

Te Tai o Poutini Plan  
Addendum to Natural Features and  
Landscapes s42A Report – Response to  
Landscape Review Report from Bridget  
Gilbert

31 January 2024



**Te Tai o Poutini**  
P L A N

*A combined district plan for the West Coast*

## 1. Introduction

1. This addendum responds to the review and recommendations of the Landscape Report prepared by Bridget Gilbert [Te Tai o Poutini Plan Landscape Report. Prepared for West Coast Regional Council January 2024. Bridget Gilbert Landscape Architecture. 23 pages].
2. I also note that the Stephen Brown September 2022 updated landscape maps have now been uploaded to the GIS. This detailed mapping has been reviewed by Ms Gilbert and also leads to some alterations in my recommendations from the s42A report.

## 2. Recommendations of the Landscape Report.

3. I support the recommendations of the landscape report in full. These are shown below:

*For the reasons set out earlier, I recommend the following amendments to the notified ONL Mapping and Schedules:*

- a) *Reference to the SASMs that coincide with ONLs are included in the relevant ONL Schedule.*
- b) *Any more detailed evidence with respect to tāngata whenua values for ONL areas provided by submitters during the hearing process is incorporated in the relevant ONL Schedule text.*
- c) *Clear guidance is included in the TTPP (perhaps by way of a Preamble to TTPP Part 4: Schedule Five: Outstanding Natural Landscapes), that explains:*
  - i. *the reasonably high-level nature of the ONL Schedules;*
  - ii. *that the landscape values identified relate to the ONL as a whole, rather than specific sites; and*
  - iii. *that other landscape values may be identified as part of an application-specific landscape assessment, including landscape modifications that are an accepted part of the landscape (e.g. infrastructure, buildings) and more negative landscape attributes (e.g. pests).*
- d) *The updated ONL mapping (January 2024) is carefully reviewed by a landscape/GIS expert to ensure:*
  - i. *the following areas are excluded from the mapped ONLs:*
    - *Sizeable pastoral areas.*
    - *Sizeable plantation forestry areas, particularly on the edges of ONLs.*
    - *Areas where the arrangement, scale, and/or prominence of built development exerts a dominant influence on landscape character.*
  - ii. *ONL linework is 'clipped' to obvious landform and or contiguous native vegetation cover edges in the immediate vicinity of the mapped ONL.*
  - iii. *the mapping of the southern end of ONL 5 is amended to extend to the district boundary.*
- e) *In response to location specific ONL submissions, the following mapping amendments are recommended:*

- i. *Minor refinement of the ONL 14 mapping in the vicinity Donovan Drive, Franz Joseph is recommended to follow a 'landscape' rather than a zone boundary. (S449 Totally Tourism Limited.)*
- ii. *Minor refinement of the ONL 31 mapping to exclude the patterning of dwellings throughout the lower slopes on Darkies Terrace and include the elevated and contiguous bush area that sits above the dwellings. (S506 Claire and John West and others.)*
- iii. *Minor refinement of the ONL 29 mapping to exclude grazing land. (S515 Russell Robinson.)*
- iv. *Minor refinement of the ONL 26 mapping to exclude grazing land and plantation forestry areas around the edges of the ONL. (S599 WMS Group (HQ) Limited and WMS Land Co. Limited.)*
- v. *Refinement of the updated ONL mapping (January 2024) so that areas of pine plantation on the following properties are excluded from the ONL mapping:*
  - *Site between Waitaha River and Poerua River that coincides with ONL 17*
  - *Lot 1 Deposited Plan 3135 (near The Forks) ONL15*
  - *Site between Lake Hochstetter and Lake Haupiri ONL32**(S620.158 Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio.)*

#### **4. Amendments to Response and Recommendations around specific submissions.**

5. Based on the Landscape Report, and the digitised updated mapping I have the following amended commentary and recommendations. This supersedes the commentary and recommendations in relation to these submissions that appeared in the s42A report.

| <b>ONL</b>   | <b>Submission Point</b>                 | <b>Commentary</b>   | <b>Amended Recommendation</b> |
|--|---|---|-------------------------------|
| ONL 4  | Raylene Black (S420.001, S420.002)      | The digitised maps exclude this area from the ONL and the Landscape Report also recommends this.  | Support                       |
| ONL 4  | Vance & Carol Boyd (S447.008, S447.009) | The digitised maps exclude this area from the ONL and the Landscape Report also recommends this.  | Support                       |
| ONL 26   | WMS Group (S599.062)                    | Minor refinement of the ONL 26 mapping to exclude grazing land and plantation forestry areas around the edges of the ONL  | Support in part               |
| ONL 15,<br>ONL 17,<br>ONL 22,<br>ONL 32,<br>ONL 33 | Ngāi Tahu (S620.15)8                    | It is recommended that the ONL mapping is amended to remove the plantation forestry portions of these sites, with the revised ONL boundary configured to follow a legible landform and/or contiguous bush boundary. | Support in part               |

|        |  |   |                 |
|--------|--|---|-----------------|
|        |  | The exception to this is Lot 1 DP 3156 (between Hokitika and Ross) in ONL 22 which appears to be in contiguous bush cover. The general extent and configuration of the updated ONL mapping (January 2024) mapping for this area is considered to be correct.  |                 |
| ONL 29 | Russell Robinson (S515.002)  | Minor refinement of the ONL 29 mapping to exclude grazing land.   | Support in part |
| ONL 31 | Claire & John West (S506.001 and S506.023), Lauren Nyhan Anthony Phillips (S533.001, S533.023), Russell and Joanne Smith (S477.001, S477.023), Tim Macfarlane (S482.001, S482.023), Stewart & Catherine Nimmo (S559.001, S559.023), Tim and Phaedra Robins (S579.001, S579.004) and Joel and Jennifer Watkins (S565.002) | it is recommended that the extent and configuration of the ONL 31 mapping near Point Elizabeth Heights subdivision is realigned to exclude the patterning of dwellings and built modification across the lower slopes of the Darkies Terrace landform. However, the realigned ONL should capture the elevated contiguous bush areas that sit above the dwellings that is on private land. | Support in part |
| ONL 44 | John Barltrop (S572.001)   | Relying on the updated ONL mapping (January 2024), the general extent and configuration of ONL 44 in the vicinity of Pahautane, including on the submitters' land, is considered to be correct. It is noted that the ONL line has been amended to exclude the stand of pine trees on the submitters' land   | Support in part |

## 5. Updated Maps for ONLs referred to in s42A report

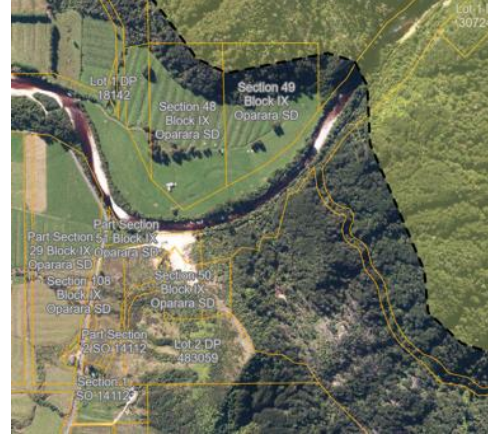
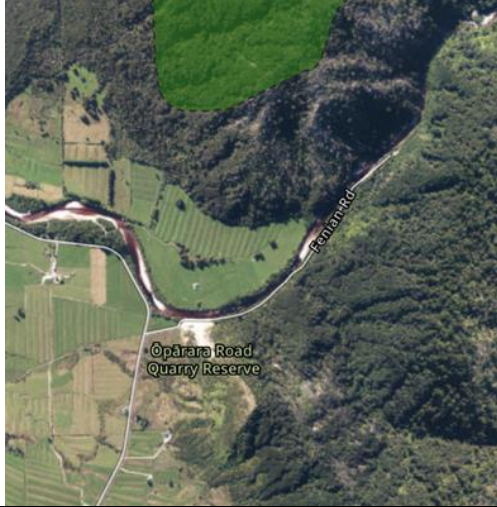
I acknowledge the poor quality of the updated Stephen Brown maps in the s42A report. Now that they have been digitised onto the GIS, I include updated maps for the relevant parts of the ONLs discussed in Section 11 of the s42A Report. If submitters would like a detailed map of their property for use at the hearing, please contact the TTPP team and we will be able to provide you with this.

**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**Fenian Road Area ("The Pyramid")**

**Fenian Road Area - Updated Map**



**ONL 4 Hannah's Clearing**

**ONL 4 - Updated Map**



**ONL 10 Bruce Bay**

**ONL 10 - Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**ONL 14 Donovan Drive**

**ONL 14 - Updated Map**



**ONL 15 Lake Wahapo**

**ONL 15 - Updated Map**



**ONL 25 Blue Bottle Terrace Area**

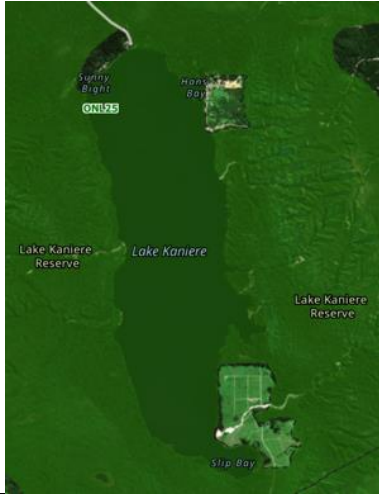
**ONL 25 - Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**ONL 25 Lake Kaniere**



**ONL 25 - Updated Map**



**ONL 27 Taramakau River**



**ONL 27 - Updated Map**

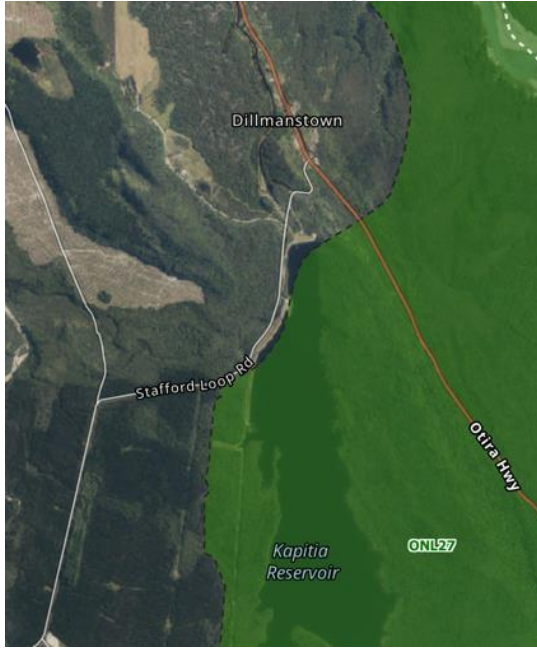


**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

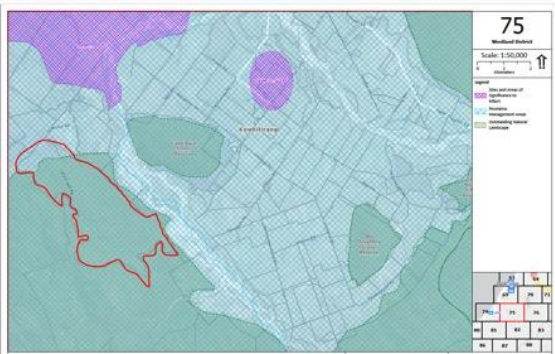
**ONL 27 Kumara Reservoir/Dillmanstown**

**ONL 27 - Updated Map**



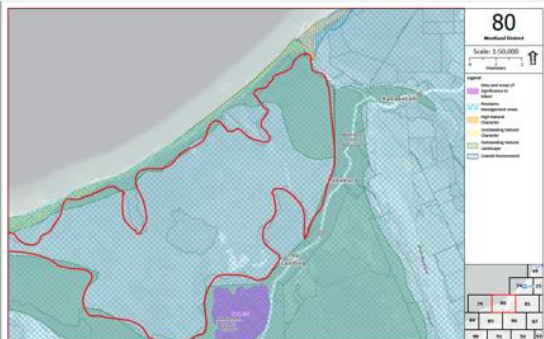
**ONL 22 Lot 1 DP 3156 (between Hokitika and Ross)**

**ONL 22 – Updated Map**



**ONL 17 Site between Waitaha River and Poerua River ONL17**

**ONL 17 – Updated Map**





**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**ONL 15**

Lot 1 Deposited Plan 3135 (near The Forks)  
ONL15



**ONL 15 – Updated Map**



**ONL 32**

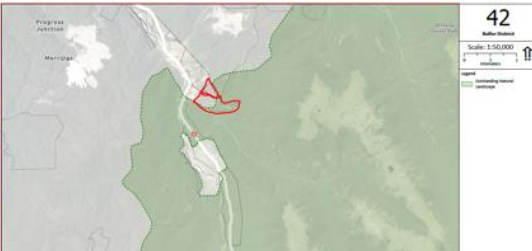
Site between Lake Hochstetter and Lake Haupiri  
ONL32



**ONL 32 – Updated Map**



**ONL 33** Lot 1 Deposited Plan 15307 (on the Lewis Pass Highway) ONL33.



**ONL 33 – Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24  
Digitised version of Stephen Brown Sept  
22 update)**

**ONL 20 Ross Township**



**ONL 20 – Updated Map**



**ONL 22 The Doughboy**



**ONL 22 - Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**ONL 25 Lake Kaniere**



**ONL 25 – Updated Map**



**ONL 25 Hans Bay Road**



**ONL 25 – Updated Map**



**ONL 26 Lake Mahinapua**



**ONL 26 – Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**ONL 28 Taramakau Settlement Road**

**ONL 28 – Updated Map**



**ONL 29 Mitchells**

**ONL 29 – Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**ONL 29 Iveagh Bay**



**ONL 29 – Updated Map**



**ONL 29 Moana North**



**ONL 29 – Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24  
Digitised version of Stephen Brown Sept  
22 update)**

**ONL 31 Elizabeth Range/Cobden**

**ONL 31 – Updated Map**



**ONL 41 Paparua Coalfield**

**ONL 41 – Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

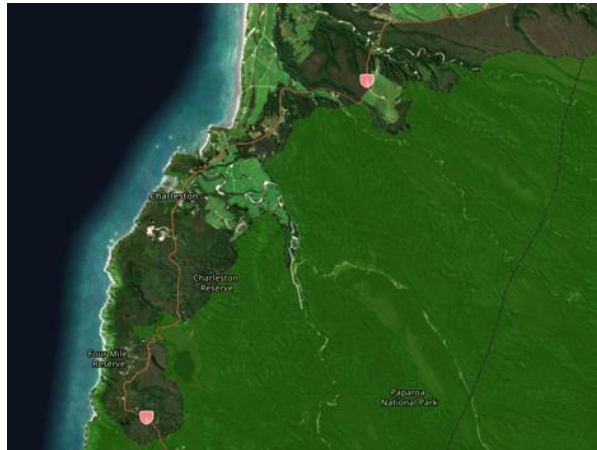
**ONL 44 Punakaiki South**



**ONL 44 – Updated Map**



**ONL 44 Charleston**



**ONL 44 – Updated Map**



**Notified Plan Map**

**Recommended Amended Map (Jan 24 Digitised version of Stephen Brown Sept 22 update)**

**ONL 44 Pahautane**



**ONL 44 – Updated Map**



**ONL 54 Karamea**



**ONL 54 – Updated Map**

