur as of right i.e., resource consents would already be required for large buildings. The potential threat to the Outstanding and Coastal Natural Character Landscapes was therefore not considered to be high. With respect to the width of the buffer, the Study Team considered that the distance chosen should reflect the area of immediate vulnerability and avoid imposing further restriction on land which was not considered to be of outstanding value. The Team noted that a wider buffer mirroring the controls of the Outstanding and Coastal Natural Character Landscapes would in effect be extending those landscape categories, which would conflict with the outcomes of the Values component of the Study.

The Study Team determined that a 250m buffer represented an appropriate area for influencing further control. A controlled activity status is recommended for all permitted activities within the buffer area as follows:

Buffers

In the Visual Amenity Landscape any permitted activity located within the 250m buffer shown on the Planning Maps shall become a controlled activity. The matters to which Councils control is limited include:

- o Location*
- o Height*
- o Size*
- o Site Coverage*
- o Colour*
- o Reflectivity*
- o Visibility from the coastline and public places*
- o Earthworks*
- o Effects on natural character*
- o Effects on the landscape values identified in the Banks Peninsula Landscape Study 2007*

Any activity in the Visual Amenity Landscape which is restricted discretionary, discretionary or non-complying activity located within the 250m buffer shown on the Planning Maps, shall have regard to the assessment matters for the Outstanding Natural Landscapes and Features and the Coastal Natural Character Landscapes.

Heritage Landscapes

The report Banks Peninsula Cultural Heritage Landscapes identifies the most outstanding cultural heritage landscapes where the loss of integrity in the surrounding landscape may degrade the overall cultural heritage values present.

The report is not explicit as to the exact values in the landscape that contribute to this integrity and makes recommendations such as “retain rural and small village character”, “maintain as farmland”, “rural landscape should be preserved”, “developments should be sympathetic”, “not to undergo modification such as by new roads, buildings or other developments”.

The Study Team was of the opinion that these types of recommendations did not provide the required certainty and measurability to write rules that would achieve protection. These were matters however, that could be developed into Assessment Matters for any development which required a resource consent within a heritage precinct.

In addition it is noted that some of the management mechanisms suggested in the Cultural Heritages Landscape report are outside the District Plan process e.g., the development of Heritage Conservation Management Plans. The Report notes that Orton Bradley Park is already managed appropriately as a historical district and accordingly, this site has not been identified with a Heritage Overlay as the application of further Council assessment is not necessary. Similarly, the Eastern Bays Pa Sites is not included in the District Plan as a Heritage Overlay as the Report is unclear with its recommendation. The Report advises that sites are already protected and “do not merit” a cultural heritage landscape, but goes on to note that consideration should be given to the integrity of sites and their settings.

With respect to the Little River Cultural Heritage Landscape the Report advises “*no precincts or cultural heritage landscapes have been proposed on the basis of present information...the area needs further research*”. A Heritage Overlay is shown on the Landscape Study maps however this may need to be removed unless the City Council wishes to undertake further investigation to support its inclusion on the Planning Maps.

Heritage Landscape	Outcome Desired from Cultural Heritage Landscape Report
Teddington – Governors Bay Cultural Heritage Landscape	Retain rural and small village character. Avoid degradation by large, intrusive buildings or unsympathetic development.
Purau – Ripapa Island Cultural Heritage Landscape	Maintain current conservation.
Purau – Ripapa Island Cultural Heritage Landscape	Retain rural and small village character. Avoid obtrusive buildings and developments. Maintain farmland as context for its historic significance and to protect archaeological sites. Ground disturbance to be monitored.
Port Levy Cultural Heritage Landscape	reserve rural landscape. Developments to be sympathetic to rural amenity. Ground disturbance to be monitored.
Pigeon Bay Cultural Heritage Landscape	Preserve rural landscape. Developments to be sympathetic to rural amenity. Ground disturbance to be monitored.
Panau Pa Cultural Heritage Landscape	Preserve setting and avoid modification by new roads, buildings or other developments.
Okains Bay Cultural Heritage Landscape	Support existing conservation work.
Pa Bay Cultural Heritage Landscape	Preserve setting and avoid modification by new roads, buildings or other developments.
Onawe Pa Precinct and Curtilage	Maintain present pattern of land use and management.
Southern Bays Cultural Heritage Landscape	Maintain absence of development.
Birdlings Flat Cultural Heritage Landscape	A heritage management and conservation plan is required.
Little River Cultural Heritage Landscape	Requires further research to confirm inclusion on Planning Map.
Waikakahi Cultural Heritage Landscape	A conservation and management plan is required.
Kaitorete Cultural Heritage Landscape	Retain current land use.
Rabbit Hut Cultural Heritage Landscape	A conservation and management plan is required.

The Study Team has also referred to the Consultation Paper prepared on behalf of the five Ngai Tahu Papatipu Runanga in relation to landscapes with cultural values. It is acknowledged that the Runanga advise that the whole of the Peninsula is an Outstanding Landscape in terms of cultural values. Accordingly, no individual sites of cultural value are identified.

The Study Team notes that a potential conflict has arisen between Heritage Landscapes and those landscapes which are capable of absorbing further change (requested to be identified by the Christchurch City Council). This reflects that these landscapes have historically been the most accessible and easy to develop in terms of built structures.

The Study Team considered the appropriateness of a similar rule to that recommended for “Buffers” i.e., buildings and earthworks which are permitted activities become a Restricted Discretionary Activity within a Heritage Cultural Landscape. This level of assessment may be necessary to ensure that the heritage values of the locality are able to be considered in relation to these types of development. Due to the potential conflict however with encouraging development in areas with potential to absorb change, it is the Study Team’s opinion the most appropriate mechanism is for Council to undertake further investigations into the appropriateness of rezoning these areas. The rules of any new zone would need to provide for a structure plan or other mechanism which specifically identifies and provides for the heritage values of the locality. The mechanism to alter the status of an activity is less preferred. The following is an example of the type of rule that would create this scenario.

Heritage Values

In the Visual Amenity Landscape any permitted or controlled activity located within a Heritage Overlay shall become a restricted discretionary activity. The matters to which Council’s consideration is restricted shall be those assessment matters for the Heritage Overlays.

Any activity in the Outstanding Natural or Coastal Natural Character Landscapes which is restricted discretionary, discretionary or non-complying and located within a Heritage Overlay shall also have regard to the assessment matters for the Outstanding Natural Landscapes and Features and the Coastal Natural Character Landscapes.

Suggested Types of Assessment Matters for Heritage Overlay Areas

- o The extent to which the proposed activity would conform or contrast with the existing pattern and layout of activity within the Heritage Overlay area.*
- o The extent to which the location of the proposed activity detracts from, competes with or dominates the heritage or cultural values present in the surrounding landscape.*
- o The extent to which the proposal physically or visually encroaches upon a recognised heritage feature.*
- o The nature of the end use of any proposed building or structure and its relationship to the surrounding area, and in particular the extent to which the proposed building will assist in maintenance of the current land use activities which are acknowledged as important to the heritage fabric of the Heritage Overlay in the Banks Peninsula Cultural Heritage Landscape Report (held by Council).*
- o The extent to which the proposal conforms with any Conservation and Management Plan prepared for land within the Heritage Overlay.*
- o The extent to which the overall proposal reduces, maintains or enhances the legibility and unity of the overall area as a heritage landscape.*
- o The extent to which the nature, form, scale, proportion, colour and materials of any proposed structures or buildings would be sympathetic to or detract from the particular vernacular or heritage character of an area.*

Summary of Recommended Management Scenario

Outstanding Natural Landscapes and Coastal Natural Character Landscapes		
Earthworks		Restricted Discretionary Activity
Vegetation Clearance		Non-Complying Activity – only applies to sites identified as Areas of Significant Indigenous Vegetation on District Plan Maps.
Forestry		Non-Complying Activity
Buildings	Farm Accessory Buildings	Controlled Activity within Existing Building Cluster (within 50m of existing buildings and 50m ² or less in size) Restricted Discretionary Activity in all other locations
	All Other Buildings	Controlled Activity within Existing Building Cluster (within 50m of existing buildings and 50m ² or less in size) Non-Complying Activity in all other locations
Heritage Landscapes	All activities	Due to potential conflict with areas capable of absorbing change recommend further investigation for plan changes. Otherwise Permitted and Controlled status for a Building or earthworks become Restricted Discretionary. Assessment Matters Only.
Visual Amenity Landscapes		
Earthworks		Permitted subject to meeting performance standards. Otherwise Restricted Discretionary Activity. Except for earthworks required for undergrounding of utilities which are a Controlled Activity
Vegetation Clearance		Subject to any rules resolved through ecology appeals

Summary of Recommended Management Scenario

Visual Amenity Landscapes		
Forestry		<p>No Rules applying to Amenity Planting – definition should be clarified to include conservation planting.</p> <p>0 to 0.5ha forestry to be a Permitted Activity</p> <p>From 0.5ha to 5ha forestry to be a Controlled activity</p> <p>Over 5ha forestry to be a Restricted Discretionary activity</p>
All Buildings	<p>Note: Performance Standards cover:</p> <ul style="list-style-type: none"> -maximum size -height -setbacks -ridgeline protection -reflectivity -coverage -density - above and below 160m contour. <p>Minimum area of 40ha below 160m 100ha above. Full 100ha must be provided fully above 160m.</p>	<p>Permitted activity subject to meeting performance standards.</p> <p>Provide for maintenance and repair of all existing utilities and exempt from setback rules for support structures and undersized buildings.</p> <p>If fail to meet performance standards (except for density) proposal is a Restricted Discretionary Activity.</p> <p>Non-compliance with density rule proposal becomes a Non-Complying Activity.</p>

Overlapping Landscape Categories

The Study Team recommends that a provision is added to the District Plan which clarifies that where landscape categories overlap, the most restrictive status for the particular activity would apply. Consideration should be given to all relevant assessment matters. For example, if a site is located within both the Coastal Natural Character and Outstanding Natural Landscapes, the status for the activities is already the same. However, consideration should be given to the assessment matters relevant to both landscape categories.

Non-regulatory mechanisms

In the report *Superb or Suburb* (prepared by the Parliamentary Commissioner for the Environment 2003), effective mechanisms identified in international examples to address cumulative effects were identified:

- o Public ownership of key land areas
- o Public-private partnerships
- o Land swaps
- o Compensation for private land owners for land retired for public amenity purposes
- o Increased use of “no development” covenants.

Other examples of how Council may assist are:

- o Development of good practice guidelines – rely on voluntary consideration therefore of lesser effectiveness unless somehow tied to a regulatory framework e.g., assessment matters. However, may be met with less resistance.
- o Growth strategies – Councils can be more directional about the location of housing growth and therefore divert the pressure away from on-going ad hoc development. Can be difficult to predict trends and requires some flexibility.
- o Covenants – effective incentive in relation to subdivision where additional lots are consented in return for permanent protection of important features. Can ensure long-term protection. Dependent to some degree on future landowners having resources and knowledge to give effect to the covenant.

- o Financial incentives – Council’s to consider providing funds for farmers to fence off important areas, provide rates relief or pay compensation. Reliant on resources of Council and could be subject to change with changes in political make-up of Council every 3 years.
- o Adequate resourcing of Councils to undertake appropriate community consultation, advise potential applicants and prepare landscape assessments.
- o The ability to effectively balance landscape protection and development is enhanced where a range of mechanisms are adopted.

The Study Team is of the view that those areas which are subject to the greatest control or protection (i.e., greatest loss of land use opportunity) should receive the greatest non-regulatory incentive. This would therefore apply to the Outstanding Natural and Coastal Natural Character Landscapes. The Visual Amenity Landscape, which has the greatest flexibility, would receive less non-regulatory incentive or support.

In recognition of the community benefits derived from landscape protection it is appropriate to provide some incentives to those landowners e.g., rates relief, waiver of consent fees for agricultural buildings in the Outstanding and Coastal Natural Character Landscapes, or a fencing fund to protect important landscapes from intrusive activities. The form and amount of those incentives would depend on Council’s budget and political will.

The Study Team supports the retention of the current environmental credit system in the District Plan. A commitment to an appropriate level of resourcing for expert staff to work with landowners and assess applications would also provide confidence in the resource consent process from all parties.

The Study Team also recognises the recommendations from Tangata Whenua in relation to management mechanisms. These recommendations seek to put in place protocols that will enable local Runanga to be part of, and inform, resource consent assessments and processes in relation to cultural values. The Study Team supports the proposal for a joint initiative (a non-regulatory mechanism) between Council and Runanga which would enable cultural values to be better understood and integrated into landscape assessment.

Cross Boundary Issues

The “Landscape Project Terms of Reference” required some consideration of cross-boundary issues.

The Christchurch City Plan identifies the following cross-boundary issues with Banks Peninsula in relation to activities on the Port Hills for utilities, forestry, towers and structures. The Port Hills are zoned as Rural Hills in the City Plan with a minimum subdivision standard of 100ha. The rules in summarised form provide for a single dwelling on 100ha, with any building above the 160m contour a non-complying activity. All buildings below the 160m contour are a discretionary activity except for building less than 40m². Rules provide for the removal of vegetation up to specified limits and the planting of exotic trees is a discretionary activity to the west of Dyers Pass Road and to the east is a Non-Complying Activity. Lines and support structures are non-complying activities, except where replacing or maintaining existing facilities with a discretionary status for a number of other types of utility structures. Overall, the City Plan is seeking to maintain a predominantly open landscape character, the protection of outstanding natural features and landscapes and to encourage more development activity and potential change in landscape character on the lower slopes, and more open character on the upper slopes and ridges.

The Selwyn District Plan identifies the recreational use and natural values of the Port Hills as a cross-boundary issue with Banks Peninsula. In the Selwyn District Plan the minimum area for subdivision and erection of a dwelling are 40ha on the lower slopes (i.e., below the 160m contour) and 100ha above the 160m contour. Removal of vegetation and earthworks are provided for subject to meeting performance standards (or a resource consent where the proposal is unable to meet the threshold) and the planting of plantations is a restricted discretionary activity. Provision is made for utility structures as permitted activities where compliance can be achieved with performance standards for height and size. Non-compliance with these standards triggers a restricted discretionary or discretionary resource consent. Overall, the Selwyn District Plan is seeking to keep most structures and buildings on the lower slopes of the Port Hills and ensure that activities on land in Areas of Outstanding Landscape values have only minor visual effects.

The values identified in this Landscape Study for Banks Peninsula are consistent with those values of importance on the Selwyn and Christchurch side of the Port Hills i.e., high legibility of the crater rims and unmodified or minimal modification

to the upper slopes. Consequently, there is a desirable, common outcome between all three District/City Plans to keep the upper slopes and ridgelines free of built development, tree planting and other modification, with land use activity and built development preferred on the lower slopes. The proposed management mechanisms in this Study would encourage the same results as those in the Christchurch City Plan and Selwyn District Plan.

The management mechanisms suggested in this Study are equally stringent with respect to forestry, earthworks and buildings in the Outstanding Natural and Coastal Natural Character Landscapes. Although there is some provision for additional buildings in existing building clusters, this is only for very small buildings and non-compliance triggers a non-complying status for a house. The majority of non-compliances in Selwyn District trigger a discretionary or restricted discretionary consent. It is noted that in each of the District/City Plans, resource consents are triggered at reasonably low thresholds.

There are some important distinctions to note between the areas subject to the three different District/City Plans. The Ports Hills provide a backdrop to Christchurch City where a population of some 350,000 people look towards the hills as an important landscape feature in an otherwise flat topography, and as a readily accessible area of recreation. The number of people who derive a living from the Port Hills within Christchurch City is a very minor proportion of the community.

The balance of Banks Peninsula however is characterised as a working landscape where farm units are a predominant feature. The people who experience the landscape most often are those who live within the landscape (on farms and in settlements such as Diamond Harbour and Little River) and who derive an income from the land resource. In addition, the topography internally within the Peninsula is far more varied with the numerous hills, ridgelines and valleys, two harbours and long, broad ridgelines extending out towards the coast. This contrasts significantly with the singular backdrop provided by the Port Hills to the rural plains within

Selwyn District and Christchurch City. The relative absence of large areas of flat, unoccupied land also influences the opportunities for built development on the Peninsula. For these reasons the Study Team has concluded that the mechanisms for landscape protection within Banks Peninsula are able to be different from those in Christchurch City or Selwyn District, but should aim to achieve the same level of protection of outstanding landscape values. The Study Team considers that the management mechanisms recommended for the Outstanding Natural and Coastal Natural Character Landscapes will achieve this in a manner consistent with both Christchurch City and Selwyn District. Accordingly, the Study Team considers that the proposed management mechanisms address those cross-boundary issues identified in both the City Plan and Selwyn District Plan.

Objectives and Policies

The Study Team has recommended that the management mechanisms be underpinned by clear and robust objectives. It is not the task of the Study Team to write these objectives, however our advice in developing objectives would be:

- o That there be a clear objective, or set of objectives, prepared for each Landscape Category.
- o The objective should state the desired outcomes identified for each Landscape Category as identified earlier in the section on Linking Values to Mechanisms.
- o The objective(s) should also link with the values identified in Stage 2 of the Study (see Tables in sections above), including cultural values.

For example:

Preservation of areas of Coastal Natural Character through avoidance or minimisation of further modification.

Protection of the Outstanding Natural Landscapes and Features of Banks Peninsula through avoidance of encroachment and modification of development on areas with outstanding landscape values.

To protect the legibility of those parts of Banks Peninsula which most clearly express its formation.

Policies should provide a link between the objective and the proposed mechanisms and indicate how they will fulfil the desired outcome e.g., to maintain rural amenity values and open space between buildings through the use of a minimum site area for dwellings. The writer of the objectives and policies should ensure that all of the proposed rules are covered by a policy and these in turn are directly linked to achievement of a specific objective.

Policies should also address the non-regulatory management mechanisms.

Assessment Matters

The following are examples of assessment matters that could be further developed to assist in the consideration of landscape effects. These are indicative only and could be added to or amended in further drafting of the final provisions agreed at mediation or following the Environment Court hearing. These suggested assessment matters do not include consideration of other matters that Council may wish to consider in relation to a proposal that are not related to landscape effects (e.g., transport effects).

Openness of the Landscape

The extent to which a proposal may dominate or detract from a landscape characterised by open space, when viewed from a public road or public place. Consideration should be given to the ease of accessibility to that place and the significance of the viewing point.

Visibility and Natural Character

The visibility of a proposal from a public road (including legal unformed road) or public place. Consideration should be given to the ease of accessibility to that place and the significance of that viewing point.

The extent to which natural elements within a site such as topography, ridges or terraces, and/or vegetation may assist in mitigation or containment of any adverse impacts created by a proposal on natural character and visibility.

The extent to which screening in the form of earthworks or new planting may assist in mitigation of adverse effects on natural character.

The extent to which a proposed building or structure may break the line and form of any ridges, hills or prominent slopes.

Whether profile poles have been erected for any building or structure close to a ridgeline, to demonstrate the potential effect on the sky line.

The extent to which any vegetation may act as a backdrop to mitigate the effect of any building against the skyline, and if that vegetation is protected from removal.

The extent to which a proposal may adversely affect the visual coherence, legibility and integrity of the landscape, taking into account existing and consented development, including zoning.

The extent to which the proposal will be visually prominent within an area which is characterised by high natural values.

The extent to which a proposal may adversely affect natural character through the creation of artificial or unnatural lines and structures or the introduction of new elements into the landscape which contrast with the natural character.

Where development has already occurred, the extent to which further development is likely to lead to further degradation of natural values or domestication of the landscape.

The extent to which the proposal may conform or detract from existing patterns in the landscape.

The capacity of the landscape to absorb further change, having regard to any existing development or land use within the landscape.

Amenity Values

The extent to which the proposal may adversely affect the amenity values of neighbouring properties within the immediate vicinity.

The extent to which a proposal may detract from the pleasantness, coherence, openness and attractiveness of a site.

The extent to which the proposed building would be compatible with the appearance, layout and scale of other buildings in the surrounding locality.

The extent to which a proposal maintains or conforms with the mosaic character of the Visual Amenity Landscape, and in particular the existing pattern and scale of land use activities.

Cumulative Effects

The potential for the proposed activity and/or structure to create cumulative effects on the natural form of the landscape and landscape values.

The significance of those effects over time or in combination on the landscape values and natural character of the locality and the District.

Cultural Values

The extent to which the activity modifies or damages Waahi Tapu, Waahi Taoka, and whether Tangata Whenua have been consulted.

The extent to which the proposal may affect Ngai Tahu's cultural and traditional association with a Statutory Acknowledgement Area.

Whether the site contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

Forestry

Consideration should be given to:

- the scale of planting;
- mix of species and the effect on the naturalness of the landscape;
- visual domination, and in particular effects on openness of the landscape;
- the potential for the planting to block views from roads and other public places;
- effects on existing vegetation patterns
- layout, including spacing and pattern;
- relationship to other areas of forestry and the potential for cumulative effects on landscape values;
- potential to obscure or encroach upon important landforms;
- location and visibility of tracks (covered by earthworks matters); and
- the purpose of the planting.

Removal of Significant Indigenous Vegetation

The extent to which the loss of indigenous vegetation will adversely affect:

- the overall natural character of an area;
- indigenous ecosystem integrity and function;
- cultural values;
- natural character associated with a water body

Buildings and Structures

Consideration of the scale, form, location and finish of any structure and the impact on coherence of landscape character or pattern of natural features such as indigenous vegetation, coastal escarpments, ridges etc.

The nature and extent of existing development within the vicinity or locality.

Whether or not the proposal is likely to lead to the introduction of urban elements

into the landscape, inconsistent with rural amenity values.

The extent to which the number of dwellings or the building coverage on a site would visually dominate or contrast with existing character and amenity values.

The need for any increased building height in order to undertake the proposed activity.

The extent to which increased building height may detract from views and outlook from adjoining properties or from public roads and places.

The benefits that may be obtained from clustering of buildings within the landscape.

Consideration of and the extent to which any buildings or structures conform with design guidelines for the Banks Peninsula landscape.

Opportunities for Benefits

The extent to which the proposal may protect, maintain or enhance any ecosystems or outstanding natural features .

The extent to which the proposal may create opportunities to protect open space from further development.

The extent to which the proposal may provide an opportunity to remedy or mitigate an existing adverse effect by modifying, mitigating or removing existing structures or developments.

The extent to which the proposal creates opportunity to protect the natural character and nature conservation values of any lake, river, wetland or stream.

The use of any restrictive covenants, easements or other legal instrument to realise any positive effects of protection or enhancement and/or to ensure potential future effects, including cumulative effects are avoided.

The extent to which the proposal avoids fragmentation of the landscape and allows for the physical and visual connections between natural features and elements.

Whether the proposal is necessary or desirable to achieve a permitted or appropriate use or maintenance of the land.

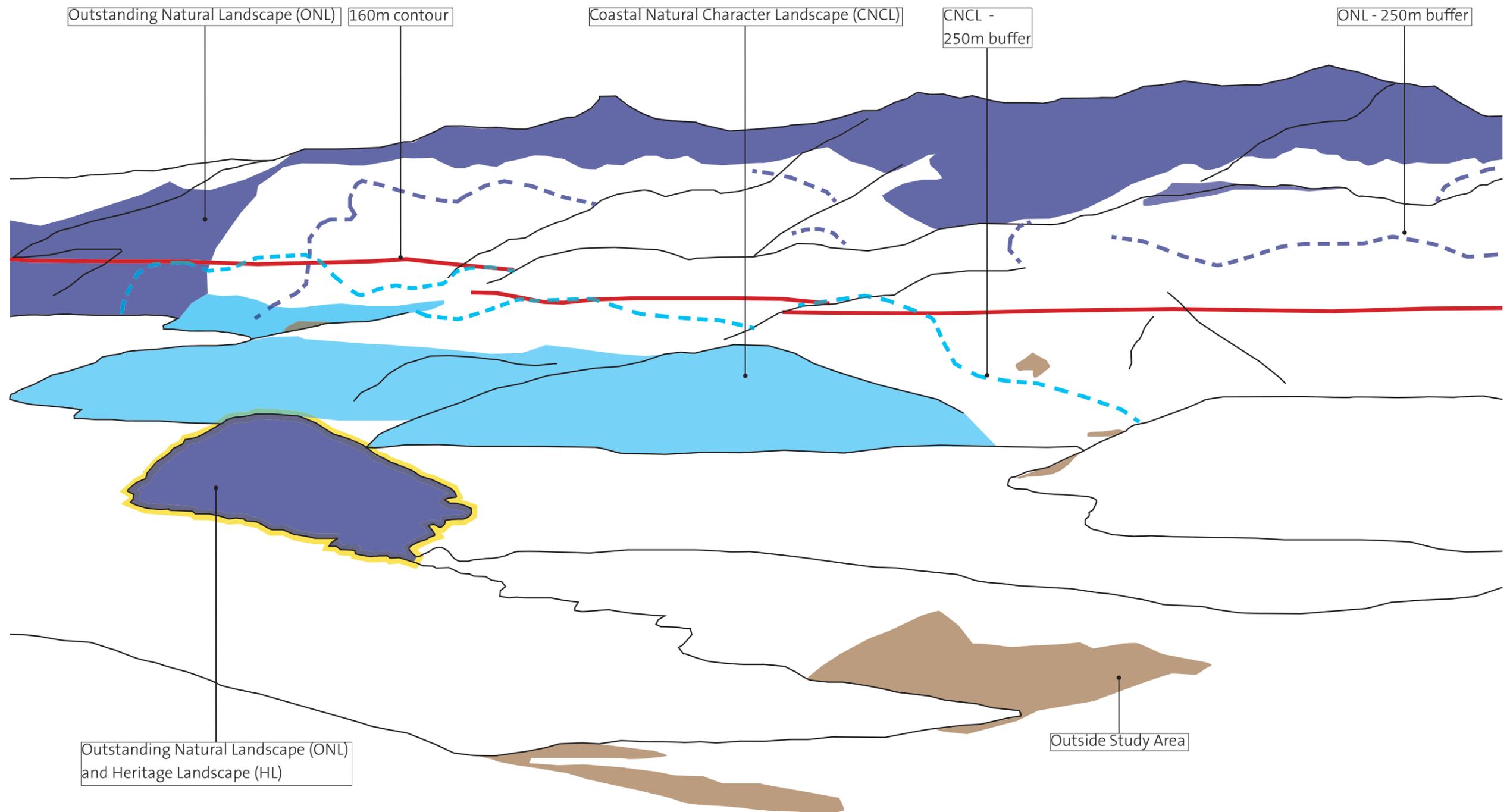
The extent to which opportunity has been taken to cluster built development in areas of existing built development with a higher potential to absorb development while retaining areas which are more sensitive to change.

Management Mechanisms - Illustrations

Akaroa Harbour Figure 31

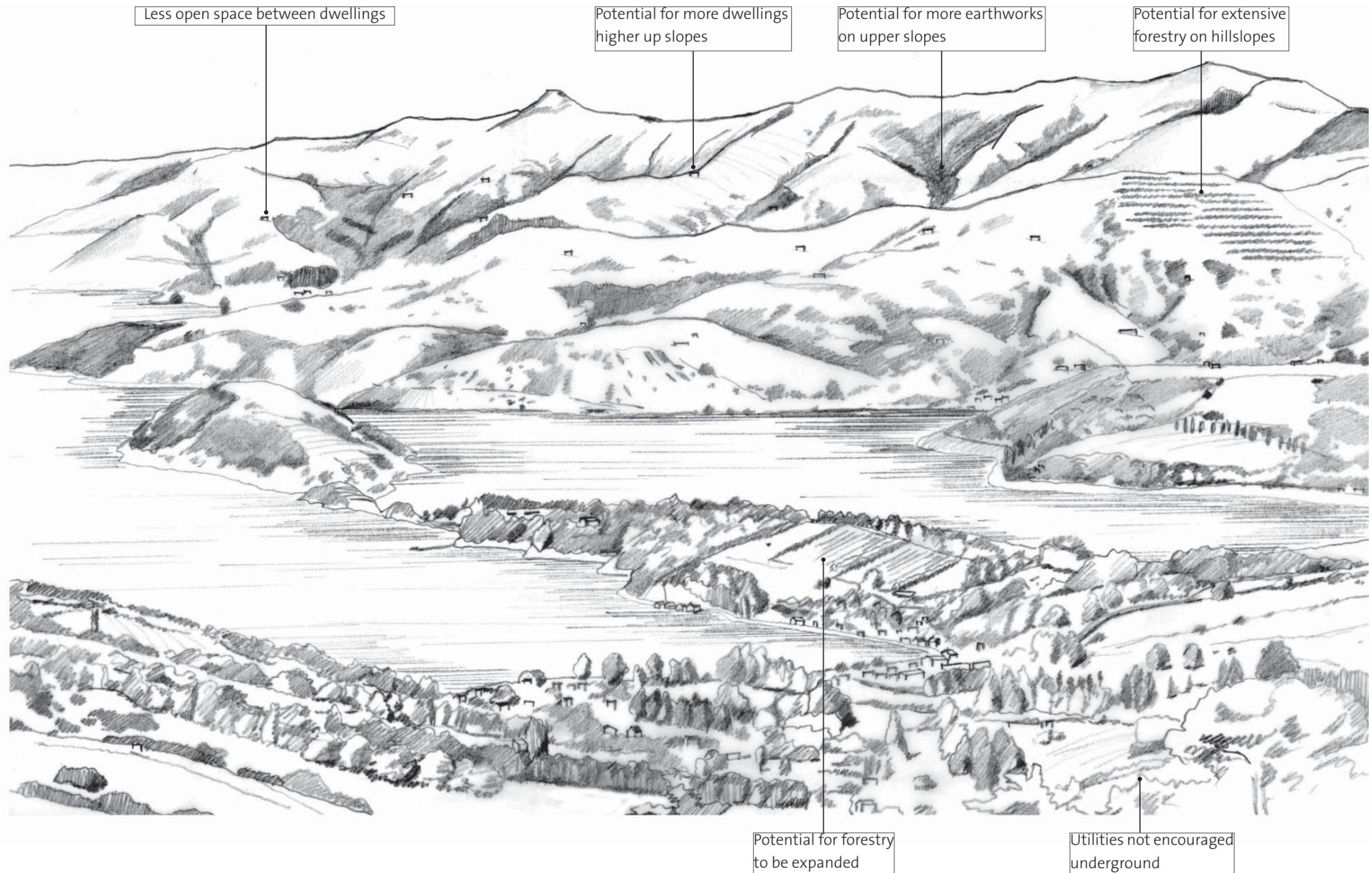


Akaroa Harbour - Landscape Categories Figure 32

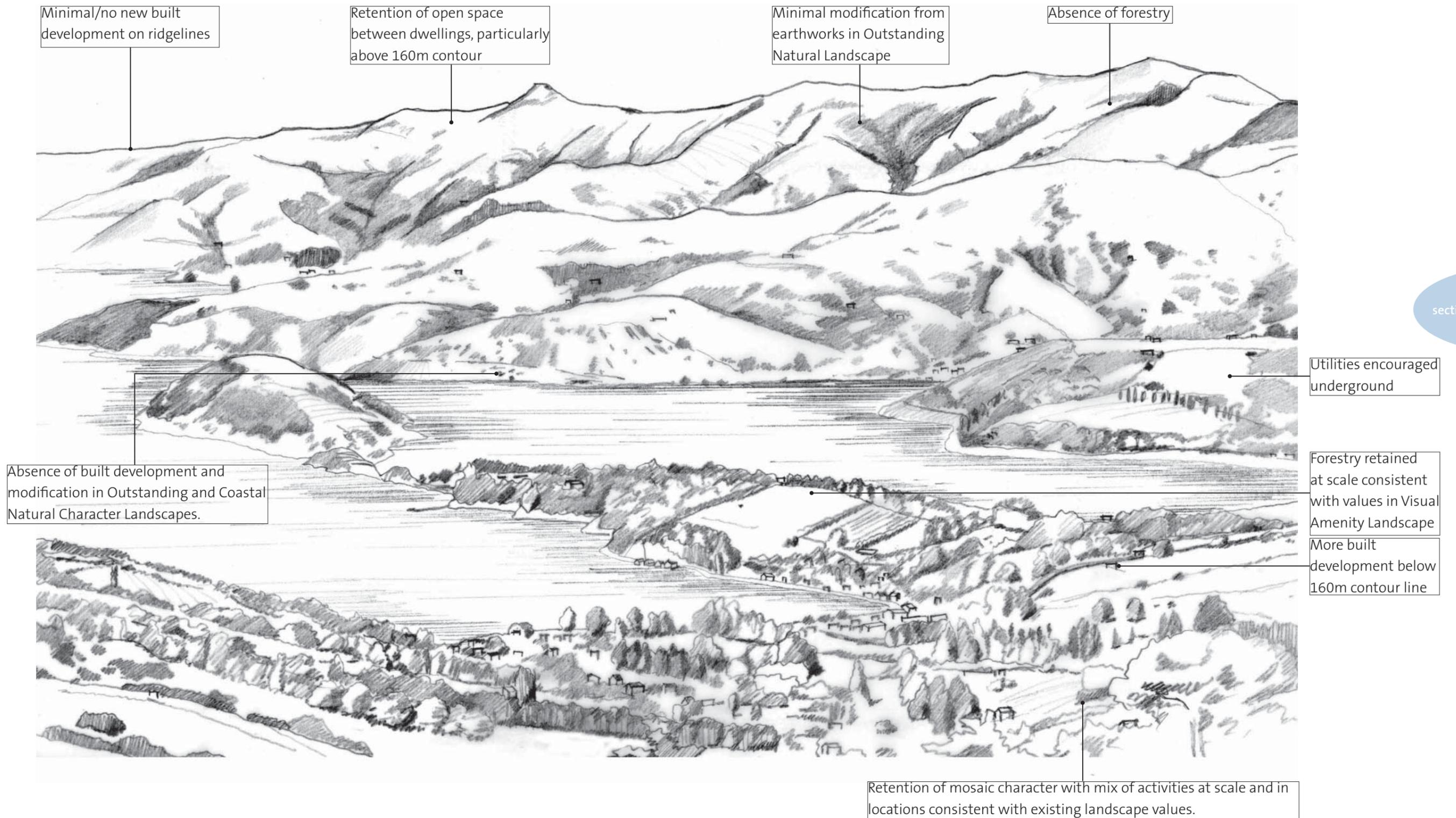


section f

Akaroa Harbour - landscape under existing rules Figure 33



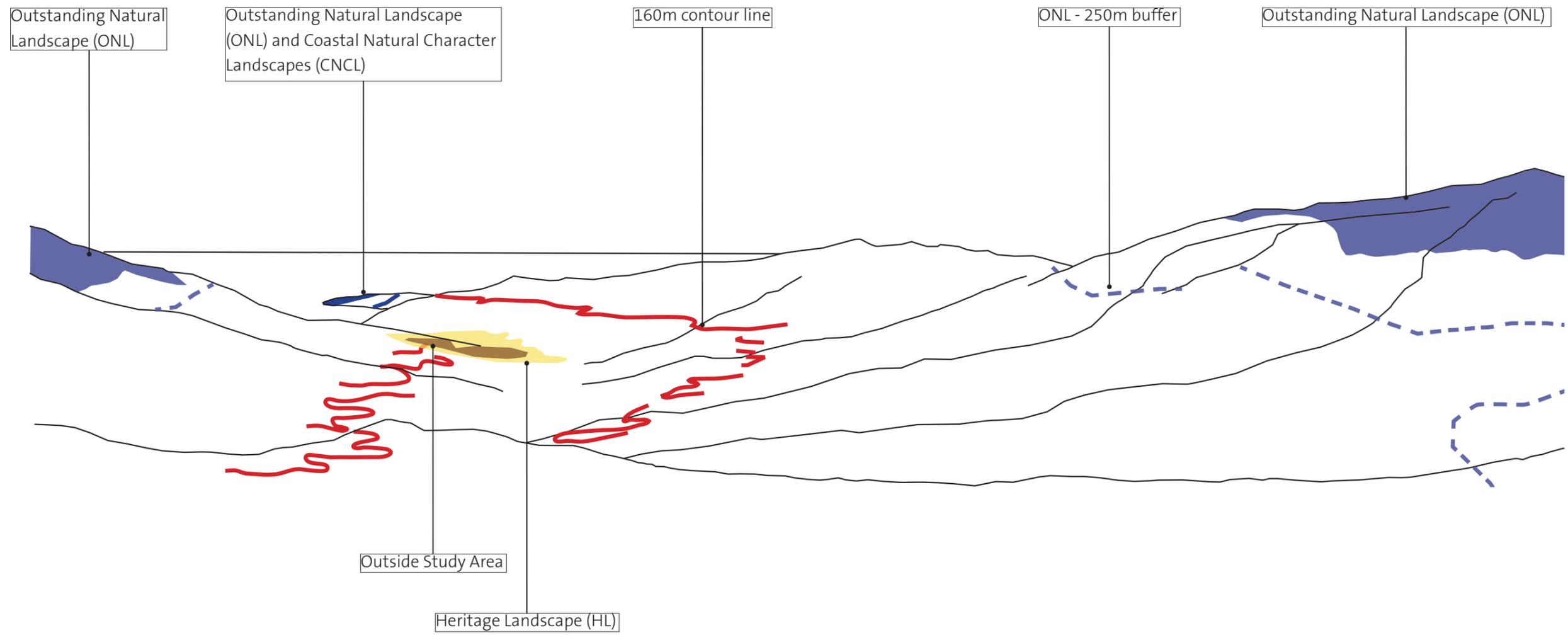
Akaroa Harbour - landscape under proposed rules Figure 34



Okains Bay Figure 35

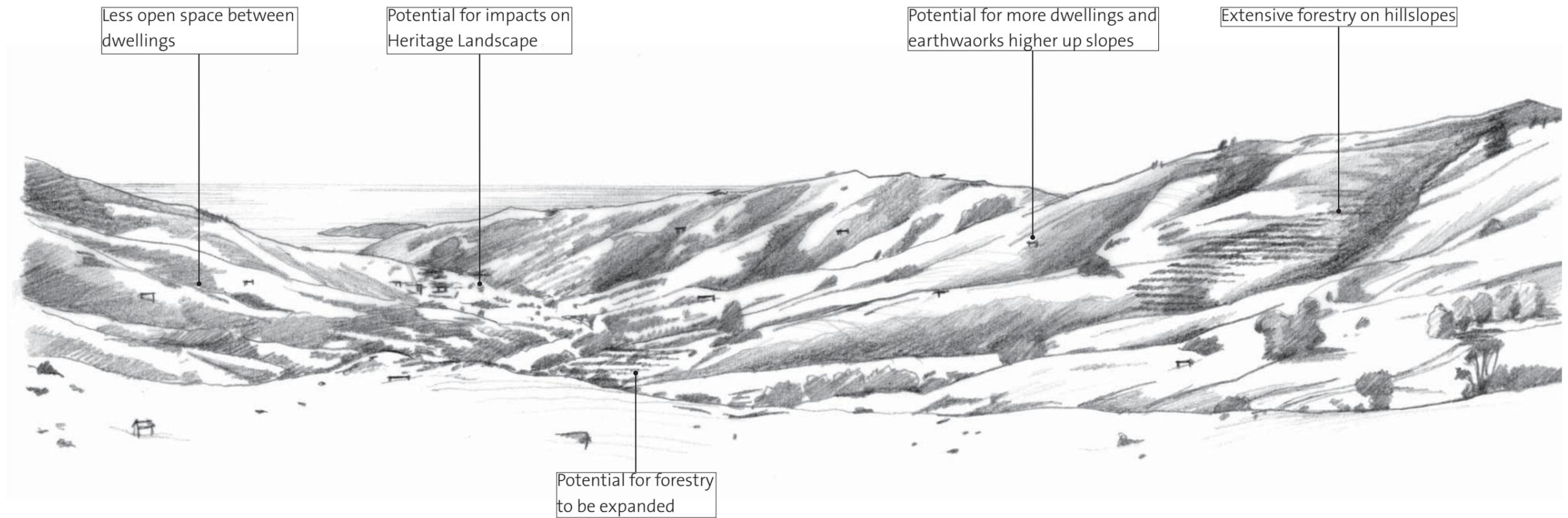


Okains Bay - Landscape Categories Figure 36

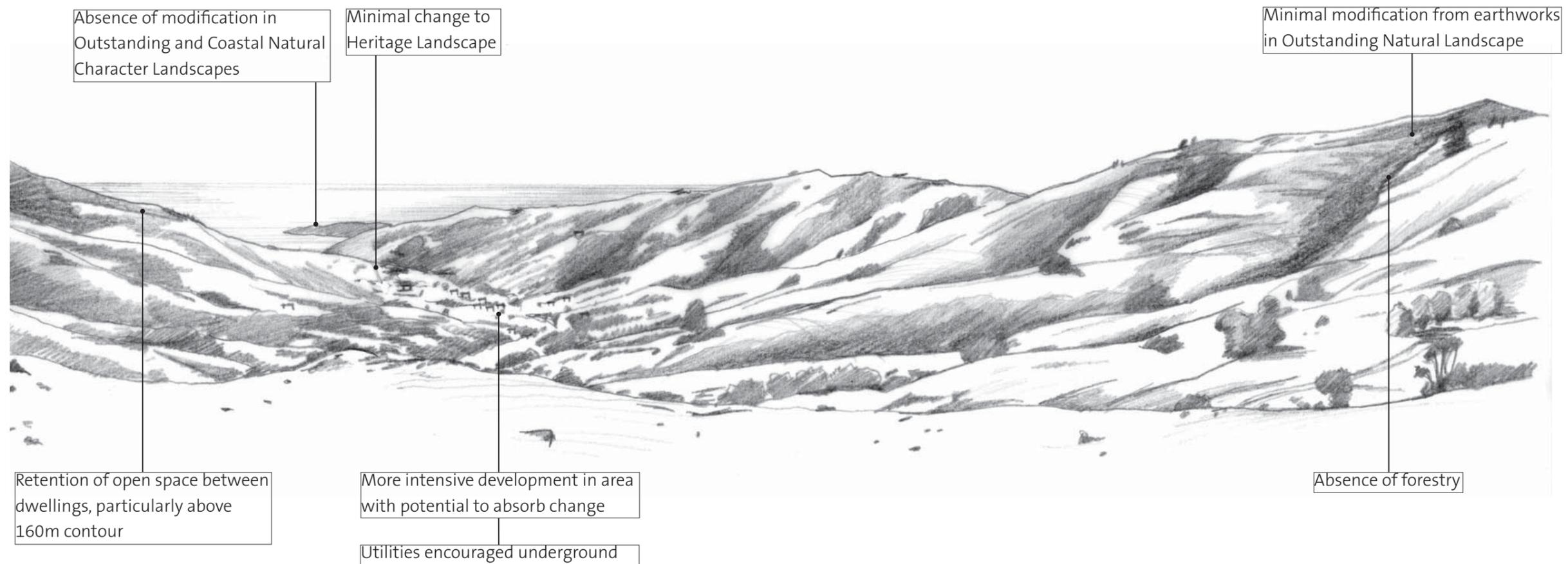


section f

Okains Bay - landscape under existing rules Figure 37



Okains Bay - landscape under proposed rules Figure 38



Acknowledgements

The Banks Peninsula Landscape Study Team would like to Acknowledge the following individuals and organisations for their contributions to this report;

Landscape Study Team Consultants

Bruce Riddolls - Geologist, Riddolls Consultants Ltd
Dan Witter - Archeologist, Witter Archeology
Stuart Ford - Agricultural Economist, Agribusiness Group
Ian Lynn - Land Typing, Landcare Research
Yvette Couch-Lewis - Tangata Whenua, AspxZ Ltd

List of Appellants on Rural Decisions

M A Anderson
Friends of Banks Peninsula Inc
Canterbury Regional Council
KM & FM Stapylton-Smith
AB & RW Newport and AB Kiesanowski
Royal Forest and Bird Protection Society 1
R Columbus
ID & AMS Campbell
CJ & JM Chamberlain
RE & MF Millar
D C Carter
A R Dalglish
D P de Pass
G P J de Latour
E J C Aitken
D W Collins
H D Fraser
A Craw
ID & P J Richardson
Federated Farmers of NZ Inc
Robinsons Bay Trust and Pacific Investment Trust
Orion NZ Ltd
Lyttelton Port Company
E M Briggs
NZ Institute of Forestry

Director General of Conservation (DoC)
C Grimsdale
Transit NZ
Summit Road Society (Inc)
Zias Investments

CCC Team

Tim Harris - Resource Management Manager
Bert Hofmans - Policy Planner
Di Lucas - Consultant Landscape Architect

and Elizabeth Graham who assisted in editing the Stage 1 report.

Finally, the Banks Peninsula community and wider public who participated in the Public Landscape Survey and Public Consultation.

Appendix A

LANDSCAPE PROJECT TERMS OF REFERENCE

This document should be read in conjunction with the background and reasons amplified in the report and decision of the former Banks Peninsula District Council dealing with submissions and further submissions on the Rural section of the Proposed District Plan, as amended by Variation 2 ('the PDP'). It should also be read in conjunction with the Landscape Planning Guidelines for Peri-urban and Rural Areas drafted by the Environmental Defence Society (EDS).

Objective of the project:

- *'To promote the sustainable management of Banks Peninsula landscapes, by managing the use, development and protection of landscapes in a way which enables people and communities to provide for their social, economic and cultural well-being, and for their health and safety, while sustaining the potential of landscapes to meet the reasonable and foreseeable needs of future generations whilst avoiding, remedying or mitigating any adverse effects of activities on landscapes'*

Scope and scale of the project:

The project will include an assessment of the landscapes within the Rural Zone, Recreation Reserves Zone, and Conservation Reserves Zone of the Banks Peninsula District Plan, taking into consideration current landscape assessment material, the decision of the Council on the Rural Provisions and Variation 2 of the Proposed District Plan, and work undertaken by the Banks Peninsula Rural Task Force. Landscape management strategies for each landscape type will be developed which will be able to be translated into the District Plan. Both Community (including landowners) and Tangata Whenua values and preferences of landscape will be assessed. This project will endeavour to work through the relevant references on the Proposed District Plan.

The Landscape Planning Guidelines prepared by the Environmental Defence Society is essentially the project brief which will ensure best practice to achieve the objective and desired outcomes for the project. Applicants need to outline and demonstrate how the guidelines will be used to ensure that this is achieved. Please refer to EDS landscape planning guidelines for the project brief.

Desired outcomes:

- The landscape project will ensure that outcomes achieve the purpose and principles of the Resource Management Act, and are consistent with other relevant planning documents, such as the New Zealand Coastal Policy Statement; Canterbury Regional Policy Statement; Canterbury Regional Coastal Plan; and Canterbury Natural Resources Regional Plan.
- The landscape project will essentially build on the current District's landscape assessment ensuring that the aspects of landscape identified in recent case law are considered in the assessment and when preparing the landscape management strategies;
- The landscape assessment will identify the different landscape categories throughout the District and should include:

- Identification of landscapes in accordance with Sections 5, 6 and 7 of the Resource Management Act. Identified landscapes should include:
 - Outstanding natural features and landscapes section 6(b)
 - Visual amenity landscapes; section 7(c)
 - Valued cultural/heritage landscapes; section 6(e) and (f)
 - Coastal 'natural character' landscapes; section 6(a)
 - Identification of the specific valued landscapes features or elements at a detailed level;
 - Precision in detailed accuracy in the mapping of the identified landscapes e.g. the use of GIS mapping;
 - A clear description of why the landscape within each landscape category is important to the District, the sensitivities and the values associated with these;
 - The identification of current and likely future threats to the values of these important landscapes and their vulnerability to these threats;
 - Recommended management techniques to address the identified threats taking into account interrelationships and overlaps between landscape categories and the use of buffering; current and potential landuse and practices and the social, economic and cultural wellbeing of the community;
 - Recommended management techniques for 'other landscapes' within the Peninsula.
 - Identification of cross-boundary issues between Selwyn District Council and Christchurch City Council City Plan.
- The landscape assessment methodology should incorporate the following components: the contextual description; landscape description; landscape characterisation; and landscape evaluation; description of assessment criteria informed by relevant Environment Court decisions.
 - Development of a landscape management strategy for each type of landscape identified, including both non-statutory and statutory tools, which can be translated into District Plan provisions;
 - Ensure effective participation and consultation occurs, involving communities of interest (including landowners) and Tangata Whenua, through the various stages of the process by:
 - Ensuring public appreciation and awareness of the different landscape categories, in terms of the range of values and meanings, are identified and assessed for the District;
 - Identification of landscapes of significance to Iwi, including the values and meanings of these landscapes;
 - Ensuring public, community and Tangata Whenua input is obtained into the development of management responses to the categories of important landscapes identified;
 - Regular reporting to the appellants and parties to the appeal with a view to keeping parties informed of progress
 - The landscape assessment, consultation and landscape management strategy outcomes are able to provide the required section 32 (under the Resource Management Act) analysis information and can be used as evidence in any Environment Court proceedings;

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- The development of an effective monitoring and evaluation programme which ensures the environmental outcomes are achieving the purpose and principles set out in the Resource Management Act;
- That the information and outcomes are compatible with Christchurch City Council's computer software, data delivery and information sets.
- That all information provided by Christchurch City Council to assist in the process, including both hard and electronic copies, remain the property of Christchurch City Council;
- That all information and outputs produced are property of the Christchurch City Council.

Stakeholder involvement:

Preparation of the landscape assessment and landscape management techniques/strategies will require liaison and consultation with key stakeholders, individuals within Council and outside agencies. Below is a list of possible stakeholders - this list is not exhaustive:

- Parties who have lodged and/or are parties to the appeals on the Council's decision on the Rural Provisions and Variation 2 to the Proposed District Plan.
- Canterbury Regional Council;
- Department of Conservation;
- Banks Peninsula Conservation Trust;
- New Zealand Historic Places Trust;
- QEII National Trust;
- Royal Forest and Bird Protection Society;
- The Friends of Banks Peninsula;
- Akaroa Civic Trust;
- Forestry groups;
- Tourism and recreational groups;
- Landcare and community groups;
- Federated Farmers (Canterbury, National and local branches);
- Communities of interest , capturing all target groups, including children through to the elderly;
- Tangata Whenua;
- Businesses/ tourism operators;
- Landowners/residents of Banks Peninsula;
- Summit Road Society;
- NZ Archaeological Association.

Methodology to be adopted:

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The methodology proposed to be used will enable each of the components identified in the Landscape Planning Guidelines to be adequately addressed and that the methodology proposed will achieve the desired outcomes outlined above.

The methodology shall include such aspects as:

- The project process;
- Programming and timeframes;
- Landscape assessment methodology;
- Planning process;
- Consultation methods;
- Project outputs;
- The use of key staff and resources;
- Ensuring standards of work are met;
- Ensuring work is completed on time;
- Recording and reporting.

This methodology will provide an understanding of the project requirements, how these will be achieved and the outcomes the client can expect.

Source of information/ information to be provided:

Information which will be provided to assist in the project includes:

- Banks Peninsula Rural Task Force 1999. *Recommended Amendments to the District Plan*.
- Boffa Miskell Ltd, 2000. *Akaroa and Lyttelton Harbour Landscape Review*.
- Boffa Miskell Ltd, 2001. *Assessment of Coastal Suitability for Marine Farms on Banks Peninsula – natural character, natural features/landscapes and amenity values*.
- Boffa Miskell Ltd and Lucas Associates, 1991. *Canterbury Regional Landscape Study*.
- Environmental Defence Society, 2003 'A Place to Stand' report;
- Environmental Defence Society, 2005. *Landscape Planning Guidelines for Peri-Urban and Rural Areas*.
- Glasson, C and Becca Carter Hollings & Ferner, 2003. *Canterbury Coastal Water Space Allocation Plan Project – Landscape/Seascape Assessment*.
- Glasson, C, 1991. *A Visual Assessment of Banks Peninsula*.
- Areas of ecological significance identified by DoC including the Recommended Areas for Protection identified through the Protected Natural Areas Programme (PNAP), areas subject to QEII covenants and areas covenanted by the Banks Peninsula Conservation Trust.
- Councils' GIS data sets, including but not limited to aerial photographs, topographical maps, contours, district plan layers, Council and DoC reserves, roads and other services.
- District Plan background information including submissions, hearing reports, Council's decision and appeals on the Rural Provisions of the Proposed District Plan and Variation 2.
- Outcomes of the Greater Christchurch Urban Development Strategy.
- Most recent assessments undertaken by the NZ Archaeological Association report.

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- Lucas Associates, 2001. *Akaroa Harbour Coastal Environment Natural Character Assessment*
- Energy Efficiency and Conservation Authority, May 2001. *Review of New Zealand's Wind Energy Potential to 2015.*

Parameters of assessment:

- Estimated project time frame to be completed prior to December 2006.
- Absence of an Iwi Consultation Protocol.

ASSESSMENT CRITERIA AND INFORMATION TO BE PROVIDED WITH TENDER

Tender assessment criteria and information to be supplied in the tender documentation is set out below. To assist Council in assessing the tenders the information supplied should be separated into the following categories of information.

Technical Skills

It is envisaged that the project will require a team of highly skilled professionals. The team is likely to need skills in project leading and management, landscape architecture and visual assessment, natural sciences (geomorphology and ecology), economist (with rural experience) historical/ cultural land associations, GIS expertise, public and iwi consultation, planning and policy formation.

The applicant shall supply a chart detailing all key staff to be employed on the project, including secondary/ sub consultants, their role in providing the aforementioned skills, their position in the team and their intended responsibilities (1 page maximum)

An essential skill of the person(s) undertaking the various components of the investigations is an ability and proven record in presenting evidence in hearings (Council and Environment Court) following the completion of this project, although this will be a separate assignment.

Resumes of each key members qualifications, experience and length of time with the firm and other relevant information should be included with the chart. (maximum 1 page per person).

Relevant Experience

The applicant shall supply a record of the relevant experience of the company and any contributing consultant to provide a measure of their suitability for the work described in the guidelines and desired outcomes. Where an applicant's experience has not been directly relevant, it is necessary to establish how previous work will bear on this project. Where sub-consultants are proposed to be engaged, a statement of their relevant experience shall also be supplied (2 pages maximum)

Management Skills

The applicant shall describe the management skills, management systems and methods appropriate to the successful management of the project. It is expected that the management of the project will include regular

progress meetings with the client and that progress and cost analysis will be done with a suitable tool, such as MS Project or similar, with a critical path analysis or similar.

Track Record/ Project performance

The applicant shall supply a track record of both their performance, and the performance of each contributing consultant relevant to the type of work specified. A successful track record includes completing projects to target performance levels and on time schedule.

The track record shall include the last three completed projects relevant to this project, and covering as far as possible, the range of activities included in this project. The following items shall be described in tabular form:

- Client (including contact name and phone numbers)
- Name and type of project
- Compliance with quality standards Yes/No
- Completed by due date or authorised extensions Yes/No
- Completed to target performance levels Yes/No
- Completed to specified budget or authorized extensions Yes/No
- Record of client satisfaction with regard to quality, cost adherence and timetable

The track record shall also identify occasions where previous work undertaken by the applicant or sub-consultants may result in actual or perceived conflict of interest if this tender were to be awarded to the applicant.

Methodology

The applicant shall describe the methodology proposed to be used to ensure each of the components identified in the Landscape Planning Guidelines is adequately addressed, and that the methodology proposed will achieve the desired outcomes outlined above.

The methodology shall include such aspects as the project process, programming and timeframes, landscape assessment methodology, planning process, consultation methods, project outputs, the use of key staff and resources, ensuring standards of work are met, ensuring work is completed on time, recording and reporting. This methodology statement will indicate to the client the consultants understanding of the clients requirements, how these will be achieved and the outcomes the client can expect. A programme in a Gantt form (using M/S Project or similar) shall also be included, outlining the deliverables, time schedules proposed, cost analysis and critical paths. (Maximum 5 pages for methodology.)

The deliverable material will be both electronic and hard copy, compatible with Councils computer software, data delivery and information sets, and will be the property of Christchurch City Council. Christchurch City Council requires 7 hard copies of the deliverable material and a copy of all the information on CD and that all GIS data is in line with Christchurch City Council data delivery requirements.

Cost

The applicant shall provide a total cost estimate for the project with a breakdown of the costs for each individual project output. Hourly rates of each key staff member should also be included in the event the client requires additional or supplementary work to that specified in this terms of reference.

LANDSCAPE STUDY TENDER WEIGHTED ATTRIBUTES

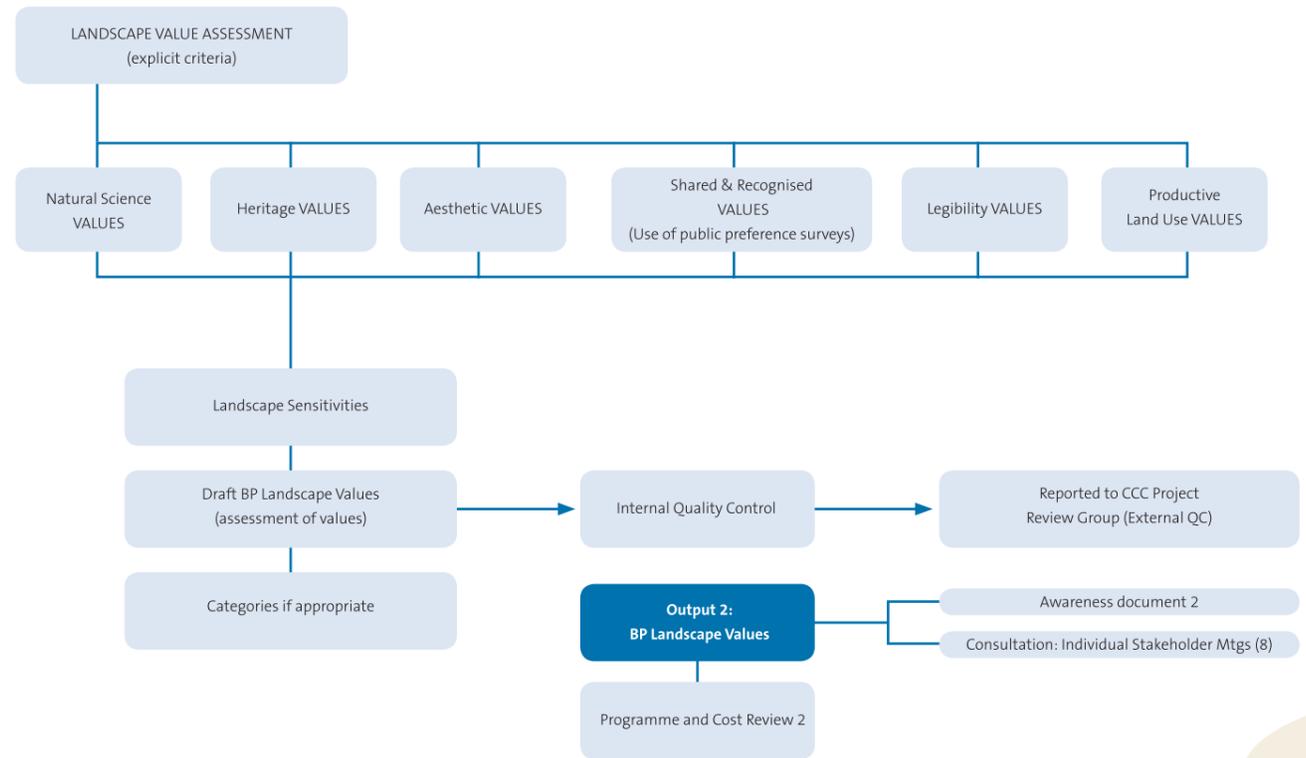
Landscapes	Weight
Technical Skills	20%
Project leader/ Manager	15%
Landscape Architect	20%
Visual Assessment	10%
Natural Sciences	10%
Historical/ Cultural land associations	10%
GIS Expertise	5%
Public and Iwi Consultation	10%
Planning and Policy Formation	20%
Relevant Experience in similar work	20%
Landscape Assessment	30%
Landscape Planning	20%
Policy Planning	20%
Community Consultation	15%
Iwi Consultation	15%
Management Skills	15%
Track Record/ Project Performance	15%
Quality	30%
Performance	30%
Budgetary	20%
Timeliness	20%
Methodology	15%
Project Process/ understanding	10%
Project Programming and Timeframes	10%
Landscape Assessment Methodology	20%
Planning Process	20%
Consultation Methods	20%
Project Outputs	20%
Cost Effectiveness	15%

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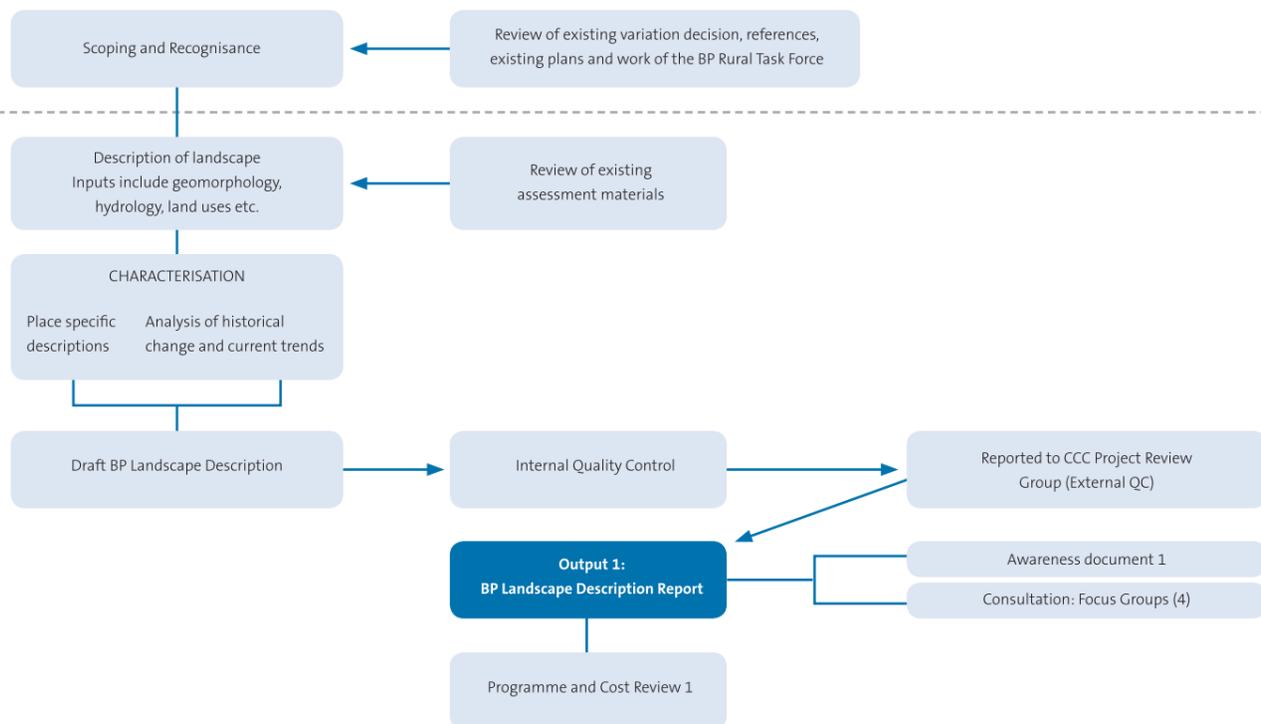
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Appendix B

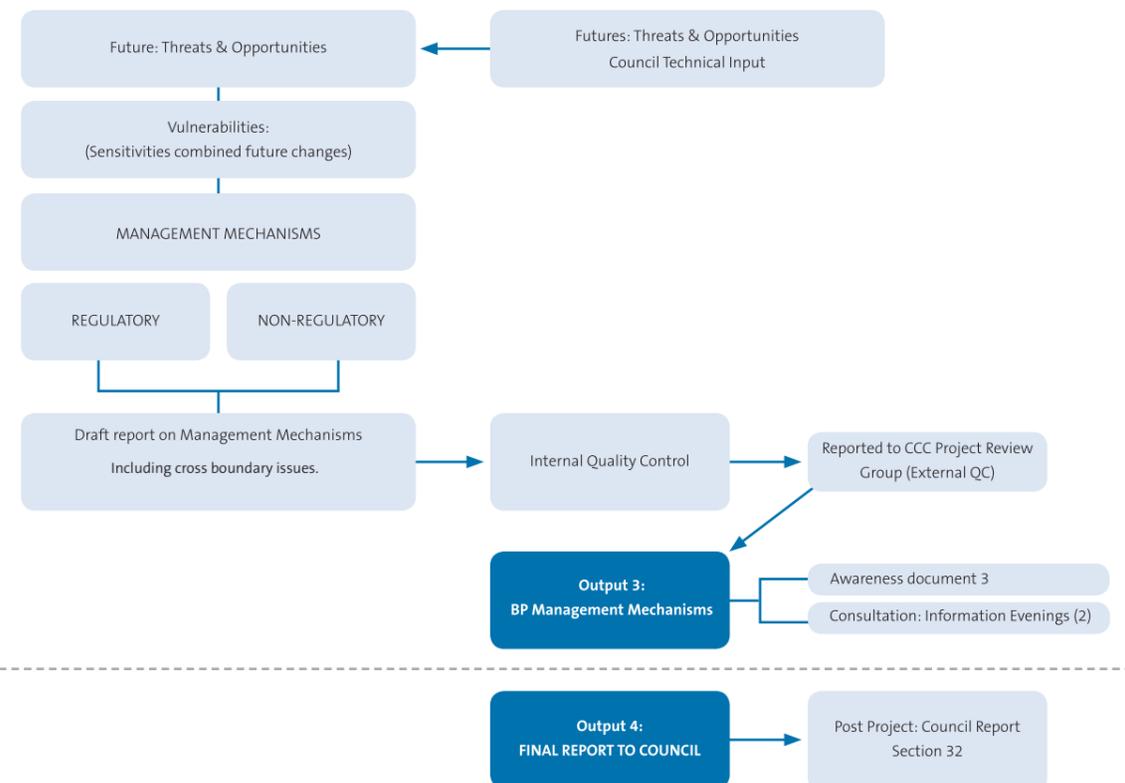
Phase 2: LANDSCAPE EVALUATION



Phase 1: CHARACTERISATION

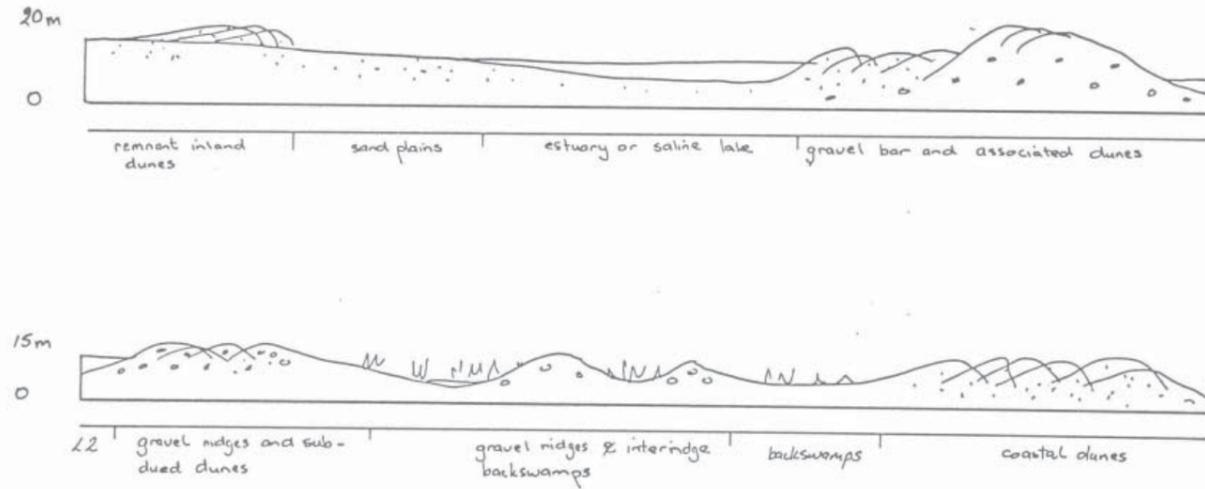


Phase 3: MANAGEMENT MECHANISMS



Appendix C

Source: Land Types of the Canterbury Region, Canterbury Regional Landscape Study by Boffa Miskell and Lucas Associates for Canterbury Regional Council, October 1993.



L 1 PLAINS - COASTAL FRINGE LAND TYPE

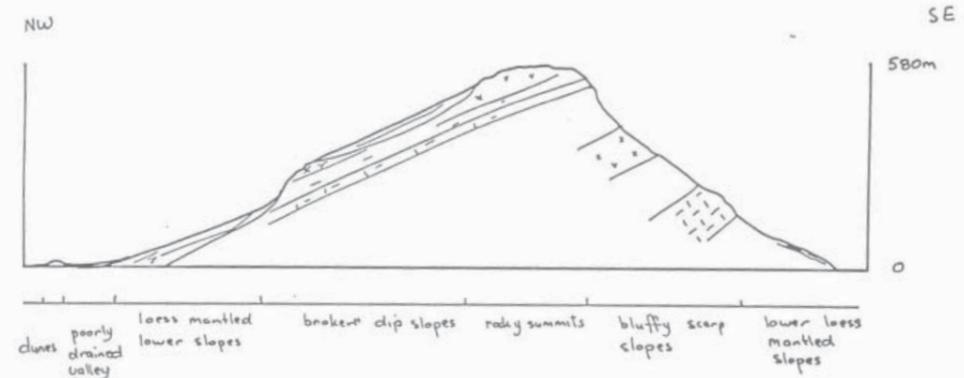
L 1 PLAINS - COASTAL FRINGE LAND TYPE

Canterbury plains coastal fringe incorporating undulating to rolling coastal beach sand dunes and associated interdune backswamps, sand plains, gravel beach ridges and bars, and saline lake and lagoonal fringe wetlands. Elevation ranges from 0 - 20 m and rainfalls from 600 - 800 mm/A. The land type includes the coastal fringe from the Waipara River mouth to Banks Peninsula, the margins of Lake Ellesmere and the coastal fringe north and south of Timaru.

landform component	geological formation	elevation m	remnant native vegetation	present land use	agronomic potential	potential land use	potential impacts
Beach sand dune complexes	Holocene and Recent sand	0 - 20	pingao, dune slack, danthonia grassland	extensive grazing, exotic forestry, conservation, recreation, stabilized waste land	low	exotic forestry, extensive grazing, stabilization, recreation	exotic trees, recreational impacts, loss of native vegetation
backswamps	Holocene and Recent alluvium and organic deposits	0 - 20	swamp, carr, lacustrine, slacks, saltmarsh	intensive grazing, feed cropping	medium	cash and feed cropping, horticulture, intensive grazing	intensified land use, drainage, windbreaks, subdivision
sand plains	Holocene and Recent sands and lagoonal deposits	0 - 50	<i>Scirpoides</i> sedgeland, dune slack, silver tussock, danthonia grassland	extensive grazing, waste land	low	semi intensive grazing, recreation	loss of native vegetation, increase in exotics, recreational impacts
gravel bars and beach ridges	Holocene and Recent beach gravel and dune sands	0 - 20	pingao, scrub, bracken	extensive grazing, waste land	low	semi intensive grazing, recreation, stabilization	loss of native vegetation, increase in exotics, recreational impacts
saline lake and estuary fringes	Holocene and Recent fluvial and lagoonal deposits	0 - 3	salt marsh (estuarine, lacustrine)	extensive grazing, feed and cash cropping	medium	intensive grazing, cash and feed cropping	intensified land use, drainage, windbreaks, subdivision

CRC landscape study

8



L 8 BANKS PENINSULA - PORT HILLS LAND TYPE

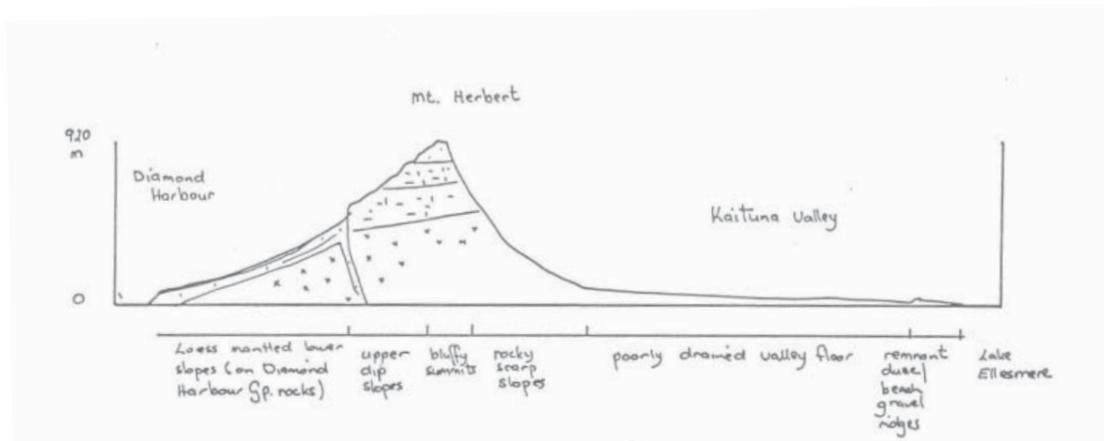
L 8 BANKS PENINSULA - PORT HILLS LAND TYPE

Westerly segment of the steep to very steep, dissected (distinct ridge and valleys), Lyttelton volcano bounded by the western shore of Lyttelton harbour and Gebbies Pass; with loess mantled, smooth and tunnelled lower slopes, especially those with a westerly aspect; broken, rocky, moderately steep to very steep westerly aspect mid and upper backslope dip slopes; rocky spur crests and major ridge summits; very steep to steep rocky and bluffy scarp slopes (easterly aspect); very steep coastal cliffs, and small, poorly drained valley floors with beach dunes. Elevation 0 - 580 m, rainfall 600 - 850 mm/A.

landform component	geological formation	elevation m	remnant native vegetation	present land use	agronomic potential	potential land use	potential impacts
smooth, loess mantled lower slopes and spurs	loess over Tertiary aged Lyttelton Volcanic Group rocks	0 - 150	silver tussock, scrub	intensive and semi intensive grazing, feed cropping, urbanization, orchards	medium	intensive grazing, orchards, horticulture, urbanization	intensified land use, subdivision, exotic trees, urbanization
upper, broken, rocky dip slopes	Tertiary aged Lyttelton Volcanic Group rocks with minor loess	0 - 580	silver tussock, dry scrubland, kanuka woodland, podocarp hardwood forest	semi intensive grazing, exotic forestry, recreation, scenic reserves, urbanization	medium to low	semi intensive grazing, exotic forestry, recreation, scenic reserves	fencing, tracking, exotic forests, subdivision, 'life style' blocks, recreation impacts, buildings, towers
rocky and bluffy (easterly aspect) scarp slopes	Tertiary aged Lyttelton Volcanic Group rocks	0 - 580	broadleaved scrub, hardwood forest, dry scrub	extensive grazing, exotic forestry, recreation, scenic reserves	low	extensive grazing, exotic forestry, recreation, scenic reserves	exotic forests, exotic 'weeds', recreation impacts, buildings, towers
rocky summits and crests	Tertiary aged Lyttelton Volcanic Group rocks	200 - 580	broadleaved scrub silver tussock grassland, herbfield	extensive grazing, recreation, scenic reserves	low	extensive grazing, recreation, scenic reserves	shelter and exotic trees, recreation impacts, buildings, towers
poorly drained valley floors; with lagoonal deposits and beach dunes	Holocene loess and loess-volcanic derived alluvium, dune sands, and lagoonal deposits	0 - 30	remnant native dune spp, slacks, scrub	urbanization, intensive grazing, feed cropping, horticulture	high	horticulture, orchards, urban development	subdivision, urban development

CRC landscape study

15

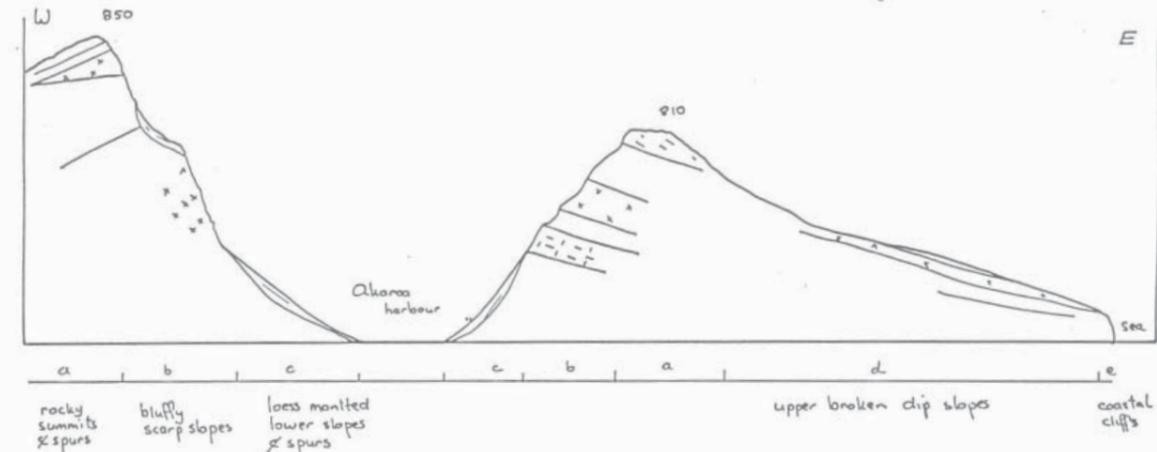


L 9 BANKS PENINSULA - HERBERT LAND TYPE

L 9 BANKS PENINSULA - HERBERT LAND TYPE

The north and westerly segment of the steep to very steep, dissected (ridge and valleys), Lyttelton (excluding the Port Hills type) and Akaroa volcanoes, with loess mantled, smooth and tunnelled lower slopes, especially those with a westerly aspect; broken, rocky, moderately steep to very steep mid and upper backslope dip slopes; rocky spur crests and major ridge summits; very steep to steep rocky and bluffy scarp slopes; highly indented coastline with deep harbours and very steep to precipitous coastal cliffs, and poorly drained valley floors with meandering floodplains, beach dunes and minor lagoons. Elevation 0 - 920 m, rainfall 650 - 1400 mm/A.

landform component	geological formation	elevation m	remnant native vegetation	present land use	agronomic potential	potential land use	potential impacts
smooth, loess mantled lower slopes and spurs	loess over Tertiary aged Lyttelton, Akaroa and Mt Herbert Volcanic Group rocks	0 - 150	silver tussock, dry scrub, broadleaved scrub and forest	intensive and semi intensive grazing, feed cropping exotic forestry, orchards, urbanization	medium	intensive grazing, exotic forestry, orchards	intensified land use, subdivision, shelter trees, exotic forests, 'life style' blocks, urbanization
upper, broken, rocky dip slopes	Tertiary aged Lyttelton, Akaroa and Mt Herbert Volcanic Group rocks with minor loess	0 - 950	silver tussock, dry scrubland, kanuka woodland, podocarp hardwood forest	semi intensive grazing, exotic forestry, recreation, scenic reserves	medium to low	semi intensive grazing, exotic forestry, recreation, scenic reserves	fencing, tracking, exotic forests and scrub, subdivision, recreation impacts, buildings, towers
rocky and bluffy scarp slopes	Tertiary aged Lyttelton, Akaroa and Mt Herbert Volcanic Group rocks	0 - 950	broadleaved and dry scrub, hardwood forest	extensive grazing, recreation, scenic reserves	low	extensive grazing, exotic forestry, recreation, scenic reserves	exotic forests and scrub, recreation impacts, buildings, towers
rocky summits and crests	Tertiary aged Lyttelton, Akaroa and Mt Herbert Volcanic Group rocks	400 - 950	broadleaved scrub hard, silver, and snow grassland, subalpine herbfield	extensive grazing, recreation, scenic reserves	low	extensive grazing, recreation, scenic reserves	shelter and exotic trees, recreation impacts, buildings, towers
poorly drained valley floors, meandering floodplains; with lagoonal and dune deposits	Holocene loess and loess-volcanic derived alluvium; dune sands, and lagoonal deposits	0 - 40	wetlands, flax, pingao, slacks	intensive and semi intensive grazing, feed cropping, horticulture	high	horticulture, orchards, intensive grazing, feed cropping	subdivision, drainage, shelter trees,



L 10 BANKS PENINSULA - AKAROA LAND TYPE

L 10 BANKS PENINSULA - AKAROA LAND TYPE

The east and southerly segment of the steep to very steep, dissected (ridge and valleys), Akaroa volcano, with loess mantled, smooth and tunnelled lower slopes; broken, rocky, moderately steep to very steep mid and upper backslope dip slopes; rocky spur crests and major ridge summits; very steep to steep rocky and bluffy scarp slopes; highly indented coastline with very steep to precipitous coastal cliffs, and poorly drained valley floors with meandering floodplains, beach dunes and minor lagoons. Elevation 0 - 850 m, rainfall 650 - 1200 mm/A.

landform component	geological formation	elevation m	remnant native vegetation	present land use	agronomic potential	potential land use	potential impacts
smooth, loess mantled lower slopes and spurs	loess over Tertiary aged Akaroa Volcanic Group rocks	0 - 150	silver tussock, dry scrub, broadleaved scrub and forest	intensive and semi intensive grazing, feed cropping exotic forestry, orchards, horticulture, urbanization	medium	intensive grazing, orchards, horticulture, exotic forestry	intensified land use, subdivision, shelter trees, exotic forests, urbanization
upper, broken rocky dip slopes	Tertiary aged Akaroa Volcanic Group rocks with minor loess	0 - 850	podocarp hardwood forest, dry scrub, kanuka woodland	semi intensive grazing, exotic forestry, scenic reserves, recreation	medium to low	intensive grazing, exotic forestry, scenic reserves, recreation	subdivision, fencing, tracking, exotic forests and scrub, recreation impacts, buildings, towers
rocky and bluffy scarp slopes	Tertiary aged Akaroa Volcanic Group rocks	0 - 850	broadleaved scrub, hardwood forest	extensive grazing, scenic reserves, recreation	low	extensive grazing, exotic forestry, scenic reserves, recreation	exotic forests and scrub, recreation impacts, buildings, towers
rocky summits and crests	Tertiary aged Akaroa Volcanic Group rocks	300 - 850	broadleaved scrub silver, hard, snow grassland, subalpine herbfield	extensive grazing, scenic reserves, recreation	low	extensive grazing, scenic reserves, recreation	shelter and exotic trees, recreation impacts, buildings, towers
coastal cliffs	Tertiary aged Akaroa Volcanic Group rocks	0 - 200	coastal broadleaved scrub, cliff communities	nil, scenic reserves, recreation	nil	nil, scenic reserves, recreation	recreation impacts, exotic scrub
poorly drained valley floors, meandering floodplains and dune deposits	Holocene loess and loess-volcanic derived alluvium and dune sands	0 - 40	wetlands, flax, pingao, slacks	intensive and semi intensive grazing, feed cropping, horticulture	high	intensive grazing, horticulture, feed cropping, orchards	subdivision, drainage, shelter trees

Appendix D

Banks Peninsula Cultural Landscape

BANKS PENINSULA CULTURAL HERITAGE LANDSCAPES

Dan Witter

25 February 2007

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Report for
Allan Rackham
Boffa Miskell
Christchurch

Dan Witter, Feb 2007

1

Banks Peninsula Cultural Landscape

Contents

1. Background for the Banks Peninsula Cultural Heritage Landscape Study
 - 1.1 Introduction
 - 1.2 Objective
 - 1.3 Methodology
 - 1.4 ICOMOS Criteria
 - 1.5 Site data
2. Cultural Heritage Landscapes and Precincts
 - 2.1 Character Area 2: Rapaki Precinct and Curtilage (outside study area)
 - 2.2 Character Area 2: Teddington - Governors Bay Cultural Heritage Landscape
 - 2.3 Character Area 3: Quail Island Cultural Heritage Landscape
 - 2.4 Character Area 4: Orton Bradley Park Cultural Heritage Landscape
 - 2.5 Character Area 4: Purau – Ripapa Island Cultural Heritage Landscape
 - 2.6 Character Area 6: Port Levy Cultural Heritage Landscape
 - 2.7 Character Area 8: Pigeon Bay Cultural Heritage Landscape
 - 2.8 Character Area 10: Panau Pa Precinct and Curtilage
 - 2.9 Character Area 12: Okains Bay Cultural Heritage Landscape
 - 2.10 Character Area 13: Pa Bay Cultural Heritage Landscape
 - 2.11 Character Areas 15 – 16: Eastern Bays Pa Sites
 - 2.12 Character Area 18: Takapuneke/Greens Point/Red House Bay Precinct and Curtilage (outside study area)
 - 2.13 Character Area 21: Onawe Pa Precinct and Curtilage
 - 2.14 Character Area 24: Southern Bays Cultural Heritage Landscape
 - 2.15 Character Area 25 & 33: Birdlings Flat Cultural Heritage Landscape
 - 2.16 Character Area 27: Little River - Wairewa Sites
 - 2.17 Character Area 28: Waikakahi Cultural Heritage Landscape
 - 2.18 Character Area 33: Kaitorete Precinct and Curtilage
 - 2.19 Character Area 33: Rabbit Hut Precinct and Curtilage
3. Bibliography

Dan Witter, Feb 2007

2

1. BACKGROUND FOR THE BANKS PENINSULA CULTURAL HERITAGE LANDSCAPE STUDY

1.1 Introduction

This report is an assessment of archaeological and historic sites on Banks Peninsula in the context of a broader landscape study by Boffa Miskell. It is restricted to rural settings only and not larger communities such as Lyttleton or Akaroa. The report is structured according to a set of Character Areas produced by Boffa Miskell.

1.2 Objective

The objective here is to identify the most outstanding cultural heritage landscapes. These are the landscapes where the loss of integrity degrades the overall cultural heritage values of places of exceptional heritage value. These are the landscapes which should be preserved at all costs.

This is not an exhaustive listing of heritage values for Banks Peninsula. It is a selection of places and sites which would give the highest rating using ICOMOS standards. The scope of work for an assessment of Banks Peninsula cultural landscapes is very great, and would require a much greater amount of research. It is hoped that what is nominated here will be a topic for review, and be expanded in the future.

1.3 Methodology

There was no previously existing study for cultural heritage on Banks Peninsula which could be as a basis for this report, although Braisford (1981) and Oligivey (1990) provided a comprehensive treatment.

Data base information had been compiled by Banks Peninsula Council, and it was hoped that this could provide a starting point. There was a listing of archaeological site types and an accompanying map of their locations. However, there was no cross reference which made it possible to relate these sites to the New Zealand Archaeological Association (NZAA) file numbers which were probably the source for the information. There also was a series of historic sites and a map showing their location. Most of these probably were taken from the Historic Places Trust (HPT) Register, but there was no way of relating this to their reference numbers to find the site descriptions. It was necessary therefore to start from scratch.

- **Archaeological Sites:** The NZAA files at the HPT were used to review the archaeological sites. This file consisted of a very large number of sites, and it was necessary to digest the site information according to age, size, association with other sites, Maori oral history, research potential and other values. All these sites had a map grid reference.

- **Historical Sites:** Also at the HPT was the historic place register, but these were only the places where registration was agreed upon by the owner. It was not a comprehensive listing of significant historic sites for Banks Peninsula. The location for these sites was a street address rather than a map grid reference. The Christchurch Public Library provided literature sources to help identify a wider range of sites.

Trips were taken out to Banks Peninsula to examine some of the sites and obtain map grid references with a GPS for a few of the historic sites. These trips helped to assess the integrity and amount of original fabric and materials of the sites. Some of the historic sites were found to be places where there was little or no original fabric still standing. The visits also gave an appreciation of the degree of built up area near the sites. Maori burial sites were not included. This would have required a lengthy consultative process among the various runanga as to the appropriateness, and was precluded due to the time available. If this is seen as important it can be added at a later time.

A set of time periods was designed for Banks Peninsula as follows:

- **Archaic 1200 AD – 1500 AD.** This is the period of early Polynesian settlers and the adaptation phase where they developed a distinctive New Zealand Polynesian culture (also called the Mōa Hunter period). The 1200 AD start refers to the earliest accepted dates for people in New Zealand, and not to any site on Banks Peninsula dated to that time. The 1500 AD is a convenient point at which there were extensive modifications to the Canterbury coastline. By this time a characteristic Maori material culture had emerged.
- **Maori 1500 AD – 1800 AD.** This is the period of the autochthonous development of Maori culture (also called Classic Maori). It includes the emergence of pa fortifications and extensive gardening which provide archaeological markers. It continues up to the time of European contact.
- **Contact – 1800 – 1850 AD.** The contact period was the time at which European settlement begins. It includes the violent warfare within the Ngāi Tahu, and the Te Rauparaha raids. It also is when whalers, including on-shore whalers were present and the French settled at Akaroa. This was a very dynamic time for the Banks Peninsula and there are many special features of cultural significance. Contact period sites are distinguishable as Maori or European.
- **Victorian – 1850 – 1900.** The Victorian period is the early European colonial stage until modern industrial times. It is when the Maori land was taken over by the British, and starts with the founding of Lyttleton in 1850. During this time the forests of Banks Peninsula were logged off and the land replaced with livestock. A railway tunnel was put into Lyttleton, and another railway was built to Little River. On archaeological sites there are various pre-1900 markers for this period including glass, china, nails, metal working, clay pipes etc

- Post 1900. The cut-off point in this chronology is at 1900 AD. This follows conventional practice, although there are numerous later historical places and sites on Banks Peninsula.

A large body of information was compiled on archaeological and historical sites as the base document. Although more information could have been extracted, and more map grid references in the field using a GPS could be recorded, it seemed clear that the main outstanding heritage landscapes were identifiable within an ICOMOS framework.

1.4 ICOMOS Criteria

The International Committee of Monuments and Sites (ICOMOS) is an international non-governmental organization of professionals and heritage specialists. It provides the internationally accepted industry standard for the evaluation of cultural heritage significance and the management of heritage resources. The cultural landscape evaluation here follows the conventional format:

- Statement of significance. An essential part of the ICOMOS guidelines is the Statement of Significance. This is where the essential features of significance are identified. The guidelines outline methods for assessing sites according to different kinds of significance. The result is an unambiguous identification of values and context.
- ICOMOS analysis. Although broadly similar, each country has its own version of the ICOMOS guidelines, and it is the New Zealand system which is used as follows:

NZ ICOMOS SIGNIFICANCE
1. Historical and social: notable figure, event, phase or activity, and whether it is an important reflection of social patterns of its time.
2. Cultural and spiritual: contribution to the distinctive characteristics of a way of life, philosophy, religion or other belief and/or the esteem in which is held by a particular group or community, including whether it is of special significance to tangata whenua.
3 Architectural and artistic: design of a particular style, period or designer and whether it has significant artistic value
4. Degree and setting: unity in terms of scale, for, materials, texture, and colour in relation to the setting and/or to surrounding buildings
5. Landmark: significance in the community as a landmark
6. Archaeological: evidence of pre-1900 activities.
7. Technology and craftsmanship: nature and use of materials, finishes and/or construction methods which were innovative for the period or of noteworthy quality

- Location. A general location is provided, but the map grid coordinates in the site data are a better guide where the area is.
- Recommendations. Recommendations are presented considering the chief aspects of significance and vulnerability of the heritage values. These are aimed at preventing the destruction, degradation or loss of integrity of the cultural heritage values in their landscape setting.

1.5 Site Data

The information about the sites documents the ICOMOS analysis and supports the recommendations. The site data follows the following format:

- Character area: This is the segment of Banks Peninsula as devised by Boffa Miskell for the landscape study.
- Site name: This is the name of the site or place.
- Precinct: A complex of sites together or a large site with out-lying parts.
- Curtilage: The surrounding landscape belonging to a site or precinct.
- Cultural Heritage Landscape: A larger landscape made up of sites or precincts, including archaeological and historic sites.
- NZAA File Number.
- HPT Registration Number.
- Map coordinates Easting and Northing
- Description: a short summary of the salient points about the site.

2. CULTURAL HERITAGE LANDSCAPES AND PRECINCTS

Note: the following are mapped on the Heritage overlay map in phase two of the Banks Peninsula Landscape Study.

2.1 Character Area 2: RAPAKI PRECINCT AND CURTILAGE (outside study area)

Statement of Significance

Rapaki has been a community of continuous Maori settlement from pre-European times until the present, and has a detailed oral history. The focus of this is the place of the existing church which is built on a pa and has an urupa associated.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Rapaki Pa/Church
2. Cultural and spiritual	Rapaki Pa/Church
3. Architectural and artistic	
4. Degree and setting	
5. Landmark	Rapaki Pa/Church
6. Archaeological	Rapaki Pa/Church
7. Technology and craftsmanship	

Location

This precinct and curtilage is located on the foreshore and around the church and urupa at Rapaki.

Recommendations

The Rapaki church should be preserved with as much of its original materials as possible, and there should be no construction with modern or unsympathetic materials within the precinct. There also should be no new construction of intrusive structures within the precinct curtilage.

Site Data

Area 2: Maori Contact Pa; Maori Victorian Church: **Rapaki Pa/Church** NZAA M36/4, E2484460 N5733360

This is a pa located on a foreshore flat. It was attached twice by Te Rauparaha, with slaves captured, many of which returned (Couch 1987:45).

Dan Witter, Feb 2007

7

A Maori Church was built on the original pa, and the use of the urupa/cemetery has been on-going

2.2 Character Area 2: TEDDINGTON - GOVERNORS BAY CULTURAL HERITAGE LANDSCAPE

Statement of Significance

This district was a focus European settlement in the 1850s and played an on-going important role in the settlement of Lyttleton Harbour area. It retains a number of important buildings from this era some of which are HPT Registered. It is important that the integrity of the district is recognised as well.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Ohinetahi, Allendale, Governors Bay School & School House, Governors Bay lock up
2. Cultural and spiritual	St Cuthbert's Church & Vicarage
3. Architectural and artistic	Ohinetahi
4. Degree and setting	Ohinetahi, St Cuthbert's Church & Vicarage,
5. Landmark	Ohinetahi, St Cuthbert's Church & Vicarage
6. Archaeological	Ohinetahi Pa
7. Technology and craftsmanship	Ohinetahi, St Cuthbert's Church & Vicarage, Governors Bay lock up

Location

This cultural heritage landscape extends from Governors Bay to Allendale.

Recommendations

This district needs to retain its rural and small village character to appreciate its historically significant elements. This would be degraded by large intrusive buildings or unsympathetic development.

Site Data

Area 2: Victorian homestead: **Ohinetahi** HPT 3349

A farm was established in 1851 by Calvert and Dobbs in Governors Bay. The cobb house Rosemary Cottage was built by Calvert in 1852. Moorehouse bought it in 1885 and added wooden wings in regency style to the cobb house and sold it in 1888 to Potts. Potts completely removed the central cobb structure and replaced it with a three story with stone building in neo classical style in 1866-67. Extensive

Dan Witter, Feb 2007

8

gardens were established by Potts, including plants from Kew. The house is still standing, and the gardens have been revived. It is close to St Cuthbert's Church.

Area 2: Victorian church: **St Cuthbert's**. HPT 281 E2481460 N5730470

This is an Anglican church built of cob and faced with stone located in Governor's Bay. It was started in 1860, finished in 1861 and opened by Bishop Harper in 1875. It includes an 1860 wooden vicarage. Dates in the grave yard: 1883, 1872, 1897, 1887, 1891, 1877, 1892, 1889, 1886, 1875, 1875, 1892, 1894, 1899, 1876, 1884, 1883. There is an unusual wooden and bronze grave marker dated 1869.

Area 2: Victorian homestead: **Allendale**

This house was built in 1850's for Charles Vieggers in Governors Bay. The original was in cob and later extended in stone. It has been restored with modification

Area 2: Victorian school: **Governors Bay School** HPT 5434 and **School House** HPT

The school is a one-room structure of weatherboard built in 1868 and in use until 1963. It was built in the early colonial style during the Provincial Government Period. It had a bell from the ship Ocean Mail which was wrecked off the Chatham Islands. The school masters house built in 1868 is a 2 story weatherboard building.

Area 2: Maori, pa: **Ohinetahi Pa** NZAA M36/27, E2481800 N5730600

Ditch and bank earth works (now filled in) located south of Governors Bay town on the south side of a hill summit. It has been attributed to the Ohinetahi Pa of oral history.

Area 2: Victorian gaol **Governors Bay lock up** E4491700 N5729370

The Allendale police station with a 2 story house and stables was established in 1877 with Constable George Dance and closed in 1880. The police house became the base for the Royal Mail coach for William Teape from 1882 to 1907.

There remains now the lock up which was the tack room for the Royal Mail and was restored in 2003-2004.

2.3 Character Area 3: QUAIL ISLAND CULTURAL HERITAGE LANDSCAPE

Statement of Significance

The historical and archaeological features of Quail Island have been protected by its isolation. It has been a place of specialised use from pre-European times into the early

1900's and its occupation by Edward Ward in 1851 is documented in detail. It has a notably unique place in history.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Quail Island
2. Cultural and spiritual	
3. Architectural and artistic	Quail Island
4. Degree and setting	Quail Island
5. Landmark	Quail Island
6. Archaeological	Quail Island
7. Technology and craftsmanship	

Location

This cultural heritage landscape is the entirety of Quail Island.

Recommendations

The current policy of conservation for Quail Island should be maintained.

Site Data

Area 3 Maori midden area, Victorian homestead & quarantine stn. **Quail Island** HPT 7408 E2484900 N5730900 (middle of island)

There are numerous middens and ovens around the shoreline of Quail Island, but there is no evidence of a settlement. These middens have not been disturbed by recent development or coastal erosion.

A homestead was constructed there in 1851 by Edward Ward and his brothers. The house was wood with 2 stone chimneys. However Edward and Henry Ward drowned that same year.

The island was used to run livestock and to quarry ship's ballast until the quarantine station which was established in Camp Bay, and then moved to Ripapa Island was transferred again to Quail Island in 1875. The construction used gaol labour and the facilities were used as a convalescent home and livestock quarantine as well.

After 1900 it was used as a staging ground for various Antarctic expedition animals as well as became a leper colony and a school camp. The quarantine barracks are still standing.

2.4 Character Area 4: ORTON BRADLEY PARK CULTURAL HERITAGE LANDSCAPE

Location

This cultural heritage landscape is the entirety of the Orton Bradley Park at Charteris Bay.

Recommendations

No statement of significance or ICOMOS analysis is provided because the main features are HPT Registered and the Orton Bradley Park is already managed as a historical district.

Site Data

Area 4: Victorian homestead **The Chateau** HPT 592

This is Dr Moore’s house built in 1852 in Chartres Bay. It is a one storey weatherboard house and sold to the Rev. Bradley in 1859. It was re-erected on its original site in 1901 in the Orton Bradley Park.

Area 4: Victorian school: **Charteris Bay School** HPT 5276

This was constructed of weather board in 1878 and is in Orton Bradley Park.

Area 4: Victorian mill and stables, Bradley **Mill** HPT 4392 and **Stables** HPT 5285

The Rev. Bradley settled in Chartres Bay in 1859. The weatherboard stables were built by him in 1878. An overshot mill for cutting timber was built in the 1880’s. It was modified to produce electricity in 1901 and the technology was innovative for its time. Both buildings are in the Orton Bradley Park.

2.5 Character Area 4: PURAU – RIPAPA ISLAND CULTURAL HERITAGE LANDSCAPE

Statement of Significance

There are two major places in this district, both with a remarkable continuity of use. Purau Bay begins as an Archaic Mōa Hunter settlement and continues as a Māori village until European arrival (although there appears to have been no defended pa there). In 1843 it was the first place of European settlement in Canterbury. The Rhodes homestead for their early cattle station was built there and remains an architecturally significant building. Further along the coast is Ripapa Island which was one of the first pa in the South Island designed as a gunfighter’s pa. As a place of defence it was later redesigned as a gun battery and the technological innovation, the disappearing gun was installed there. This district should be considered as a candidate for national level significance.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Ripapa Pa/Fort Jervois, Purau/ Rhodes House, The Whare
2. Cultural and spiritual	Ripapa Pa/Fort Jervois,
3. Architectural and artistic	Ripapa Pa/Fort Jervois, Purau/ Rhodes House
4. Degree and setting	Ripapa Pa/Fort Jervois,
5. Landmark	Ripapa Pa/Fort Jervois, Purau/ Rhodes House
6. Archaeological	Ripapa Pa/Fort Jervois, Purau/ Rhodes House
7. Technology and craftsmanship	Ripapa Pa/Fort Jervois,

Location.

This cultural heritage landscape extends from Purau Stream along the coast, to include Pile Bay and incorporating all of the small peninsula with Ripapa Island.

Recommendations

The Rhodes House and Fort Jervois are both under protection, but it is important that the overall district should retain its rural and small village character. Obtrusive buildings and developments would have a severe negative impact. The open curtilage around Ripapa Island should be maintained as farmland as context for its historic significance, and to further protect archaeological sites in the area. Any developments requiring ground disturbance should closely monitored for both pre-European and historic archaeology.

Site Data

Area 4 Māori Contact: **Ripapa Pa** NZAA N36/4; Victorian gun battery & quarantine station: **Fort Jervois** HPT 5306 E2490100 N5731800

Pipapa Island is located just off the southern shore of Lyttleton Harbour. The entire island was designed into a gunfighter pa by Taununu. It was surrounded with trenches and palisades and had seven bastions protruding out of the wall line to enable a cross-fire. The island is also close to a group of Māori archaeological sites which indicate a village associated with the pa.

During the Eat Relations Feud the pa was attacked by a war party from Kaiapoi who had muskets. Many of pa inhabitants fled by canoe, but most of these did not survive the musket fire. The pa was then taken and the remaining people massacred.

The island was used as a quarantine station during 1872 and 1873. The materials were then moved to the Quail Island quarantine station in 1885. Following that, Fort Jervois was built in 1888 destroying the pa. It had two 8 inch guns, two 6 inch disappearing guns, and two 6 pounder quick firing guns. The guns were mounted in



1889 for the potential threat of Russian invasion, and the guns were never needed for fighting.

Area 4: Archaic settlement, Maori & Contact Maori, **Purau** NZAA M36/7, Contact homestead, Victorian homestead **Rhodes House**, HPT 280 E249900 N5729700

An Archaic period site has been found in Purau Bay with adzes and moa ovens buried about 2 m deep. The moa include *Emeus crassus* and *Euryapteryx gravis*, and a C-14 date of 780 AD was obtained. There also was evidence for latter occupation with greenstone adzes and greenstone manufacturing waste.

In 1843 the Greenwood brothers settled there and built a house in 1844. This remained there until it was moved to Fernlea in the 1890's where it still stands. In 1846 the station was robbed by the "Blue Cap" bushranger gang.

Purau was bought by W. Rhodes in 1847 and the 2 story house of local reddish volcanic stone was started in 1853. Although mainly for cattle, alpacas were imported in 1865. It has a slate roof and two grey marble fireplaces. It was sold in 1874 to H. Gardiner who built wooden additions.

Area 4: Victorian house, **The Whare** HPT 7157

This building was part of the Rhodes Station at Purau. It was built in about 1853 for the farm workers.

2.6 Character Area 6 PORT LEVY CULTURAL HERITAGE LANDSCAPE

Statement of Significance

Purari was the focus of the Koukourarata Maori community which has continuity from pre-European times to the present. In addition, within the inner part of the bay there are numerous Victorian homesteads which reflect the early European history of the district.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Purari, Victorian Homesteads
2. Cultural and spiritual	Purari, St Paul's Church
3. Architectural and artistic	
4. Degree and setting	
5. Landmark	
6. Archaeological	Purari
7. Technology and craftsmanship	

Location

Dan Witter, Feb 2007

13

This cultural heritage landscape includes the coast from the settlement of Port Levy on the west and extends up the eastern side to Purari.

Recommendations

This rural landscape should be preserved, and any developments should be sympathetic with it. The historic homesteads and other features should be researched further to better understand their significance. Any developments requiring ground disturbance should closely monitored for both pre-European and historic archaeology.

Site Data

Area 6: Contact Maori settlement, Victorian Maori church: **Purari**, NZAA N36/124 E2497860 N5728890

A Maori settlement was located on the western shore of Port Levy western, but there appears to be no fortified pa, and the main evidence remaining is a coastal midden. Shortland in 1844 recorded extensive cultivations. The settlement in the mid 1800's had about 150 to 200 people.

This was where the original Koukourarata St John's Anglican church was built of wood and raupo at a place chosen by Bishop Selwyn in 1844. It was replaced in 1865 by a more substantial structure opened by Bishop Harper. All that now remains of the original church is an open rectangle about 5 x 10 m and some foundation stones. A commemorative monument now stands near there.

Area 6: Victorian church, **St Paul's** E2494670 N5726950

The Anglican St Paul's wooden church import Levi was opened in 1887 by Bishop Harper. The cemetery has some early graves dated at 1894, 1881, 1894 & 1899.

Area 6: Victorian homesteads:

A number of homesteads have been identified as belonging to this area, but have not been researched further, nor have they been located with map coordinates. These are:

- Guildford homestead....Kiele 1851
- Saw mill and cottageWilliam Heaphy
- Fernlea homestead Flemming 1850 Original building from Greenwood house at Pureau?
- Whalers Bay homestead.... Harris 1851
- Mt Pleasant Homestead.... Field in 1855, son ran the general store
- Vale Royal homestead.... Charles Cholmondeley originally a sod hut, then built the Vale Royal

Dan Witter, Feb 2007

14

2.7 Character Area 8 PIDGEON BAY CULTURAL HERITAGE LANDSCAPE

Statement of Significance

Holmes Bay to Annandale has been the location for some of the earliest settlement for Banks Peninsula, including Hay and Sinclair in the 1840's and many of the early structures remain. There is also evidence of pre-European occupation beginning with the Archaic Moa Hunters.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Hay Homestead, Annandale House & Woolshed, Sinclair House, Tanglewood, Pigeon Bay Store
2. Cultural and spiritual	Pigeon Bay Cemetery
3 Architectural and artistic	Annandale House & Woolshed
4. Degree and setting	
5. Landmark	Annandale House & Woolshed
6. Archaeological	Pigeon Bay Moa Hunter Site
7. Technology and craftsmanship	Pigeon Bay Store

Location

This cultural heritage landscape includes all of Holmes Bay to the west and extends along the coast to Annandale to the east.

Recommendations

This rural landscape should be preserved, and any developments should be sympathetic with it. The pre-European archaeology needs to be researched further, and the size of the district may need to be increased. Any developments requiring ground disturbance should closely monitored for both pre-European and historic archaeology.

Site Data

Area 8: Contact homesteads. **Hay Homestead**

This is the homestead built by Ebenezer Hay 1843 and was destroyed in 1886 by a land slip.

Area 8: Victorian homestead **Annandale House** HPT5284 and **Woolshed** HPT 5783 E2502000 N5725300

Dan Witter, Feb 2007

15

This building was built in wood as a hotel by Ebenezer Hay in 1870 as a hotel. However, after the Hay homestead was destroyed in 1886 it became the hay residence. It is a large building located on the east side Pigeon Bay.

The Annandale woolshed was built of totara in 1886

Area 8: Archaic Moa bones (?): **Holmes Bay Moa Hunter Site**; Contact homestead **Sinclair House** NZAA N36/66, E2500700 N5726100

This is recorded as a concentration of moa bones at Holmes Bay. However it also is an area where cows have been buried and no artefacts are known. The status as an archaic site is unconfirmed.

This also is the location of the Francis Sinclair homestead built in 1843 and leased by McIntosh from Mrs Sinclair in 1843. In 1865 it was purchased from Mrs Sinclair by Holmes and a sawmill was established to cut up timber for the Lyttleton RR tunnel. There are no remaining structures.

Area 8: Victorian cemetery: **Pigeon Bay Cemetery**

This cemetery has early graves dated to 1899, 1891, 1874, 1886, 1892, 1881, 1896, 1878, 1889, 1887, 1885, 1886 & 1878

Area 8: Victorian homestead **Tanglewood** HPT 5282

This was the original home of the Gillespie family and was established by Ebenezer Hay for a school teacher in 1859. The name was changed from Burnside to Tanglewood in 1867. It was then occupied as a farmhouse by the Corrigan family. The original cottage is of pit-sawn totara, and added rooms are of matai and kahikatea.

Area 8: Victorian store: **Pigeon Bay Store** HPT 5279

This store was built in 1881 by Hay for John Robinson. It was a general store and a butcher and baker's shop and post office. It still has kauri counters and totara shelving and bins. It is now closed.

2.8 Character Area 11 PANAU PA CULTURAL HERITAGE LANDSCAPE

Statement of Significance

Panau Pa is an outstanding example of a Maori village which had a defensive pa built above it and an associated extensive horticultural area.

ICOMOS Analysis

Dan Witter, Feb 2007

16

NZ ICOMOS significance	Sites/places
1. Historical and social	Panau Pa
2. Cultural and spiritual	Panau Pa
3 Architectural and artistic	
4. Degree and setting	Panau Pa
5. Landmark	Panau Pa
6. Archaeological	Panau Pa
7. Technology and craftsmanship	

Location

This precinct and curtilage should include the small bay and coast on the northwest part of Long Lookout Point.

Recommendations

The Maori sites are already under protection, but it is important for the curtilage and setting of the precinct not to undergo modification such as by new roads, buildings or other developments.

Site Data

Area 10: Maori, Contact Maori pa: **Panau Pa**, NZAA N36/72, E2512600 N5728000

This pa is located on a projection of land between Little Akaloa Bay and Raupo Bay. It is a rectangle about 80 x 50 m containing 8 terraces and surrounded by a ditch and bank on three sides with a sea cliff on the fourth. The pa was of the refuge type with a village situated below on the shoreline where there were also burials. The slopes surrounding the pa feature a large number of drains for kumara cultivation as well as some stone walls belonging to gardens. The garden soils seem to have been enriched as former seabird nesting grounds.

A large range of artefacts have been recovered from the village. These include a large number of adzes of greenstone, as well as some of argillite, basalt and greywacke. A variety of ornaments also have been found made of greenstone, bone, ivory and shell. There also were as hair combs of whale bone, bird bone flute, conch trumpet, tattooing needle and patu fragments of both stone and whale bone, bone bird spear points, bone harpoon heads, bone awls and needles, bone and ivory fish hooks of various types, stone lures, and grooved stone fishing sinkers. On top of this were various flake tools made of silcrete, chert, flint, obsidian and basalt as well as grinding stones of sandstone (Jacomb 2000).

The pa was attacked by Te Maiharanui in the 1820's for harbouring refugees, and some were killed and the rest were taken prisoner as slaves (Brailsford 1981:161, Jacomb 200:7). It also is said to have been taken again by Te Rauparaha.

2.9 Character Area 12: OKAINS BAY CULTURAL HERITAGE LANDSCAPE

Statement of Significance

As one of the remote Eastern Bays, Okain's Bay has retained many of its historical buildings, including its 1870's store/post office which is still in use. This collection of buildings makes it a classic example of the "open air museum", a value which is enhanced by its outstanding local museum.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	St. John the Evangelist, Slab Cottage, Okains Bay Library, Okains Bay Post Office and store, Okains Bay School
2. Cultural and spiritual	St. John the Evangelist, Okains Bay Cemetery
3 Architectural and artistic	St. John the Evangelist
4. Degree and setting	St. John the Evangelist, Okains Bay Library
5. Landmark	St. John the Evangelist, Okains Bay Post Office and store
6. Archaeological	
7. Technology and craftsmanship	St. John the Evangelist, Slab Cottage

Location

This cultural heritage landscape includes Okains Bay from the foreshore in the Opara Stream valley bottom past the Anglican Church.

Recommendations

The protection of the historical values at Okains Bay has been led by Murray Thacker who has been responsible for extensive conservation work, as well as establishing a local museum. The direction of these efforts should be supported and resourced as much as possible.

Site Data

Area 12: Victorian church: **St. John the Evangelist** HPT 1715 E2513200 5721860

This Anglican stone church in Okain's Bay was built in 1862 and consecrated in 1863. The windows are of white stone from Quail Island and it uses locally made bricks. It had a chapel school with it built in 1851.

Area 12: Victorian cottage. **Slab Cottage** HPT 5371 E2513350 N 5721930

Built about 1880 in Kaituna Valley for cock's foot seed harvesting crews and was a dwelling for 10 years. It was relocated to the Okains Bay Museum. It is the only surviving example of a building with vertical slabs. It has a shingle roof and an iron chimney.

Area 12: Victorian library **Okains Bay Library** HPT1731 E2513210 N5721850

This one room wooden structure was built in 1865 at Okains Bay as a library and is still standing, now restored.

Area 12: Victorian post office **Okains Bay Post Office and store** HPT5377 E2513490 N5722020

This colonial shop type building was built in 1873 with additions in 1892. It is still functioning as a mail centre and petrol station.

Area 12: Victorian school: **Okains Bay School** E2513280 N5721901

This is a wooded school with 2 rooms built in 1872.

Area 12: Victorian cemetery: **Okains Bay Cemetery** E2513870 N 5722428

The graves are dated as follows: 1889, 1897, 1890, 1888, 1886, 1894, 1891, 1895, 1883, 1892, 1869, and 1880.

2.10 Character Area 13 PA BAY PRECINCT AND CURTILAGE

Statement of Significance

Te Kaura Pa and Pa Island Pa within Pa Bay are outstanding examples of Maori villages associated with a defensive pa and horticultural areas. This district would have had one of the highest Maori populations on Banks Peninsula.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Te Kaura Pa, Pa Island Pa
2. Cultural and spiritual	Te Kaura Pa, Pa Island Pa
3. Architectural and artistic	
4. Degree and setting	Te Kaura Pa, Pa Island Pa
5. Landmark	Te Kaura Pa, Pa Island Pa
6. Archaeological	Te Kaura Pa, Pa Island Pa
7. Technology and craftsmanship	

Location

This cultural heritage landscape includes all of Pa Bay and Pa Island

Recommendations

The Maori sites are already under protection, but it is important for the curtilage and setting of the precinct not to undergo modification such as by new roads, buildings or other developments.

Site Data

Area 13: Maori, Contact Maori pa: **Te Kaura Pa (Pa Bay Pa)**, NZAA N36/110, E2518665 N5722953

This is the Pa Bay pa and is on a cliffed headland cut off by a ditch and bank. The pa is about 150 by 50 metres in size and has about 25 terraces. It overlooks a village with about 60 terraces. Three houses in the village have been excavated and are 6 x 3 metres in size, and have square fireplaces boxed with flat stones. Another larger house is indicated. A rectangular pit 3 x 2 m which seems to be a kumara storage pit is also present. The village area produced greenstone adzes of various sizes and ornaments, stone grinding tools as well as numerous flakes. There also was part of a whalebone patu, flint drill point, an argillite adze, a bird bone flute, and a fish lure barbs and one piece fish hook barb.

Indicating European contact there also were metal artefacts including an iron adze and Jew's harp as well as preserved wooden artefacts and parts of houses. There is however no mention has been found in the oral history of this site precinct. It was destroyed in the Eat Relations Feud.

A garden area with agricultural lines is also present nearby.

Indicating European contact there also were metal artefacts including an iron adze and Jew's harp as well as preserved wooden artefacts and parts of houses. However, no mention has been found in the oral history of this site precinct.

Area 13: Maori Contact, Maori pa: **Pa Island Pa** N36/111 Pa, E25188500 N5723500

This 70 x 50 m is a small cliffed island about 40 m high just off the steep rocky shore. It contained 13 terraces and preserved wooden palisade posts have been found. And a flax rope ladder was recorded. A village in a 100 x 80 m area was located close by on a promontory with 14 terraces. In spite of the perishable materials indicating a late age, there seems to be no reference in oral history to this site precinct.

The pa contained 13 terraces and preserved wooden palisade posts have been found. And a flax rope ladder was recorded. A village in a 100 x 80 m area was located close by on a promontory with 14 terraces. In spite of the perishable materials indicating a late age, there seems to be no reference in oral history to this site precinct. It was destroyed in the Eat Relations Feud.

2.11 Character Areas 15 - 16 EASTERN BAYS PA SITES

Location

These sites are on the eastern coast of Banks Peninsula from Goughs Bay south to Flea Bay.

Recommendations

The remaining Eastern Bays pa do not merit a cultural heritage landscape for themselves and as sites are already under protection. It is important however that consideration is given to the integrity of these sites and their settings. Note that the Parakakariki Pa which features in Maori oral history is not listed because no material evidence for its location has been found, although it is probably on this section of coast.

Site Data

Area 15: Maori pa: **Okaruru Pa** N36/79, E2517600 N5711000

The pa at Goughs Bay is on the foreshore flat at the head of bay. It is about 110 x 60 m, surrounded by a ditch and bank and divided in two with another ditch, and contains 7 pits. Nearby are kumara cultivation areas.

Area 16: Maori pa: **Nga Toko Ono Pa** N37/1. E2517170 N5708265

This pa is at Fisherman's Bay situated on a headland with sea cliffs at Clay Point. It is about 50 x 70 m and is fully terraced and defended by 3 ditches. Tradition has it that fishing canoes were blown out to sea, and this was the discovery of the Chatham Islands and the founding of the Morioris.

Area 16: Maori. Pa: **Paekaroro Pa** N37/22 and Victorian homestead **Flea Bay** E2510200 N5704300

This is a pa on a sea cliff at the head of Flea Bay. It is about 90 by 50 m surrounded by a ditch and bank and contains 14 terraces.

In 1852 it became part of the Rhodes brother's cattle run. In 1855 Israel Rhodes (not related) built a homestead. A 2 room sod cottage still present

2.12 Character Area 18 TAKAPUNEKE/GREENS POINT/RED HOUSE BAY PRECINCT AND CURTILAGE (outside study area)

Statement of Significance

It was at Takapuneke that the chief Te Maiharanui tried to gather together the remnants of the Ngai Tahu which had been shattered by the Eat Relations Feud to protect themselves from Te Rauparaha by exchanging dressed flax (needed for rope by the sailing ships) for guns. It was here he was captured by Te Rauparaha and massacred the inhabitants at Takapuneke. This was with the aid of Captain Stewart and the Brig Elizabeth and as preparation for his successful siege at Kaiapoi the next year and slaughter of Ngai Tahu all the way down to Taumutu. Within 10 years later it was occupied by William Green as a cattle station. Green later established a hotel near there and the bay became a quarantine station for Akaroa. The place has significance by illustrating that after the life lost (and people abandoning the area) during Eat Relations Feud (a depopulation estimated at thousands), and then further exacerbated by the systematic depredations by Te Rauparaha, the Canterbury region would have looked nearly empty of Maori and inviting for European settlement. This settlement was in fact bloodless, and without the armed resistance which took place in the North Island.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Takapuneke/Greens Point/Red House Bay
2. Cultural and spiritual	Takapuneke/Greens Point/Red House Bay
3. Architectural and artistic	
4. Degree and setting	
5. Landmark	Takapuneke/Greens Point/Red House Bay
6. Archaeological	Takapuneke/Greens Point/Red House Bay
7. Technology and craftsmanship	

Location

This precinct and curtilage include the bay from the sewerage works to Green Point southwest of Akaroa.

Recommendations

This precinct is need of a conservation and management plan. The terraces of Takapuneke village need protection. The location of the sewerage plant at this place is inappropriate and should be reviewed.

Site Data

Area 18 Maori Contact village: **Takapuneke** NZAA N37/11; Victorian homestead **Greens Point** & quarantine stn. **Red House Bay**, E2505700 N5709800

This Maori village, close to the present town of Akaroa consisted of 4 terraces on a slope above the shoreline and some coastal midden. It was used by Te Maiharanui as a flax gathering and processing base to obtain guns. Sailing ships used a lot of rope and flax fibre was an important trade article. When Captain Stewart and the Brig Elizabeth arrived for a load of flax however Te Rauparaha and some of his men were on board. The Ngai Tahu chief Te Maiharanui, his wife and daughter were captured, and there was a massacre of the inhabitants of Takapuneke.

In 1839 it became the first cattle station in Canterbury with a start of 40 cattle by W. B. Rhodes of Cooper, Holt and Rhodes of NSW. It was under the charge of William Green and became known as Green’s Point. In 1843 Green also started a hotel near there. George Rhodes took over from Green in 1843 and built a house there and the locality was known as Red House Bay.

It later became a quarantine station for Akaroa, a meat works and a sewerage plant.

2.13 Character Area 21 ONAWE PA PRECINCT AND CURTILAGE

Location

This precinct and its curtilage is the entirety of Onawe Island

Recommendations

This precinct is not under threat, and the present pattern of land use and management should continue.

Site Data

Area 21: Maori pa **Onawe Pa** N36/86 E2504100 N5715200

Onawe pa is a semi-detached island with cliffed or steep slopes. It is a gunfighter’s pa located at the head of Akaroa Harbour about 500 x 100 m in size. It has two adjacent compartments with rectangular ditch and bank defences, as well as 6 other ditch and bank structures. This pa was taken by Te Rauparaha who lured its defenders outside of its protection. In the process Te Rauparaha’s men gained entry and sacked the pa.

2.14 Character Area 24 SOUTHERN BAYS CULTURAL HERITAGE LANDSCAPE

Statement of Significance

This string of three small bays had a collective significance as having been important Maori settlements (although without defensive pa), and then in the 1840’s having been whaling stations including Hemplemann’s in 1839. They then were homesteaded as pastoral properties.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Te Ruahikihiki/Whakamoia Bay, Whakaki/Island Bay, Peraki
2. Cultural and spiritual	
3 Architectural and artistic	
4. Degree and setting	Te Ruahikihiki/Whakamoia Bay, Whakaki/Island Bay, Peraki
5. Landmark	
6. Archaeological	Te Ruahikihiki/Whakamoia Bay, Whakaki/Island Bay, Peraki
7. Technology and craftsmanship	

Location

This cultural heritage landscape is the coast from Whakamoia Bay west to Peraki Bay.

Recommendations

These bays are very remote and there has been little developmental intrusion. This situation should continue.

Site Data

Area 25: Maori settlement **Te Ruahikihiki** NZAA N37, Contact whaling station and Victorian homestead **Whakamoia Bay** E2500400 N5701300

There are no visible defences at this site, but there are terraces and al midden behind the boulder beach. The midden has produced mammal, bird and fish bone, as well as artefacts of greenstone. Quartzite, flint, chert, chalcedony obsidian and bone. According to oral tradition this settlement was known as Te Ruahikihiki.

In addition there is a whaling station, set up by Wright in 1848, and stone ruins remain.

The Whakamoia farm and homestead was established by Wright and Lucas in 1852. There are 2 homesteads and a sawmill in this bay

Area 25: Maori settlement **Whakaki**, Contact whaling stn **Island Bay** NZAA N37/16 E2499600 N5702500

This is a Maori settlement with 15 terraces, some of which were re-occupied by the whaling station. There also are 2 pits, one with a raised rim, and there are midden deposits.

A whaling station was established here by W. Green in 1840 (employed by Rhodes, Brown and Hall).

Then in 1846 it was occupied as a farm by John Moles and Sam Williams (employed by the Greenwoods of Purau). It then went to James Wright in 1849 and next was bought by John Watson in 1851 in which W. Carew settled there. It then was sold to M. Mckinnon and later in 1856 to Captain Hawtry and in 1875 it was bought by Snow and Anson.

There are the remains of the boat shed, as well as whale bone and clay pipes, and a saw mill was located there.

Area 25: Maori settlement, Contact whaling stn **Peraki** NZAA N37/18 E2495800 N570550

A midden is present at this site which contains fishbone with the shell. There are also artefacts including a hammer dressing stone.

A whaling station was established by Hemplemann in 1839, and in 1840 there were 20 men, 2 women and 9 houses. Clay pipes remain.

2.15 Character Area 25 & 31 BIRDLINGS FLAT CULTURAL HERITAGE LANDSCAPE

Statement of Significance

This is a cluster of pa at the entrance of Lake Forsyth, indicating that this was a highly strategic location with a complex land use. Extensive archaeological sites for stone tool manufacture and ovens are in the area.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Ngutupiri Pa, Oruraka Pa, Te Mata Hapuku Pa
2. Cultural and spiritual	
3. Architectural and artistic	Oruraka Pa
4. Degree and setting	Ngutupiri Pa, Oruraka Pa
5. Landmark	Oruraka Pa
6. Archaeological	Ngutupiri Pa, Te Mata Hapuku Pa
7. Technology and craftsmanship	

Location

This cultural heritage landscape is the Lake Forsyth entrance area from Beach Road and Birdlings Flat foreshore east to hills west of Bossu road.

Recommendations

There is an on-going conflict with development at Birdlings Flat and the protection and preservation of Maori archaeological sites. A heritage management and conservation plan is needed for Birdlings Flat and surroundings is needed.

Site Data

Area 25: Maori pa: **Ngutupiri Pa** M37/26, E2487100 N 5709100

This pa is on a sea cliff near Lake Forsyth, and is about 200 x 200m area enclosed by a ditch and bank.

Area 25: Maori **Oruraka Pa** M37/24 2486800 N5709300

This pa is situated on a spur of Banks Peninsula at the south end of Lake Forsyth where it overlooks Kaitorete Spit and the sea. An area about 120 x 60 m is enclosed within a ditch and bank and contains nearly 40 terraces and 7 pits. There is an additional outer area enclosed with a bank but without terraces and pits. It is likely that this pa was an occupied settlement rather than a defensive refuge. The site was not in use in the 1840's but some of the palisading remained (Brailsford 1981:161).

Area 33: Contact Maori **Te Mata Hapuku Pa** M37/22 E2486500 N5809200

This pa is located on Birdlings flat, at the outlet of Lake Forsyth to the sea. The pa is a rectangle with a ditch and bank on three sides, and a steep bank down to the Lake Forsyth shore. The pa contained 5 pits, and burials and a variety of artefacts have been found there. Outside of the pa to the north is an extensive oven area (M37/161) and some pits on the western side. Taylor (1950:86) mentions the area as having hundreds of eels hanging to dry under cover on stages, and it was referred to as "an old fishing pa" by the Native Commissioner A Maclay. There are

abundant ovens and stone tool manufacturing sites nearby on Kaitorete Spit and the Lake Forsyth shoreline.

2.16 Character Area 26 LITTLE RIVER CULTURAL HERITAGE LANDSCAPE

Location

These sites extend from Little River north up the Okana River valley and on to Cooptown.

Recommendations

No precincts or cultural heritage landscapes have been proposed on the basis of present information, although this was known to be an important area in pre-European times as well as later. The area needs further research to assess its potential significance.

Site Data

Area 27: Victorian train stn **Little River** E2493140 N5715190

The railway from Christchurch to Little River began construction in 1880 and opened in 1886. It was part of Vogels Public Works Scheme. The wooden terminal train station at Little River is still standing. There also is an 1886 goods shed with it.

Area 27: Victorian church St. **Andrews Church** HPT 5286 E2494490 N5716530

This Anglican Church was made of local totara in 1878. It was consecrated by Bishop Harper in 1879, and has a grave yard with it and graves dated to 1889, 1879, 1887, 1894, 1895, 1894.

Area 27: Victorian homestead: **Kinloch House** E2493500 N5712700

Smith and Robinson established a pastoral station in 1850 and built a homestead which was sold to H Buchanan in 1852 who named it Kinloch. The homestead is near the Okuti School.

Area 27: Victorian homestead **The Pilgrims Hatch**

This was built in 1865 on Joblin’s Run as the homestead for G. Joblin in the Okuti Valley. There also is a sawmill.

Area 27: Contact Maori settlement. Little River E2493600 N5715200

This site is between the cemetery and church. There are no earth works described, but there is midden with mammal bone.

Area 27: Contact Maori pa. Otawiri or Wairera pa NZAA N36/84 E2493600 N5715200 or E2493300 N5713500.

Earth wall defences on a spur. More investigation is needed

Area 27: Victorian hotel: **Forsyth Arms Hotel** E2492330 N5714270

This hotel was built in 1878 on the railway line. A new hotel is operating on the site.

Area 27: Victorian sawmills

White’s Forsyth between Little River and Cooptown and Coops mill

2.17 Character Area 27 WAIKAKAHI CULTURAL HERITAGE LANDSCAPE

Statement of Significance

This is a place of outstanding significance in Maori oral tradition. It was the scene of crucial events in the Canterbury Ngai Tahu invasion, estimated from oral history at about 1700 AD. Later, in the 1820’s it was where the terrible Eat Relations Feud originated. It remains rich with archaeological village and pa sites.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Waikakahi/Te Puia Pa, Stony Point Pa, Sunset Point Pa
2. Cultural and spiritual	Waikakahi/Te Puia Pa
3. Architectural and artistic	
4. Degree and setting	
5. Landmark	
6. Archaeological	Waikakahi/Te Puia Pa, Stony Point Pa, Sunset Point Pa
7. Technology and craftsmanship	

Location

This cultural heritage landscape includes the hill spurs and lake flats from the Bayleys Road turn-off to the Kaituna Valley turn-off to the North West.

Recommendations



This district needs to have places of high cultural sensitivity identified. A conservation and management plan should be prepared for the protection of the most important places.

Site Data

Area 28 Maori and Contact Maori pa & village: **Waikakahi/Te Puia Pa**, Victorian hotel **Birdlings Hotel** M36/75,77 & 78, E2485000 N5711800

The village area M36/78) is on a lake terrace edge close to the shoreline of Lake Ellesmere (before European lake draining) and is a large area with charcoal stained soil, oven stones and greywacke artefacts. A test excavation by Selwyn Hovell in 1965-66 produced a fresh water mussel midden and found greenstone chisels, pendants, adzes and a tiki, as well as grindstones, a patu, and flint and silcrete flakes.

Overlooking the village on a high spur is Te Puia Pa (M36/77). The end of the spur is cut off with a ditch-bank-ditch that would have been palisaded, and there is another ditch along one side slope. The pa would have been about 100 x 30 m in size and which contains six terraces in the middle, and another four at the end (Brailsford 1981:152). It would have served as a refuge for the inhabitants of the village.

Another pa (M36/76) belongs to this precinct with a transverse ditch and bank cutting off a long thin spur. Outside of the fortified area is a freshwater midden and a pit.

Waikakahi was taken during the Ngai Tahu movement into Canterbury (by oral tradition about 1700 AD), and was occupied by Moki. Moki had allowed Tutekawa at Waikakahi to be killed and intended to hunt down and kill his son Rangitaumu. However, Rangitaumu crept into where he was sleeping and laid a dog skin cloak over Moki's knees and crept out again. This showed that Rangitaumu could have killed Moki, and Moki was obliged to allow Rangitaumu and his family to live.

Waikakahi pa and village also has a special place in the Contact period in the 1820s. Waikakahi was where the Eat Relations Feud began. This was when the woman Murihaka wore a tapu dog skin cloak belonging to the great chief Te Maiharanui. This offence initiated the devastating feud among the Maori settlements throughout Canterbury.

On top of part of the Waikakahi village Birdlings Hotel was built along the Christchurch to Little River road. Nothing remains of this structure

Kumara storage pits and horticultural areas are also known in the vicinity of this site.

Area 28: Maori Pa **Stony Point Pa** NZAA M36/75, E2483600 N5712500

This pa is on the west side of Prices Valley near Stony Point where the road cuts through a spur. There are earthworks and 2 ovens.

Area 29 Maori pa Sunset **Point Pa** not on NZAA list E2481400 N5714600

This is a small pa on a spur crest overlooking Lake Ellesmere with a single deep ditch and bank.

2.18 Character Area 31: KAITORETE SPIT PRECINCT AND CURTILAGE

Statement of Significance

The major Archaic Moa Hunter sites are consistently near river mouths, probably because they allowed canoe access and were places of varied habitats. The Moa Hunter site at the Rakaia River Mouth is a famous such site. There is however no counter-part for the Waimakariri River. This can be explained that the river mouth was elsewhere during Moa Hunter times, and present evidence indicates that it was through the middle of Kaitorete Spit because the Waimakariri River was flowing into Lake Ellesmere. In that area moa bones are known to be associated with ovens, and there are massive freshwater middens from when Lake Ellesmere was a freshwater lake. There has been no systematic archaeological study done on this area. However, the indications are that there is a major undiscovered Moa Hunter settlement present, and one which would be of enormous significance.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Waihora Entrance
2. Cultural and spiritual	
3. Architectural and artistic	
4. Degree and setting	Waihora Entrance
5. Landmark	
6. Archaeological	Waihora Entrance
7. Technology and craftsmanship	

Location

This precinct and curtilage includes an approximately 2 km radius around the Kaitorete homestead.

Recommendations



The use of this district should remain as it is at present. Research should be encouraged however to understand the archaeology and geomorphology better.

Site Data

Area 33: Archaic middens, ovens, moa bone: **Waihora Entrance** No NZAA listing. E2468550 N570750

On Kaitorete Spit about mid way, and in the vicinity of where Lake Ellesmere was breached by the Waimakariri River. The site is at least 500 x 200 m in size and consists of massive middens of freshwater mussels and greywacke oven stones. One and one half “fruit crates” of moa bones were collected when the site was first ploughed. Artefacts are rare in this midden area, and there is likely to be a settlement or habitation site in the vicinity. The great quantities of freshwater mussels that make up the middens would have been at the time when Lake Elsmere was a freshwater lake and not a brackish lagoon as it now is. Ovens with moa bone also have been recorded in the locality

2.19 Character Area 31 RABBIT HUT PRECINCT AND CURTILAGE

Statement of Significance

This is a burnt-down village dating to about 500 years ago. There are 4 possibly 5 house floors known to belong to this village. Because of the fires, wooden artefacts and textiles have been carbonised and preserved. The site is similar to Pompeii with all the artefacts left behind in the houses in their context of use. Such sites are rare in world archaeology.

ICOMOS Analysis

NZ ICOMOS significance	Sites/places
1. Historical and social	Rabbit Hut Site
2. Cultural and spiritual	
3 Architectural and artistic	
4. Degree and setting	Rabbit Hut Site
5. Landmark	
6. Archaeological	Rabbit Hut Site
7. Technology and craftsmanship	

Location

This precinct and curtilage is at the western end of the Kaitorete spit dune ridge, about 1 ½ km east of the Lake Ellesmere cut at Fishermans Point.

Recommendations

This site is threatened by coastal erosion, and parts are regularly lost from storm wave action. The site needs a conservation and management plan, as well as the resources to provide protection and a salvage program for what cannot be protected. Kumara storage pits and horticultural areas are also known in the vicinity of this site.

Site Data

Area 33: Maori village, **Rabbit Hut Site** M37/6 E2461600 N5705800

This is a site about a kilometre east of the artificial channel cut for Lake Ellesmere, at the western end of the Kaitorete Spit. It was being exposed by coastal erosion which prompted salvage excavations. At least 3 and probably 5 houses are known to be present. This entire village had burnt down. Two of them have the central box fireplace lined by flat stones. They have produced considerable greywacke and greenstone flaking debris. One house had carbonised textiles, including a cloak, belt and floor mat. Another had a treasure box lid under the floor which had been carbonised. The site has been dated to about 500 years ago.



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District Plan Information:

- Planning zone
- Land Parcels
- Sacred sites
- Archaeological sites
- Akaroa Historical area
- Heritage sites
- Protected trees
- Physical geographic features
- Street/road names
- Rural Port policy area
- Erosion zone
- Waterways
- 20m contour information
- Parks
- Diamond Harbour Density Overlay
- Sea spray zone
- Low lying area
- LIM Plan Element (Landscape & Coastal Protection Areas and Noise Control Area),
- Recommended areas for Protection
- Land info (soil classification)
- Coastline
- Ward
- Designations

Agri-quality Ltd

- Agri-base

ECAN Regional Plan information:

- Marine farms in coastal marine area
- Marine Reserves
- Sites of High natural, Physical and Cultural Value
- Areas of Significant Natural Value
- Areas to be maintained in present state

National Datasets

Department of Conservation

- DOC conservation units 2006
- QE11 land units
- Recommended Areas for Protection

Land Cover Database (LCDB)

River Environment Classification (NZREC)

