

## 4 LANDSCAPE

### 4.1 **RESOURCES, ACTIVITIES AND VALUES**

The landscape of the District is a unique resource providing identity, recreation, economic, and conservation values.

The general components of the Grey District landscape are:

- the extensive forest clad mountain ranges and foothills forming the eastern backdrop to the District, and the coastal Paparoa Range.
- the lowland plateau area Southeast of the Grey Valley and inland of the southern coast, characterised by a mixture of indigenous and exotic forests.
- the sweeping beaches and rugged coastline forming the District's western boundary.
- the Lake Brunner visual catchment, a substantial waterbody surrounded by a mixture of productive lowlands, forest covered mountains and urban areas.
- the productive farmland and moderate settlement of the expansive Grey Valley and its tributary river valleys.
- the highly settled coastal plain between Camerons and Cobden bounded particularly in the Greymouth urban area by low bush covered hills.
- the Twelve Apostles Range and Peter Ridge.

The quality of the District's landscape is of importance to people who live in, work in, or visit the area. It is a key factor in the West Coast's growing tourism industry, which is now a major contributor to the local economy.

While landscapes are an integral part of the district, the Resource Management Act places emphasis on outstanding landscapes. **Section 6(b)** of the [Act](#) places an obligation on [Council](#) to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.

[Council](#) has carried out an exercise in identifying outstanding landscapes. Over 90% of these landscapes are located in Department of Conservation lands or covenanted in some other way and therefore their protection is effectively provided for (e.g. Southern Alps, Paparoa Range and Hohonu Range). Other landscapes, while not formally protected are not under any threat because of their isolation, the absence of any valuable resource (e.g. minerals) the uneconomic costs of development and the nature of the [land](#), (e.g. natural hazards) which would prevent or make any development extremely difficult.

### 4.2 **ISSUES**

1. Outstanding natural features and landscapes can be adversely affected by development pressures.

While a significant proportion of the outstanding landscapes in Grey District have protection, some of the remaining areas have the potential to be degraded. Potential threats include inappropriate building, subdivision and development.

### 4.3 **OBJECTIVE**

1. The protection of outstanding natural features and landscapes in the Grey District from inappropriate subdivision, use and development.

## 4.4 POLICIES

1. To recognise areas of outstanding natural features and landscapes in accordance with the criteria listed below:
  - a) Naturalness (Intactness)- The landscape is natural, open and spacious and is largely unmodified by human activity or development (relative to other landscapes).
  - b) Coherence - The area is complete and in intact as an integrated unit thereby producing a high visual coherence or pleasantness.
  - c) Distinctiveness - The area has one or more of the following
    - i) outstanding size, shape, diversity or pattern of natural features or landforms
    - ii) outstanding area of predominantly indigenous vegetation
    - iii) outstanding or popular accessible viewpoints/key views
  - d) Sensitivity - the area is high in visual sensitivity to change
  - e) Visiblensness - The area is visible from public places such as [roads](#), tourist routes etc.
  - f) Scientific, Historic or Cultural value - The area is of significant scientific (e.g. geopreservation site), historic or cultural value.
2. Proposed subdivision, use and development should be undertaken in accordance with Objective 4.3, and in a manner that avoids, remedies, or mitigates adverse effects on outstanding natural features and landscapes identified in Table 4.1 or outstanding natural features and landscapes that through a resource consent process are determined by [Council](#) to exist within the areas identified in Table 4.2 having regard to the criteria in Policy 4.4.1(a) - (f).

### 4.4.1 EXPLANATION AND REASONS

The following applies to both policies 4.4(1) and (2). Outstanding natural features and landscapes are integral in defining the character of Grey District, and any development should take this into account in order that adverse effects are avoided, remedied or mitigated on landscape values. The objective reflects **Section 6 (b)** of the [Act](#).

[Council](#) commissioned a landscape study to identify outstanding landscapes and natural features. This study focussed on areas outside of public conservation lands administered by the Department of Conservation given that these areas have some level of protection. Accordingly it should not be assumed that areas administered by the Department of Conservation but not identified in the [Councils](#) landscape study do not include outstanding natural features and landscapes. Areas that were identified as outstanding in the [Council's](#) landscape study are set out in Table 4.1. The areas in Table 4.2 have not been the subject of a landscape study.

**TABLE 4.1**

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| <ul style="list-style-type: none"> <li>• Bush clad hills behind Greymouth and Cobden from Jamieson Road to Point Elizabeth.</li> <li>• Coastal area from Nine Mile Creek to Seventeen Mile Bluff between the sea and 200m east of SH 6.</li> <li>• Kiwi Point - Grey Valley generally described as the cliffs on the true north bank of the Grey River from opposite Kiwi Overbridge to Taylorville and the historic Brunner Mine site on both banks of the Grey River.</li> </ul> |
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- Coastal area from Paroa to New River between the Coast and SH 6.
- Lake Brunner including [adjoining land](#) up to 150m from the [boundary](#) of the lake edge [road](#) reserve excluding Moana township and urban zoned [land](#) at Iveagh Bay.
- The west facing slopes of the Barrytown hills behind the flats between Razorback Point and Seventeen Mile Flat to the east of SH 6.
- Area on the flats to the south of the Punakaiki River upstream of the SH 6 Bridge.
- Area North of Waiwhero Road to Razorback Point between the coast and SH 6.

**TABLE 4.2**

- [Land](#) administered by Department of Conservation.
- Crown [land](#) in the Paparoas

When considering resource consent applications in the areas identified in Table 4.1, the effects on outstanding natural features and landscapes need to be weighed up and assessed having regard to the criteria in Policy 4.4(1).

When considering resource consent applications in the areas identified in Table 4.2, a determination is first required as to whether an area is an outstanding natural feature or landscape in accordance with the criteria in Policy 4.4(1). If the area is determined to be an outstanding natural feature or landscape, then similar to the process for those areas in Table 4.1, the effects of the application on the area needs to be weighed up and assessed having regard to the criteria.

When assessing or considering a site all of the criteria do not need to be satisfied.

## **4.5 IMPLEMENTATION METHODS**

1. Other legislation to control effects i.e. Conservation Act.
2. Encourage landowners to consider informal / formal protection options such as covenants, [reserves](#) etc.
3. Consult and liaise with owners in the management of outstanding areas.
4. District Council and Regional Council rules including those areas identified and included as “Areas of Outstanding Landscape” in the Rural Environmental Area of the District Plan.
5. To adopt [sign](#) design guidelines based on those prepared for the West Coast Tourism Development Group and West Coast Regional Council.
6. To carry out landscaping and planting at the Grey River Mouth.
7. Decisions on resource consent applications.

### **4.5.1 REASONS**

There are a variety of methods available to [Council](#). The Conservation Act provides protection for landscapes located in Department of Conservation [land](#). There are also a number of information measures such as encouraging landowners to set aside areas by way of covenant and design guidelines. In some cases, rules are used in respect of those areas that are highly visual, under some development pressure and not formally protected. The areas in the District that are subject to these rules are the hills around Cobden and are identified on the planning maps as “Areas of Outstanding Landscape”. [Council](#) also requires development within 100m of the [MHWS](#) to obtain resource consent in certain circumstances. The criteria

referred to in Policy 4.4(1) should be used when assessing resource consents in the identified areas outlined in Tables 4.1 and 4.2. Regional Council rules may also be relevant as it relates to vegetation clearance, [earthworks](#) on sloping [land](#) and in the vicinity of waterways. Various [sign](#) and [building](#) guidelines have been developed over time and potential developers will be encouraged to consider these. The [Council](#) is also part of a joint project which will enhance the Grey River mouth.

#### 4.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none"> <li>Retention of those areas identified as areas of outstanding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Site inspections</li> <li>Resource consents</li> <li>Feedback from the public and landowners</li> <li>Landscapes that are recognised by awards</li> <li>Covenanted and <a href="#">reserve land</a></li> </ul>
<ul style="list-style-type: none"> <li>Retention of a variety of types and qualities of landscapes throughout the District.</li> </ul>	<ul style="list-style-type: none"> <li>Site inspections</li> <li>Resource consents</li> <li>Feedback from the public and landowners</li> <li>Landscapes that are recognised by awards</li> <li>Covenanted and <a href="#">reserve land</a></li> </ul>
<ul style="list-style-type: none"> <li>Land use, <a href="#">buildings</a> and structures constructed or carried out in harmony with the landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Site inspections</li> <li>Resource consents</li> <li>Feedback from the public and landowners</li> <li>Landscapes that are recognised by awards</li> <li>Covenanted and <a href="#">reserve land</a></li> </ul>