

Kawatiri Place Stewardship Land



John Howard Nicholson (1855-1930) *The Buller in Flood*. Watercolour.

Landscape Values

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Landscape context for decision-making about stewardship land in Kawatiri Place

Landscape is formally defined as “all aspects of the environment including its physical form, and all natural and cultural processes and systems, and the interactions of these systems.”

Landscapes are the outcome of many interconnected processes.

All landscapes are evolving. Even pre-human landscapes in Kawatiri were constantly changing in response to natural forces, such as cell by cell growth or massive flood events, but their character used to be 100% natural. When people arrived processes of modification began, as successive generations shaped the landscape to meet their needs and desires. Original drainage patterns altered, vegetation was harvested or removed, landforms altered, natural soils cultivated, and many things have been built. Landscapes are the outcome of decisions; many, many decisions.

In Kawatiri Place the processes of modification have affected the coast and plains most. The original swampy natural character landscapes of the plains have morphed into a new cultural landscape where most Buller people make their homes, and where food and other goods are produced. But fragments of original character survive, adding visual interest and a sense of the past, contributing to overall ecosystem health, maintaining biodiversity benefits and helping to manage hydrology. Some of the remaining fragments are stewardship land.

Defining Kawatiri Place

The landscape of Kawatiri Place is dominated by the Buller Kawatiri River and the uplifted massif of the coal plains which runs much of the length of the place. The influence of the ocean also plays a role in landscape character.

Kawatiri Place is defined in the Department of Conservation’s Conservation Management Strategy (CMS) for the West Coast region as:

“The Kawatiri Place includes the coastal districts from Kongahu Point (midway along the Karamea Bluff) in the north to Westport in the south, and inland includes the ranges and valleys north of the Buller *Kawatiri* River as far east as Doctors Creek in the upper Buller gorge and virtually the entire catchment of the Mōkihinui River. The southern boundary of this Place follows the Buller *Kawatiri* River from Inangahua township to the Coast Road turn off, then down the Coast Road to the Nile *Waitakere* River, just north of Charleston. A small area near the Matiri Range is gazetted as Kahurangi National Park.” (p196)

Department of Conservation role in managing landscape values

In this report the focus is on natural character (and to a lesser extent historic character). This is because the stewardship land reclassification process is occurring under the Conservation Act 1987 and the purpose of this act is “to promote the conservation of New Zealand’s natural and historic resources”. “Conservation means the preservation and protection of natural and historic resources for the purpose of

- maintaining their intrinsic values,
- providing for their appreciation and recreational enjoyment by the public and
- safeguarding the options for future generations.”

The West Coast *Te Tai o Poutini* Conservation Management Strategy 2010-2020 (CMS) addresses the management of landscape for the whole West Coast region:

3.3.4.3 Management of geodiversity and landscapes

Geopreservation is the conservation of geodiversity (landform, geological and soil features) and the protection of processes which give rise to these features. Landscape conservation aims to maintain or enhance an area's specific indigenous characteristic, ecological, historical and cultural values. Where change is proposed, landscape conservation seeks to ensure that the proposed change is integrated with appropriate regard to the effects the change will have on the landscape's broader character.

Management of a natural landscape should ensure that the effects of change are accounted for beyond the immediate site and across time. The effects of change on the landscape are directly related to the effects of change on resources generally. They also exist within a broader set of values and concerns. Such values and concerns seek to ensure that the resources we sustain not only satisfy our physical needs, but also sustain the quality of our relationship within the landscape. (p94)

The stated objective is:

1. To protect geodiversity and landscapes from adverse effects of human use or management.

and the six policies to achieve this include:

1. The Department should seek to protect and preserve the natural character, integrity and values of landscapes, landforms, geological and soil features and processes in all aspects of conservation management. (p95)

At Kawatiri Place the landscape outcome sought is:

4.2.2.2 Geodiversity, landforms and landscapes in 2020

The overall character of geodiversity, landforms and landscapes in Kawatiri Place is maintained in its 2010 condition...(p196)

Territorial authority role in managing landscape values

Kawatiri Place is governed by Buller District Council. The Council's operative Buller District Plan 2000 seeks to:

"To protect the distinctive character and unique values of outstanding landscapes and natural features." (Objective 4.9.3.1)

with two relevant policies:

"4.9.4.1. To discourage activities which would significantly alter the character of outstanding landscapes.

4.9.4.2. Character areas shall be identified in the Plan and shall reflect the distinctive landscape elements and natural values held for each region."(page 34)

A Natural Environment Character Area is identified in section 5.5:

"5.5.1.1. The Natural Environments Character Area covers those parts of the District that are national park (part of the Paparoa National Park and proposed Kahurangi National Park) and ecological areas.

5.5.1.2. The broad purpose of the Natural Environments Character Area is to reflect the high overall conservation values present, while recognising that there are also a number of other uses and/or values attributable to this land, such as recreation, tourism, mining, hydroelectric generation and cultural and aesthetic values.”

Thus the operative Buller District plan largely relies on various legal protections provided to Public Conservation Land (PCL), including stewardship land, to protect outstanding landscapes in Kawatiri Place.

Buller District Council is one of the three West Coast territorial authorities working on a new joint plan *Te Tai o Poutini*. In the draft plan **55 Outstanding Natural Landscapes** (ONLs) on the West Coast have been assessed, identified, mapped and listed in Schedule 5. Specific rules intended to protect the values of the ONLs are included in the plan.

Some stewardship land parcels in Kawatiri Place fall into ONLs identified in the [draft Te Tai o Poutini](#).

Regional council role in managing landscape values

The West Coast Regional Council also has governance responsibility to protect Outstanding Natural Landscapes in Kawatiri Place under the Resource Management Act 1991, as a matter of national importance.

In 2013 they commissioned two studies to inform their regional planning. Brown Ltd mapped areas of high and outstanding natural character first, which was followed by a report identifying Outstanding Natural Landscapes (ONLs) in the coastal zone. This was followed up with the addition of some inland ONLs. This work has fed into the Outstanding Natural Landscapes (ONLs) identified and mapped in the [draft Te Tai o Poutini plan](#).

A number of stewardship land parcels in Kawatiri Place fall into [Brown’s high and outstanding natural character units](#).

One limitation of an approach identifying ONL’s on the basis of natural character only is that tangata whenua landscape values and historic landscape values which may contribute to an areas outstanding quality are not taken into account in the rankings. However some of this information is provided in the conservation value reports for each stewardship cluster.

Stewardship land in Kawatiri Place

There are 82 parcels of stewardship land in Kawatiri Place. The four big ones are Lyell Range-Radiant Range, Newton River, Waimangaroa-Granity, and Mt Rochfort Conservation Areas. Many parcels, particularly those along the coast, are small and unconnected to other PCL.

To better understand how each stewardship parcel fits within its wider landscape setting Kawatiri Place is broken into eight chunks of similar character. Stewardship parcels in each are identified and landscape factors discussed. Where part or all of a stewardship parcel falls into an [ONL](#) or [natural character unit](#) this is stated because this is a consideration which may need to be given some weight. That said, many places with locally high or outstanding natural character sit outside the boundaries of [Brown’s natural character units](#) which were identified at a regional scale.

The Department of Conservation's Place boundaries, established to facilitate day to day management of PCL, do not necessarily follow natural boundaries in the landscape.

Some stewardship land which is technically in Kawatiri Place sits more logically in the landscapes of Paparoa Place. So some content in the *Charleston* chapter also appears in the Paparoa Place Landscape Values Report.

Similarly some stewardship land along the Buller Gorge which is technically in Inangahua Place has been included in the *Buller Gorge* chapter of this report. Some of these parcels also appear in the *Te Paparoa Massif* and *Brunner Range* chapters of the Inangahua Place Landscape Values Report.



A WAY TO UNDERSTAND
KAWATIRI PLACE

Contents Kawatiri Place

Report No.	NaPalis	Name of Conservation Area/Stewardship Land Parcel (area in hectares)	ONL	Natural Character
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Mōkihinui and Seddonville

KAW02	2807751	Burkes Creek Conservation Area (0.9ha)		T153
KAW06	2807731	Lyell Range-Radiant Range Cons Area (part) (284ha)		
KWA03	2807749	Seddonville-Mōkihinui Road Cons Area (0.2ha)		
KAW02	2807738	Mōkihinui River Conservation Area (6ha)		T153
KAW05	2807741	Seddonville Conservation Area (110ha)		
KAW05	2807748	Seddonville Conservation Area (1ha)		
KAW05	2807750	Seddonville Tramline Conservation Area (1ha)		
KAW01	2807746	Mōkihinui-Ward Street Conservation Area (1ha)		

Ngākawau Plateau

KAW05	2807740	Frank Stream Conservation Area (139ha)		
KAW05	2807743	Fletcher Creek Conservation Area (128ha)		
KAW04	2807739	Miko-Radcliffe Ridge Conservation Area (358ha)	ONL51A	C54
KAW11	2807807	Plover Stream Conservation Area (1,206ha)		
KAW11	2807860	Isolated Hill Conservation Area (9ha)	ONL51B	
KAW08	2807744	Stockton Conservation Area (346ha)	ONL51B	
KAW08	2807781	Stockton Conservation Area (2ha)		
KAW08	2807745	Millerton Conservation Area (57ha)		
KAW09	2807757	Millerton Township Conservation Area (16ha)		
KAW42	2807757	Granity Creek Conservation Area (0.3ha)		C54

Waimangaroa

KAW10	2807805	Waimangaroa-Granity Conservation Area (3,764ha)	ONL50	T150
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Mt Rochfort Massif

KAW17	2808235	Mt Rochfort Conservation Area (7,539ha)	ONL49	T146,T148
KAW15	2808236	Denniston Conservation Area (30ha)	ONL50	
KAW15	2808240	Denniston Boswell Street Conservation Area (0.1ha)		
KAW17	2807866	Old Denniston School Site Conservation Area (0.6ha)		
KAW15	2808237	Waimangaroa River/Denniston Conservation Area (9ha)	ONL50	T149
KAW16	2808243	Waimangaroa-Denniston Road Cons Area (18ha)		
KAW16	2808239	Waimangaroa-Hamilton Street Conservation Area (2ha)		T149
KAW16	2808238	Waimangaroa-Beaton Street Conservation Area (0.8ha)		T149
KAW26	2808247	Ballarat Conservation Area (903ha)	ONL49	
KAW25	2808335	German Gully Conservation Area (2ha)		

Coast and Plain North of Kawatiri

KAW07	2807742	Miko Foreshore Conservation Area	(9ha)	ONL51A	
KAW07	2807752	Hector-SH67 Conservation Area	(0.3ha)		
KAW07	2807753	Hector-Ngākawau River Mouth Cons Area	(0.1ha)		
KAW07	2807754	Hector-SH67 Conservation Area	(0.08ha)		
KAW07	2807755	Hector-SH67 Conservation Area	(0.1ha)		
KAW41	2807756	Granity Conservation Area	(0.03ha)		
KAW12	2929503	Granity Wetland Conservation Area	(52ha)		
KAW12	2807806	Birchfield Conservation Area	(134ha)	ONL50	
KAW12	2831189	Birchfield East Wetland Conservation Area	(21ha)		
KAW13	2808241	Jones Creek Conservation Area	(3ha)		
KAW14	2808242	Waimangaroa River Mouth Conservation Area	(8ha)		
KAW18	2808245	Fairdown Conservation Area	(22ha)		
KAW26	2808246	Utopia Road Conservation Area	(8ha)		C52
KAW26	2808248	Orowaiti River Mouth Conservation Area	(135ha)		C52
KAW26	2808250	Buller River Mouth Conservation Area	(61ha)		C52
KAW24	2808249	Orowaiti Road Conservation Area	(0.2ha)		

Buller Gorge

KAW21	2807813	School Creek Conservation Area	(1ha)		
KAW19	2807808	Newton River Conservation Area	(6,460ha)		
KAW19	2807731	Lyell Range-Radiant Range Cons Area (part)	(7,705ha)	ONL48	T139
KAW20	2807809	New Creek Island Conservation Area	(3ha)		
KAW34	2807812	Buller River Conservation Area	(2ha)		T139
KAW39	2807818	Inangahua Junction Buller River Cons Area	(0.9ha)		T141
INA03	2807817	Buller River Island Conservation Area	(5ha)		T141
KAW22	2807841	Orikaka River Conservation Area	(3ha)		T139
INA02	2807816	Rahui-Buller River Island Conservation Area	(13ha)		T141
INA03	2807827	Buller River Island Conservation Area	(3ha)		T141

Coast and Plain South of Kawatiri

KAW43	2808255	Buller River Estuary Conservation Area	(2ha)		
KAW27	2808251	Carters Beach Conservation Area	(9ha)		
KAW28	2808252	Bradshaw Creek Conservation Area	(6ha)		
KAW29	2808256	Pākihi Road Conservation Area	(55ha)		
KAW32	2808258	Omau Beach Conservation Area	(8ha)		
KAW32	2808259	Cape Foulwind Beach Conservation Area	(11ha)		C49

KWA32	2808260	Tauranga Bay Accretion Conservation Area	(1ha)		C50?
KAW30	2808261	Cape Foulwind Farm Conservation Area	(72ha)		
KAW30	2808262	Cape Foulwind Farm Conservation Area	(135ha)		
KAW30	2808264	Cape Foulwind Farm Conservation Area	(321ha)		T135
KAW30	2808266	Cape Foulwind Farm Conservation Area	(49ha)		
KAW31	2808267	Addisons Flat Conservation Area	(213ha)		
KAW33	2808268	Ōkari Lagoon Conservation Area	(41ha)		C47
KAW33	2808269	Ōkari Lagoon Conservation Area	(9ha)		C47

Charleston

KAW34	2808275	Costello Hill Conservation Area	(231ha)		
KAW35	2808270	Rahui-Beach Road Conservation Area	(0.2ha)		
KAW35	2808271	Rahui-Beach Road Conservation Area	(3ha)		
KAW35	2808277	Rahui-Beach Road Conservation Area	(2ha)		
KAW35	2808273	Little Tōtara River-Water Race Conservation Area	(2ha)		
KAW35	2808278	Little Tōtara River-Water Race Conservation Area	(1ha)		
KAW35	2808280	Little Tōtara River-Water Race Conservation Area	(2ha)		
KAW35	2808279	Rahui Conservation Area	(1ha)		
KAW36	2808282	Madmans Creek Conservation Area	(0.4ha)		
KAW35	2808284	Little Beach Conservation Area	(0.3ha)		C46
KAW37	2808287	Charleston Cemetery Road Conservation Area	(0.4ha)		
KAW37	2808297	Charleston Cemetery Road Conservation Area	(0.2ha)		
KAW40	2808296	Joyce Bay Conservation Area	(0.2ha)		C46

Mōkihinui and Seddonville

The valley and catchment of the lower Mokikinui River from the Kahurangi National Park Boundary to the sea.

Includes the historic mining settlement of Seddonville.

This part of Kawatiri Place is governed by Buller District Council which is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them.

Most of the natural character land inland of Seddonville is national park, wilderness, or ecological area and included in Outstanding Natural Landscapes:

[ONL54 Fenian, Stormy and Radiant Ranges](#)

[ONL55 Tasman Mountains](#)

but none of the parcels of stewardship land here are included in an ONL.

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) most of the Mōkihinui catchment ki uta ki tai, including the north and south branches is considered to have outstanding natural character and included in [Unit T153 Mōkihinui River](#).

There are eight parcels of stewardship land in the Mōkihinui part of Kawatiri Place:

- KAW02 2807751 Burkes Creek Conservation Area (0.9ha)
- KAW06 2807731 Lyell Range-Radiant Range Conservation Area (part) (284ha)
- KWA03 2807749 Seddonville-Mōkihinui Road Conservation Area (0.2ha) in 2 parcels
- KAW02 2807738 Mōkihinui River Conservation Area (6ha) in 2 parcels
- KAW05 2807741 Seddonville Conservation Area (110ha) in 15 parcels
- KAW05 2807748 Seddonville Conservation Area (1ha)
- KAW05 2807750 Seddonville Tramline Conservation Area (1ha) in 2 parcels
- KAW01 2807746 Mōkihinui-Ward Street Conservation Area (1ha) in 12 parcels

Landscape factors for decision-makers to consider:

- KAW02 2807751 **Burkes** [sic] **Creek Conservation Area** (0.9ha)
This is an isolated riverbank parcel on the south side of Mōkihinui River at the point where Burke Creek joins the river, upstream of the Seddonville settlement. It is sandwiched between the Mōkihinui Road and the river, and contains previously disturbed but regenerating remnant forest similar to that on surrounding non-PCL land. On the other side of the road is land identified as Mōkihinui Reserve which has a number of dwellings in a regenerating bush setting. There is a 4WD access track to the river on the other side of Burke Creek which looks as if it gets plenty of use.

Burke Creek has its source on the slopes of Mt Glasgow 1424m in Kahurangi National Park. Part of Lyell Range-Radiant Range Conservation Area is contiguous with the national park at this location. The national park boundary is only about 500m away from Burke[s] Creek Conservation Area.

Burke[s] Creek Conservation Area is located in outstanding natural character *Unit T153 Mōkihinui River*. Key attributes/characteristics described for this unit are:

Very deeply incised, steep to very steep valley and limestone gorge system, with an exposed riverbed running down the valley floor. The north branch is also contained by very steep valley, while the south branch is more open with braided channels carving through a broad valley floor.

Strongly contained and enclosed by unmodified landforms.

Dramatically eroded landforms clearly express the rivers power and varying flow. Broken vegetation and depositional landforms reinforce these qualities.

Rugged and raw landforms and their dramatic profile give the river a sense of wildness. Characteristic high rainfall events accentuate the drama and the sense of wildness.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding. The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Pristine mature mixed podocarp/beech forest with rata and rimu flanked the river valleys and an area of grassland located at the confluence of the north and south branches. Mature forest cover that directly interacts with the open waters of the lakes. Intact sequences of wetland and swamp mosaics through to canopy native forest.

Devoid of development.

Drains a large catchment including the Lyell, Radiant, Allen, Glasgow, and Matiri Ranges.

Includes a number of tributaries and lakes – Hemphil, Allen, and Johnson Rivers, as well as Lakes Phyllis, Marina, Dora, and Perrine.

- **KAW06 2807731 Lyell Range-Radiant Range Conservation Area** (part) (284ha)

This outlying part of the large Lyell Range-Radiant Range Conservation Area is in the catchment of the Mōkihinui River. It includes Coal Creek, and parts of Murphy and Hauler Creeks. It occupies gentler lower slopes of Mt Glasgow 1424m and is contiguous with Kahurangi National Park along its entire straight eastern boundary.

Most of the catchment of Coal Creek is included in the conservation area but the creek itself is not. For some reason it was excluded. The Charming Creek Road (gravel) forms the boundary for a short section on the east side. A 4WD track across the southern end leads to the start of the Mt Glasgow walking track. At this location Tate Creek and part of Chasm Creek form the boundary.

This parcel of Lyell Range-Radiant Range Conservation Area is just outside the boundary of *ONL 52 Tasman Mountains*.

Over most of the conservation area disturbed forest is regenerating, but seral processes have been set back by significant wind throw over some quite large areas. The vegetation in the conservation area is ecologically and visually indistinguishable from the adjacent national park.

Consideration could be given to including this part of Lyell Range-Radiant Range Conservation Area in the adjacent Kahurangi National Park. Within the context of policy to effectively administer the Park, the Kahurangi National Park Management Plan 2001 includes the following guidance:

“Additions to the Park

In future, public land adjacent to the national park, which meets the criteria for national park status, could become available. In such cases, the Department should seek to add that land to the Kahurangi National

Park through the process dictated in the National Parks Act. Section 452 of the Ngai Tahu Claims Settlement Act provides that an area of land at Whakapouai will become part of the Park in the future.” (p150)

to be implemented thus:

“4. Seek to add adjacent public land, which meets the necessary criteria, to Kahurangi National Park if and when it becomes available.” (p151)

The “necessary criteria” are presumably those set out in the National Parks Act 1980 and General Policy for National Parks 2005 which is currently under review.

- KWA03 2807749 **Seddonville-Mōkihinui Road Conservation Area** (0.2ha) in 2 parcels
This is a town section in the settlement of Seddonville between two other sections each with dwellings all of which front on to Mōkihinui Road. There is also a building on this lot. The conservation area has been cleared and is now all low vegetation on what was previously a bowling green. Woody vegetation along the back boundary is likely to be mainly garden species. Low natural character at present, but possibly of some historic value, currently unknown.
- KAW02 2807738 **Mōkihinui River Conservation Area** (6ha) in 2 parcels
This is an isolated stewardship parcel on a landform which forces a bend in the Mōkihinui River at Worrigals Island, opposite the confluence of Chasm Creek. The forest is variable and has probably been subject to some disturbance in the past, but cover is complete and the forest appears to be regenerating. Natural character is high especially because of the proximity of the river and the interesting things the river does at this location.

Forested Worrigals Island is a local landmark and Mōkihinui River Conservation Area forms a backdrop from usual viewpoints. They are spatially, ecologically and visually closely linked. Radcliffe Ecological Area on the south side of the river is also nearby, contiguous with Seddonville Conservation Area (see below). The south western-most part of Kahurangi National Park is less than 2 km away upstream and the Mōkihinui River Conservation Area is linked with the national park by continuous native forest on non-PCL land, to date.

The first Mōkihinui coal mine is located somewhere in the vicinity of this conservation area. *“In 1862 a 2 metre seam in the Mōkihinui River, opposite the mouth of Chasm Creek was discovered and within a year a shaft had been driven into the seam by prospectors. Coal was punted downstream to a wharf, where it was loaded onto small seagoing vessels...This was the first high-grade bituminous coal mined in New Zealand”.* (CVR KAW03). It is possible a disturbed area on the riverbank just south of the boundary of this conservation area is related to historic mining activity.

Alluvial terrace just downstream of the conservation area has been cleared and developed as pasture and a higher terrace is in the process of vegetation clearance and development against the north boundary of the conservation area.

Mōkihinui River Conservation Area is on a prominent land form visible from the Mōkihinui-Seddonville Road, a riverside walking track at this location, the settlement at Seddonville, and probably also from the Karamea Highway bridge downstream.

This conservation area is located at the edge of outstanding natural character *Unit T153 Mōkihinui River*. (attributes/characteristics as above)

- KAW05 2807741 **Seddonville Conservation Area** (110ha) in 15 parcels
This conservation area wraps around hill slopes south of the Seddonville settlement. It rises from the valley floor to the plateau above where Chasm Creek forms part of the boundary.

It is contiguous with Radcliffe Ecological Area along three long boundaries but vegetation in Seddonville Conservation Area is markedly more disturbed than that in the ecological area, presumably by mining activity. However, unless managed to highlight historic values, the forest will regenerate and become increasingly indistinguishable from vegetation in the ecological area.

The other boundaries have non-PCL along them except for the two points where Seddonville Tramline Conservation Area is connected (see below). The adjacent land has been humped and hollowed for pastoral farming, and vegetation clearance and other processes of modification are continuing between Seddonville Conservation Area and the Seddonville settlement.

Seddonville Conservation Area curves around the enclosing slopes to meet the Seddonville settlement with a rectangular lot at its eastern end fronting onto Excelsior Road.

At the northern end is the small triangle of Seddonville Conservation Area described below.

- KAW05 2807748 **Seddonville Conservation Area** (1ha)
This small triangular parcel is attached to a corner of the Seddonville Conservation Area above and is effectively part of it. It appears to have been intended to reach a 7m waterfall in a tributary of Page Stream which runs around the toe of the slope below. There is a pool at the base of the waterfall. The parcel has been partially deforested but some good sized trees remain.
- KAW05 2807750 **Seddonville Tramline Conservation Area** (1ha) in 2 parcels
These are two straight and narrow conservation areas at right angles to each other, both linked with the larger Seddonville Conservation Area above. They provide legal protection to the historic tramline. The tramline formation which runs across the modified landscape in the longer of the two parcels appears to be intact, but the shorter tramline at right angles to the longer one seems to have disappeared into the humps and hollows of the surrounding farmland. This shorter strip of stewardship land still connects with the larger Seddonville Conservation Area at its southwestern end but no visible evidence of the tramline remains.

- KAW01 2807746 **Mōkihinui-Ward Street Conservation Area** (1ha) in 12 parcels
This is a cluster of three rectangular parcels on or close to the beach in the Mōkihinui settlement. A nearby Local Purpose Reserve-Utility-Mōkihinui-Woolley Street is very similar in character and could be considered with them.

One of the stewardship parcels is like a town section half of which has been incorporated into a neighbouring yard. The other half is grazed as pasture. No indigenous vegetation remains.

The other two parcels include sandy beach and each has a thin ribbon of woody vegetation at the inland edge of the sand dune which may still have an indigenous component. Most of the largest parcel has been converted to pasture and is grazed as part of the surrounding farm, as is all of the nearby local purpose reserve. No-one would realise this is public conservation land except perhaps for the sandy beach.

A long Waimarie Marginal Strip provides some legal protection for a stretch of the beach further south to Chatterbox Creek.

Ngākawau Plateau

A group of conservation areas on hill country clustered around Ngākawau and Radcliffe Ecological Areas.

Rolling plateau, modified in places by human activities with complex geology and vegetation patterns and high biodiversity.

Ngākawau Gorge is a central landscape feature.

Includes the Charming Creek Walkway between Fletcher Creek Conservation Area and the coastal settlement of Hector.

This part of Kawatiri Place is governed by Buller District Council which is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them.

Most of the natural character land inland of Ngākawau plateau is national park, wilderness, or ecological area and included in extensive Outstanding Natural Landscapes:

[ONL54 Fenian, Stormy and Radiant Ranges](#)

[ONL52 Tasman Mountains](#)

Radcliffe Ridge and the Ngākawau River are considered to be ONLs as well, included in

[ONL51A Ngākawau River Valley](#).

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) one outstanding natural character unit is relevant here:

[Unit T152 Ngākawau River](#).

Also included is high coastal natural character

[Unit C54 Granity-Radcliffe Ridge](#)

There are ten parcels of stewardship land in this part of Kawatiri Place:

- KAW05 2807740 Frank Stream Conservation Area (139ha)
- KAW05 2807743 Fletcher Creek Conservation Area (128ha)
- KAW04 2807739 Miko-Radcliffe Ridge Conservation Area (358ha) in 3 parcels
- KAW11 2807807 Plover Stream Conservation Area (1,206ha) in 16 parcels
- KAW11 2807860 Isolated Hill Conservation Area (9ha)
- KAW08 2807744 Stockton Conservation Area (346ha) in 40 parcels
- KAW08 2807781 Stockton Conservation Area (2ha) in 2 parcels
- KAW08 2807745 Millerton Conservation Area (57ha) in 26 parcels
- KAW09 2807757 Millerton Township Conservation Area (16ha) in 132 parcels
- KAW42 2807758 Granity Creek Conservation Area (0.3ha) in 3 parcels

Landscape factors for decision-makers to consider:

- KAW05 2807740 **Frank Stream Conservation Area** (139ha)
Vegetation in Frank Stream Conservation Area has been significantly modified by logging and other human activity and now seems to be a mosaic of induced ecosystems. However most species are indigenous. It is entirely encircled by Radcliffe Ecological Area where the vegetation is in a more natural condition.

- KAW05 2807743 **Fletcher Creek Conservation Area** (128ha)

This much modified conservation area is surrounded by Radcliffe Ecological Area to the west and Ngākawau Ecological Area to the south. Non-PCL land to the north has been cleared.

The conservation area is at the end of Charming Creek Road (gravel) and includes one end of the Charming Creek Walkway which passes through the conservation area. Charming Creek Coal Mine and Mumms Sawmill historic sites are within the stewardship parcel.

Several streams converge at this location which also includes a pond or small lake, probably an artefact. Waterways are likely to have been modified historically.

- KAW04 2807739 **Miko-Radcliffe Ridge Conservation Area** (358ha) in 3 parcels
This elongated conservation area occupies exposed coastal hill sides along Radcliffe Ridge, the seaward edge of the Ngākawau plateau. It extends from a spur west of Maris Stream south to high point A65Y 536m. The conservation area is contiguous with the Radcliffe Ecological Area along its entire inland boundary. It links with Ngākawau Ecological Area at its south end. There is non-PCL along the seaward side, extending upslope to meet the lower edge of the conservation area. The degree of modification on neighbouring land varies, but two small valley floor areas are farmed.

Vegetation is variable, mostly low coastal forest, with aspect related patterning especially towards the north where there are some taller trees.

A regular series of waterways pass through to reach the Tasman Sea including Brewery, Chatterbox, Patten, and Duffy Streams and some unnamed ones.

This conservation area overlooks settlements at Nikau and Miko and is visible from Nikau Road SH67. There is potential for a long unsightly mid slope boundary emerging if land use changes on the lower slopes.

Most of the Radcliffe Ridge is included in **Outstanding Natural Landscape ONL51A Ngākawau River Valley** but only the southern-most end of Miko-Radcliffe Ridge Conservation Area is within the ONL boundary (see site type and values below).

Miko-Radcliffe Ridge Conservation Area is included in coastal high natural character *Unit C54 Granity-Radcliffe Ridge*. Key attributes/characteristics for this unit are:

A sequence of exposed and steep coastal escarpments covered in windswept coastal forest and scrub.

Natural qualities are clearly evident in the amalgam of landforms, wind swept vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.

Coastal landforms with indigenous vegetation reinforcing topography and exposure to coastal processes.

The prominence of adjoining pasture, farming activities, and development affect the perceived intactness and cohesion of the coastal environment, though they do not overly detract from the highly expressive and natural processes that dominate the landscape.

- KAW08 2807759 **Hector-Greenfield Street Conservation Area** (0.4ha) in 7 parcels

This is a rectangular parcel of town sections located on the north bank of Ngākawau Ngākawau River as it emerges from the hills at the coastal settlement of Hector. Located at the end of River Road, it is very close to the Ngākawau Ecological Area and includes some of the same forested hillside. It also contains some flat alluvial terrace land which has been cleared and is now grazed as part of the neighbouring farm. A big slip which has come down Steep Creek partially blocks the Ngākawau River opposite the conservation area.

The Hector end of the Charming Creek Walkway follows the opposite bank. It passes through Ngākawau Local Purpose Reserve-Purpose Not Specified on the riverbank down as far as the coal loading depot.

Alluvial terrace land in the conservation area could potentially be fenced and re-vegetated to enhance the biodiversity value of this parcel at some future time.

- **KAW11 2807807 Plover Stream Conservation Area** (1,206ha) in 16 parcels
Plover Stream Conservation Area is plateau land wrapped around the foot of Mt Stockton 751m contiguous with the southern boundary of Ngākawau Ecological Area. The boundary between Ngākawau Ecological Area and Plover Stream Conservation Area follows the T35 Stream for about 3km. At the south eastern corner it connects with Orikaka Ecological Area. At the northern-most corner the conservation area includes town sections in the settlement of Stockton. Little visible evidence remains of the settlement.

Neighbouring non-PCL land to the south is still being mined.

The landscape of Plover Stream Conservation Area has been modified by mining. A significant percentage currently has no vegetation cover at all, although this maybe partly natural. Where there is cover it is short and appears to be mainly herbs and low shrubs. Vegetation cover improves further east probably because it has been longer since disturbance. Some forest remnants persist along streams, notably the incised Mangatini Stream which still seems to follow its natural course.

The conservation area includes much of the catchment of Mangatini Stream, part of St Patricks Stream and many others. Some have been modified or impounded. They are all tributaries of the Ngākawau River.

The conservation area includes a number of formed roads (notably Burma Road which is a well used haul road) and other modifications such as power lines, pipelines, buildings and hard stand areas related to present day, recent, and possibly also historic mining.

The landscape value of this conservation area will be realised when it finally becomes an undisturbed buffer between active mining and the adjacent ecological area. Natural character is likely to increase with time if no further disturbance occurs but will probably take several generations.

While much of neighbouring Ngākawau Ecological Area is identified as Outstanding Natural Landscape none of the much more modified Plover Stream Conservation Area is included, as would be expected.

- KAW11 2807860 **Isolated Hill Conservation Area** (9ha)
Isolated Hill Conservation area is located at the north eastern corner of Plover Stream Conservation Area. It protects a triangle of hillside sloping nearly 200 vertical metres down to Erin Stream. Vegetation is modified forest at various seral stages. It seems to have more in common with vegetation in the neighbouring ecological area than Plover Stream Conservation Area to which it is connected tip to tip.

All or part of Isolated Hill Conservation Area falls within **Outstanding Natural Landscape ONL 51B Ngakawau River Valley**. Site type and values cited for this ONL are:

A steep to very steep sided valley and deeply etched chasm like gorge system with a narrow river channel which passes through a series of very broad rolling foothills set between the Glasgow Range to the east and Radcliff Ridge to the west.

Extensive coverage of mixed podocarp / beech forest.

A strong sense of naturalness is primarily derived from the dramatic and incised profile of the gorge and the coverage of mature native vegetation.

Dramatically eroded landforms clearly express the rivers power and varying flow. Broken vegetation and expansive depositional landforms reinforce these qualities.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding.

The Ngākawau Gorge and the Radcliffe Ridge are key landmarks with this landscape.

- KAW08 2807744 **Stockton Conservation Area** (346ha) in 40 parcels
The Stockton Conservation Area connects Ngākawau Ecological Area and Ngākawau Scenic Reserve which is on the coastal hills along SH67 at the settlement of Granity. The coal town of Millerton is at the south boundary.

Its northern boundary is aligned along Steep Stream which flows into Ngākawau River. Several other streams drain the conservation area including South Creek, Brown Stream, Mine Creek Cooper Stream, Bradley Stream and Miller Stream.

The natural character of the conservation area is compromised by mining infrastructure including the Millerton Road, power lines and the Stockton-Ngākawau coal cable way which is still being used.

Part of Stockton Conservation Area is included in **Outstanding Natural Landscape ONL 51 Ngakawau River Valley** which extends south of the Ngākawau River (see details above).

- KAW08 2807781 **Stockton Conservation Area** (2ha) in 2 parcels
This smaller parcel of Stockton Conservation Area is part of a PCL complex near the historic settlement of Stockton which includes three parcels of Stockton Scenic Reserve and parcels of Millerton Conservation Area (see below). There is also a Government Purpose Reserve-Government Buildings-Stockton-Old Post Office Site, and a small Millerton Marginal Strip which protects a short section of Mine Creek just upstream of the bridge over Millerton Road.

This cluster of diverse PCL is at the southern edge of Ngākawau Ecological Area.

The conservation area mostly includes roadway, part of Burma Road, the haul road connecting the working Stockton Coal Mine with the cable way used to take coal over the hill to the railhead at Ngākawau. A small area of highly modified vegetation is also included.

- KAW08 2807745 **Millerton Conservation Area** (57ha) in 26 parcels
Millerton and Stockton Conservation Areas (above) are neighbours, separated only by a road width to which the formed road, Millerton Road, is more or less aligned. The road, and the surveyed settlement of Millerton form the western boundary and there is non-PCL to the south and east with the working Stockton coal mine and infrastructure. Two parcels of Stockton Scenic Reserve are closely associated at the northern end, together with Stockton Marginal Strip and the smaller Stockton Conservation Area (see above).

The land is plateau, sloping gently to the west. The conservation area contains evidence of historic (and more recent?) mining including the Old Dip Coal Mine, a pipeline and an ephemeral pond created by the impoundment of a stream (Millerton Dam?). There are two burning vents to the south of the stewardship land in non-PCL.

Miller Stream, Mine Creek and tributaries pass through it. Vegetation has been significantly modified but there is some relict forest at the northern end associated with Mine Creek and other another waterway which looks to be in reasonable condition apart from some wind throw. Otherwise the vegetation is low herb fields and shrubland, probably with a significant exotic component. Bare pavements which are a feature of other lands in the vicinity are not evident in this conservation area.

- KAW09 2807757 **Millerton Township Conservation Area** (16ha) in 132 parcels
This conservation area incorporates multiple town sections in the coal mining settlement of Millerton, surveyed in 1893, separated by legal road widths. It is located up on the Stockton Plateau about 2km from the coast and Highway 67 at Granity. Other sections in the settlement are in private ownership and some have occupied dwellings.

Stockton Conservation Area is to the north, Millerton Conservation Area to the east, Waimangaroa-Granity Conservation Area to the south and Ngākawau Scenic Reserve on the coastal escarpment to the west. A cleared strip up the escarpment separating forests in Ngakawau Scenic Reserve and Waimangaroa-Granity Conservation Area is the site of the historic Millerton Incline.

Three other town lots have been gazetted as reserve: Two Local Purpose Reserves- Municipal-Millerton and a Local Purpose Reserve-Metal-Parry Street-Denniston, and there is also a fragment of Miller Stream Marginal Strip within the cluster of parcels. Miller Stream and two tributaries pass through the settlement featuring two 7m waterfalls.

Vegetation in all the parcels is regenerating forest at various seral stages, with some relict stands associated with waterways. Parts of some sections have been modified by neighbouring landowners for private use, and one section appears to have a bowling green and clubrooms. The disused Mine Creek Coal Mine is in one section and the historic and regionally significant Millerton Bath House is located in one of the parcels at the south eastern corner.

If there is no further disturbance in the unmodified sections or on unformed legal road land between them natural character will slowly be restored in a way which compliments the historic components of the landscape and the character of the present day settlement.

Millerton is sited in a picturesque location and has a more hospitable microclimate than the coastal strip. There is potential for development of low cost camping or other recreation activities at Millerton. The settlement is more capable of absorbing well designed small scale development than some other high natural character locations.

- KAW42 2807758 **Granity Creek Conservation Area** (0.3ha) in 3 parcels
At the south western tip of Ngākawau Scenic Reserve, just below a bend in the road up the hill to Millerton and the Stockton Plateau, are the three small angular parcels of Granity Creek Conservation Area. The parcels are arranged around non-PCL which has a building on it.

The conservation area includes a length of Miller Stream and the rest is in regenerating coastal forest, very similar to surrounding vegetation on land sloping down to the railway line and settlement below.

Two of the parcels are linked to Ngākawau Scenic Reserve and the third is very close even though it is separated by the road. It would make sense landscape-wise to include them all with the scenic reserve.

This parcel is included in coastal high natural character *Unit C54 Granity-Radcliffe Ridge*. Key attributes/characteristics for this unit are detailed above.

Waimangaroa

Rugged coastal hills south of Millerton, from Miller Stream to Waimangaroa River.

Includes Stockton Plateau and dissected hill country, especially to the south.

Does not include the catchment of Orikākā (aka Mackley River) which drains south to Buller Kawatiri River and which is all included on Orikākā Ecological Area.

This part of Kawatiri Place is governed by Buller District Council which is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them. In this area there is one relevant Outstanding Natural Landscape [ONL 50 Denniston-Waimangaroa](#).

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) one part of this area is assessed as having outstanding natural character: [Unit T150 Waimangaroa River](#).

There is one parcel of stewardship land in this part of Kawatiri Place:

- KAW10 2807805 Waimangaroa-Granity Conservation Area (3,764ha) in 15 parcels

Landscape factors for decision-makers to consider:

- KAW10 2807805 **Waimangaroa-Granity Conservation Area** (3,764ha) in 15 parcels

This conservation area includes most of the coastal escarpment of the Stockton Plateau between the Millerton Incline and the Waimangaroa River. It also includes steep dissected coastal hill country behind the escarpment, especially toward the south end. The land rises from the coastal plain to 1053m, near Mt Frederick 1105m which is in non-PCL just outside the boundary.

Numerous streams cross the conservation area, or have their sources in the conservation area, generally flowing east-west to reach the sea. These include Twins, Kerr and Worley Streams, Jones Creek, Fan Creek and Fan Stream, Stony and Britannia Streams.

The Old Britannia Gold Mine and the Britannia Track up to it from the end of O'Connor Road are in this conservation area which also contains other sites modified by mining including a contemporary open cast mine.

At the southern end the land plunges steeply down to the Waimangaroa River with Denniston Scenic Reserve on steep slopes on the other side of the river.

Vegetation is modified but regenerating at different rates to various plant communities reflecting underlying geology, topography, aspect, and hydrology. Wind throw is common in remaining forest. There is some bare pavement on the plateau and a larger area of wetland at the south end high above the river. Forest is most intact close to Waimangaroa.

Most of Waimangaroa-Granity Conservation Area is included in Outstanding Natural Landscape [ONL 50 Denniston-Waimangaroa](#). Site type and values for this landscape are cited as:

A well defined valley system enclosed by steep to very steep ridges that descend from the Denniston Plateau along the coast.

Contiguous mixed podocarp/beech forest giving way to shrublands and grasslands on exposed faces.

Clearly expressed river valley and coastal ranges reinforced by the succession of lowland through to alpine vegetation cover and exposed upper elevations.

The landscape strongly defined by its dramatically uplifted landforms and coastal orientation/outlook. The vegetation patterns, exposed bluffs and outcrops reinforce the landscape's topography and exposure.

Mt Frederick, the Waimangaroa River and the dramatic bluffs that form the headwall of the valley.

- The southern part Waimangaroa-Granity Conservation Area around the Waimangaroa Gorge is within outstanding natural character *Unit T150 Waimangaroa River*. Key attributes/characteristics cited for this unit are:

A well defined valley system enclosed by very steep slopes that descends sharply from the Denniston Plateau and is flanked by mature indigenous forest.

Dramatically eroded landforms clearly express the river's power and varying flow. Broken vegetation and depositional landforms reinforce these qualities.

Enclosure by very steep slopes, bluffs and spurs impart a strong sense of wildness.

Rugged and raw landforms and their dramatic profile give the river a sense of wildness. Characteristic high rainfall events accentuate the drama and the sense of wildness.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding. The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Wide range of channel typologies (braids, pools, rapids, eddies).

Continuous mature native forest.

Includes part of the vegetated headwaters on the northern slopes of Mt William.

Apart from mining activities on the plateau the unit is devoid of development.

Mt Rochfort Massif

Deeply incised Waimangaroa River is a natural boundary separating this massif from the Stockton Plateau to the north.

This part of Kawatiri Place is governed by Buller District Council which is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them. Outstanding Natural Landscapes relevant in this area include:

[ONL49 Orikākā River Valley](#)

[ONL50 Denniston-Waimangaroa](#)

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) one outstanding natural character unit is relevant here:

[Unit T138 Lake Rochfort](#)

[Unit T148 Upper Whareatea River](#)

There are ten parcels of stewardship land in this part of Kawatiri Place:

- KAW17 2808235 Mt Rochfort Conservation Area (7,539ha) in 132 parcels
- KAW15 2808236 Denniston Conservation Area (30ha) in 2 parcels
- KAW15 2808240 Denniston Boswell Street Conservation Area (0.1ha) in 4 parcels
- KAW17 2807866 Old Denniston School Site Conservation Area (0.6ha)
- KAW15 2808237 Waimangaroa River/Denniston Conservation Area (9ha) in 20 Parcels
- KAW16 2808243 Waimangaroa-Denniston Road Conservation Area (18ha)
- KAW16 2808239 Waimangaroa-Hamilton Street Conservation Area (2ha) in 22 parcels
- KAW16 2808238 Waimangaroa-Beaton Street Conservation Area (0.8ha) in 8 parcels
- KAW26 2808247 Ballarat Conservation Area (903ha) in 42 parcels
- KAW25 2808335 German Gully Conservation Area (2ha)

Landscape factors for decision-makers to consider:

- KAW17 2808235 **Mt Rochfort Conservation Area** (7,539ha) in 132 parcels
This large conservation area occupies much of the Denniston Plateau. Orikākā Ecological Area is contiguous to the east and Lower Buller Gorge Scenic Reserve lies along the south boundary. At the northern end is the multi-parcel Denniston Scenic Reserve, together with other PCL and non-PCL associated with the settlement at Denniston and historic, recent and current coal mining.

Deeply incised Waimangaroa River is a natural boundary separating this massif from the Stockton Plateau to the north. There is non-PCL along the west boundary of Mt Rochfort Conservation Area. Some of this neighbouring land still has native vegetation cover but many areas are modified by vegetation clearance and tracking.

Within the conservation area steeper hills of the coastal escarpment give way to more gentle terrain on top of the plateau. The coastal-facing hillsides support largely native vegetation which is recovering from past disturbances. A series of waterways drain them

including Sandstone Stream, Rapid Stream, WW stream, Whareatea River, Fairdown Stream, Lake Stream which drains Lake Rochfort, Christmas Stream, Meyers Stream and Deadmans Stream. Headwaters of the Orowaiti River are not included in the conservation area.

The top of the plateau is marked and modified by various mining disturbances, past and present, including roads, tracks, disused mines, power lines, ponds and gravel pits. The settlement site at Denniston and the remains of the Denniston Incline are notable historic features at the north end. A number of other conservation areas are associated with these features (see below).

South east of the dramatic escarpment which includes Mt Rochfort 1040m the land becomes much more dissected with multiple streams draining into the Buller/Kawatiri River. Natural character is high right through to the Mt William Range which forms the boundary with Orikaka Ecological Area.

Vegetation in Mt Rochfort Conservation Area varies widely from natural bare pavements, fern land, wetland and herb fields, shrublands, and forest at various seral stages. On the plateau forest tends to be restricted to waterways, or is naturally short in stature. Some of the variation in plant communities is natural and reflects the complex ecology of the landscape and some variation is induced by human activities. Where further disturbance can be prevented landscape character will slowly become more natural.

Much of Mt Rochfort Conservation Area is **Outstanding Natural Landscape ONL49** *Orikākā River Valley* which extends a long way east to include the Lyell Range as well. Site type and values for this landscape are cited as:

A deeply incised river valley flanked by broad terraces and plateau which are hemmed in by the Mt William Range and Lyell Range.

Homogenous cover of mature lowland forest.

Dramatically eroded landforms clearly express the rivers power and varying flow. Broken vegetation and expansive depositional landforms reinforce these qualities.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding.

The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Distinctive assemblage of ridges and valleys of similar orientation, elevation and vegetation cover and appearance that contrasts with the higher Mt William and Lyell Ranges.

Parts of Mt Rochfort Conservation Area are in outstanding natural character units, notably a limited area around dammed Lake Rochfort which is assessed as *Unit T138 Lake Rochfort* with key attributes/characteristics defined as:

Lake Rochfort sits in a shallow and exposed basin on the slopes of Mt Rochfort flanked by mature indigenous forest.

Very extensive and homogenous mature forest cover that directly interacts with the open waters of the lake. Intact sequences of wetland and swamp mosaics through to canopy native forest.

High transient values associated with evident bird life on the lake and surrounding indigenous forest.

Tranquil mirror like qualities of the lake surface.

Natural variations of water level and surface appearance, particularly during the winter months.

Enclosing landforms around the lake margins and its exposure heighten the sense of wildness.

Entirely devoid of development.

Combination of landforms, continuous vegetation cover, and the tranquillity of the lake accentuate this landscape wild and remote character.

In addition, land around Whareatea River is assessed as high natural character landscape and included in *Unit T148 Upper Whareatea River*. Key attributes/characteristics for this unit are:

Deeply entrenched and confined river valley which crosses the Denniston Plateau flanked by regenerating native forest and alpine scrub.

Dramatic and distinctive steep bluffs and escarpments plunging from the plateau to the river edge heighten the sense of wildness.

Mix of aggregate sizes, their volume and the pronounced river beds give the impression of the river's force during flood events and a distinct impression of the rivers wildness.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding. The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Eroded river escarpments/slopes clearly express the rivers power and varying flow.

Dynamic natural processes associated with the meandering braids and gravel beds, grading of aggregate sizes, downcutting, river terracing, flood events and inundation.

A wide range of channel typologies (braids, pools, rapids, eddies).

The adjoining mining activities impact upon the sense of seclusion and remoteness, but on balance, does not detract from the integrity of the evident and very expressive natural processes of the riverbed and its enclosing escarpment.

None of the land in *Unit T147 Lower Whareatea River* which is considered to have outstanding natural character is included in Mt Rochfort Conservation Area. It is part of contiguous Denniston Scenic Reserve.

- KAW15 2808236 **Denniston Conservation Area** (30ha) in 2 parcels
The length of the historic Denniston Incline is in this long narrow conservation area which is sandwiched between two parts of Denniston Scenic Reserve. It runs from a road end on the south bank of Waimangaroa River. Waimangaroa River/Denniston Conservation Area which protects the historic haul road on the south bank of the river connects at this end.

The Denniston Conservation Area becomes wider near the Denniston settlement partially encircling it before continuing as a narrow strip to the edge of an enclave of non-PCL which is currently being mined. The narrow strip of stewardship land continues for a short distance on the other side of the non-PCL enclave but the rest of the endless rope way, which extends right to Burnetts Face, is within Mt Rochfort Conservation Area.

Except for the roadway associated with haul systems and a cleared area at the settlement most of the conservation area is forested, and looks similar to the adjacent scenic reserve. However as the purpose of the stewardship land is to protect the historic infrastructure it might be best managed together with and consolidated with nearby parcels of Denniston Historic Reserve as part of the wider cultural heritage landscape.

This conservation area falls within **Outstanding Natural Landscape ONL50 Denniston-Waimangaroa**. Site type and values cited for this landscape are:

A well defined valley system enclosed by steep to very steep ridges that descend from the Denniston Plateau along the coast.

Contiguous mixed podocarp/beech forest giving way to shrublands and grasslands on exposed faces.

Clearly expressed river valley and coastal ranges reinforce by the succession of lowland through to alpine vegetation cover and exposed upper elevations.

The landscape strongly defined by its dramatically uplifted landforms and coastal orientation/outlook. The vegetation patterns, exposed bluffs and outcrops reinforce the landscapes topography and exposure. Mt Frederick, the Waimangaroa River and the dramatic bluffs that form the headwall of the valley.

- KAW15 2808240 **Denniston Boswell Street Conservation Area** (0.1ha) in 4 parcels
The settlement at Denniston was surveyed in 1885. This conservation area is an L-shaped section with frontage onto Boswell Street and two other roads. There is a building in the conservation area which appears to be used as part of a neighbouring industrial yard and car park. Other sections in the settlement are in private ownership and some have dwellings a few of which are occupied. Roads in the settlement are maintained to service mining infrastructure.

Other surveyed sections of PCL in the Denniston settlement including five parcels of Denniston Historic Reserve and a larger Denniston Recreation Reserve and a Local Purpose Reserve-Purpose not Specified-Boswell Street, Denniston. Further along the road is the Old Denniston School Site Conservation Area (see below).

Vegetation in the conservation area is mainly grass with some trees and shrubs, and is similar to other PCL and non-PCL in the settlement. Species are likely to be introduced.

There does not appear to be any obvious reason why this parcel of stewardship would not be managed together with other historic reserves in the vicinity as part of the cultural heritage landscape at Denniston.

- KAW17 2807866 **Old Denniston School Site Conservation Area** (0.6ha)
The school site is about 800 metres down the road from the main settlement at Denniston. There does not appear to be any evidence of the historic school left on the surface, which has been completely cleared and appears to have been used as a car park or something similar in recent times. It is likely to be compacted. A boiler associated with a neighbouring dwelling and hot house is located in the conservation area. Some mature trees remain around the boundaries.

The school site fronts onto Burnett Face Road and is connected to Mt Rochfort Conservation Area at the north and south boundaries. To the west is non-PCL with a dwelling, and across the road to the east is an area of non-PCL where active mining is continuing.

Despite the absence of obvious fabric, the school site is historic as part of social history at Denniston. This stewardship land could be managed together with other historic reserves in the vicinity as part of the heritage landscape at Denniston.

- KAW15 2808237 **Waimangaroa River/Denniston Conservation Area** (9ha) in 20 Parcels
The long narrow Waimangaroa River/Denniston Conservation Area runs along the south bank of the Waimangaroa River from the base of the Denniston Incline to the riverbank in the coastal settlement of Waimangaroa. It protects the historic haul road (?) used to take coal from the bottom of the Denniston Incline to be loaded onto ships and later railway wagons. At the western end the conservation area widens out to include more land on the riverbank and is fitted around other sections of non-PCL land.

In the valley there is forest either side of the gravel roadway which is similar to the vegetation on adjacent Denniston Scenic Reserve on slopes above the road and on the other side of the river.

Once the river, road and associated conservation area emerge from the hills vegetation becomes more variable but still contains a forest component. Here the conservation area includes gravel river terraces some of which may have been recently mined and re-planted. Two parcels of Waimangaroa marginal strips linked to the conservation area at this location are forested.

Six parcels of Waimangaroa Local Purpose Reserve-Public Utility-Waimangaroa separated by legal road widths are also clustered around this end of the conservation area, two of them set into the boundary of Waimangaroa River/Denniston Conservation Area. Three parcels of stewardship land (Hamilton Street and Beaton Street, see below) are part of this group. All this land including the legal roads is uniformly covered in regenerating coastal forest, as has an outlying parcel of Denniston Scenic Reserve fronting onto Denniston Road nearby.

This conservation lies at the edge of **Outstanding Natural Landscape** *ONL50 Denniston-Waimangaroa* and a downstream part is within the boundary (site type and values detailed above).

- KAW16 2808239 **Waimangaroa-Hamilton Street Conservation Area** (2ha) in 22 parcels
Two surveyed town blocks of land separated by legal road widths from each other and from similar blocks gazetted as Waimangaroa Local Purpose Reserve-Public Utility-Waimangaroa. One has a building in it (a tunnel house) which appears to be used by the adjacent landowner. Both have regenerating lowland forest.
- KAW16 2808238 **Waimangaroa-Beaton Street Conservation Area** (0.8ha) in 8 parcels
Like Waimangaroa-Hamilton Street Conservation Area above this is another in the cluster of surveyed town blocks on the gentle lower slopes of coastal hills south of Waimangaroa River. It supports regenerating forest and possibly some wetland. It is unconnected to other PCL although an outlying block of Denniston Scenic reserve is only about 200 meters away.
- KAW16 2808243 **Waimangaroa-Denniston Road Conservation Area** (18ha)
This forested hillside conservation area is fitted between Denniston Scenic Reserve and the Denniston Road which zig-zags up the hill to the Denniston Plateau and the historic settlement of Denniston. The cluster of surveyed town blocks described above is at the lower northern end. The conservation area includes a knoll at 148m asl. It has modified seral forest and a wetland.

This parcel of stewardship land compliments the Denniston Scenic Reserve contributing to protection of the scenic and natural character context of the Denniston historic landscape. Consideration could be given to including it with the reserve.

- KAW26 2808247 **Ballarat Conservation Area** (903ha) in 42 parcels

This is an extensive wetland on an elevated terrace at the south of the Mt Rochfort massif. Boundaries tend to follow the toe of the terrace risers which ascends quite steeply about 100 vertical metres. It is divided into blocks by the legal road width strips typical of former forestry roads. An unusually large Local Purpose Reserve, Nine Mile Road Gravel Reserve also occupies part of the same landform, set into the shape of the Ballarat Conservation Area, effectively part of it. A curious extension at the north east corner connects with Waterworks Road (gravel) and what may be the Westports water supply infrastructure. Perhaps it is meant to provide access at this location.

Ballarat Creek and Jones Creek form the northern boundary and the conservation area also includes an unnamed stream, Coal Creek and tributaries and part of West Creek. It links with Lower Buller Gorge Scenic Reserve at its southernmost corner but is otherwise unconnected to other PCL. However its size and shape minimise adverse edge effects.

To the west is relatively unmodified non-PCL hill country and to the east is the modified flood plain of the Buller/Kawatiri and Orowaiti Rivers.

The terrace risers are clothed with low regenerating forest and there are some patches of intact forest up on the terrace, especially associated with waterways, however considerable wind throw is evident. Even if the wetlands are wholly or partially anthropogenic they are expansive with natural patterning and high natural character.

About a third of Ballarat Conservation Area has been assessed as **Outstanding Natural Landscape**. This is the upper part of the wetland and the escarpment and valley of Coal Creek and tributaries. This area is included in [ONL49 Orikākā River Valley](#). Details are the same as for Mt Rochfort Conservation Area above.

- KAW25 2808335 **German Gully Conservation Area** (2ha)
This is an isolated riparian conservation area associated with a 700m length of the semi-braided German Gully waterway. It does include some riverbed, but is mostly disturbed woody vegetation on the south bank, with some bare soils evident, which appears to be slowly regenerating. There is relatively intact manuka or kanuka forest on the other side of the waterway. Alluvial terraces just downstream are being grazed and it seems likely stock have access to the conservation area via the riverbed.

Buller Gorge

The Buller Kawatiri River and some larger areas to the north which are part of the catchment. Land to the south of the gorge was mostly included in the Inangahua Landscape Values Report.

Everything north of Buller River up to Matiri River, and up Matiri River, is in Kawatiri Place. However not all of Kawatiri Place is included in Buller District. The boundary of the territorial authority crosses the Buller Gorge upstream of Manuka Flat and follows the ridge west of Eight Mile Creek (Aka Boundary Creek). Two conservation areas east of this are in Tasman District.

Buller District Council which governs most of Buller Gorge is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them. Outstanding Natural Landscapes relevant in this area include:

[ONL 48 Brunner & Lyell Ranges](#)

[ONL49 Orikākā River Valley](#)

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) one high and one outstanding natural character units are relevant here:

[Unit T139 Buller Gorge \(outstanding\)](#)

[Unit T141 Walkers Flat, Buller River \(high\)](#)

There are ten parcels of stewardship land in the Buller Gorge part of Kawatiri Place

- KAW21 2807813 School Creek Conservation Area (1ha)
- KAW19 2807808 Newton River Conservation Area(6,460ha)
- KAW19 2807731 Lyell Range-Radiant Range Conservation Area (part) (7,705ha) in 4 parcels
- KAW20 2807809 New Creek Island Conservation Area (3ha)
- KAW34 2807812 Buller River Conservation Area (2ha)
- KAW39 2807818 Inangahua Junction Buller River Conservation Area (0.9ha)
- INA03 2807817 Buller River Island Conservation Area (5ha)
- KAW22 2807841 Orikākā River Conservation Area (3ha)
- INA02 2807816 Rahui-Buller River Island Conservation Area (13ha)
- INA03 2807827 Buller River Island Conservation Area (3ha)

Landscape factors for decision-makers to consider:

- KAW21 2807813 **School Creek Conservation Area** (1ha)

This is a small rectangular conservation area notched into Upper Buller Gorge Scenic Reserve beside Upper Buller Gorge Road SH6. There is a discreet parcel of the scenic reserve across the road from School Creek Conservation Area.

Forest remains intact on the steep hillside in the stewardship parcel but on the flat part at the bottom of the slope it has been replaced by low shrubland, possibly broom.

Operations associated with a limestone quarry up Brown Creek in neighbouring Upper Buller Gorge Scenic Reserve have encroached onto the stewardship land, denuding it.

As the landscape values of School Creek Conservation Area are very similar to the adjacent Upper Buller Gorge Scenic Reserve at this location, consideration could be given to including it with the scenic reserve.

School Creek Conservation Area is in Tasman District, not Buller.

- KAW19 2807808 **Newton River Conservation Area**(6,460ha)

Newton River Conservation Area is contiguous with the part of Lyell Range-Radiant Range Conservation Area (see below) on the north side of Buller Gorge. Both are separated from the river by Upper Buller Gorge Scenic Reserve. Newton River Conservation Area contains the catchment of the Newton River which flows through the scenic reserve into the Buller Kawatiri River at Newton Flat.

Kahurangi National Park is contiguous to the north and east, part of Lyell Range-Radiant Range Conservation Area (see below) is to the west and Upper Buller Gorge Scenic Reserve to the south, apart from an enclave of non-PCL associated with Whale Creek which is partially cleared and developed for farming.

The hill country is all forested except for some alpine areas above treeline. There are many waterways, most tributaries of the Newton River, but Big Deep Creek, White Creek and Doctors Creek headwaters are also in the conservation area. Slips are common in the northern headwaters, some damming valleys to form lakes, at least temporarily. Wetlands occur on terraces to the south. Natural character is high.

Part of Newton River Conservation Area is across the Buller District Boundary in Tasman.

- KAW19 2807731 **Lyell Range-Radiant Range Conservation Area** (part) (7,705ha) 4 of 48 parcels

This is an outlying part of Lyell Range-Radiant Range Conservation Area which is completely surrounded by other PCL. Orikākā Ecological Area is to the west, Upper Buller Gorge Scenic Reserve to the south on the north side of the river, Newton River Conservation Area to the east and Kahurangi National Park to the north.

It includes the catchments of New Creek and Lyell River which flow south to meet the Buller Kawatiri River. The catchments are separated by the Lyell Range with Mt Lyell 1092m located in the middle of the conservation area. The whole area is steep dissected hill country. Slips are not uncommon. Otherwise forest cover is complete except for alpine areas above treeline and part of the extensive Manuka Flat wetland at the south boundary. The balance of the wetland is in Upper Buller Gorge Scenic Reserve.

The Old Ghost Road walking track which connects historic Lyell settlement with Seddonville in the Mōkihinui River valley passes through this conservation area before entering Kahurangi National Park.

Consideration could be given to including this stewardship land in with adjacent Kahurangi National Park. Within the context of policy to effectively administer the Park, the Kahurangi National Park Management Plan 2001 includes the following guidance:

“Additions to the Park

In future, public land adjacent to the national park, which meets the criteria for national park status, could become available. In such cases, the Department should seek to add that land to the Kahurangi National Park through the process dictated in the National Parks Act. Section 452 of the Ngai Tahu Claims Settlement Act provides that an area of land at Whakapouai will become part of the Park in the future.” (p150)

to be implemented thus:

“4. Seek to add adjacent public land, which meets the necessary criteria, to Kahurangi National Park if and when it becomes available.” (p151)

The “necessary criteria” are presumably those set out in the National Parks Act 1980 and General Policy for National Parks 2005 which is currently under review.

This part of Lyell Range-Radiant Range Conservation Area is in Outstanding Natural Landscape *ONL 48 Brunner & Lyell Ranges*. Site type and values for this landscape are:

Assemblage of steep to very steep ranges and peaks with deeply incised valleys that flank the Inangahua and Kawatiri/Buller River Valleys.

Interplay of mature indigenous forest and vegetative sequence from lowland beech forest through to alpine scrub communities reinforcing topography and pronounced relief.

Exposed peaks and ridge tops revealing underlying geology are highly expressive of the landscapes formative and ongoing natural processes.

Sequence of ridge lines of similar orientation, elevation and vegetation cover, punctuated by exposed ridge tops and tussock lands.

The Upper Buller Gorge is a landmark with this landscape unit.

Forms the backdrop to the Inangahua River Valley.

A small part of this parcel at the southern edge of Lyell Range-Radiant Range Conservation Area is included in outstanding natural character *Unit T139 Buller River* (see below for details). The historic settlement at Lyell is not included.

- **KAW20 2807809 New Creek Island Conservation Area (3ha)**

This riparian and riverbed conservation area is in New Creek just upstream of its confluence with Buller River. New Creek and tributaries originate in Orikākā Ecological Area and Lyell Range-Radiant Range Conservation Area. New Creek forms part of the boundary of the ecological area just upstream of New Creek Island Conservation Area. The riparian protection function of new Creek Island Conservation Area is supported by a pair of short New Creek Marginal Strips a short distance downstream.

The conservation area is not particularly well aligned with the current river bed. All the alluvial terrace part has been cleared, probably cultivated, and is now pasture, managed as part of the neighbouring dairy farm. There is a well developed farm track running along the riverbank which is used by stock to cross New Creek on their way to and from the milking shed. The stock crossing point is within the conservation area boundaries.

The conservation area also includes part of the semi-braided river bed with the active channel, bare gravels and sparsely vegetated gravel terraces. On gravel terraces just east of the stream some curious rectangular ponds have been formed. Those closest to the

milking shed are not in the conservation area but some further downstream are. Possibly they are part of the dairy effluent treatment system.

A few trees remain on river banks and some other woody remnant forest survives at the lower end of the conservation area. Land all around lower New Creek has been modified for farming and appears to be undergoing a period of intensification with vegetation clearance evident, although neighbouring non-PCL on slopes west of New Creek Island Conservation Area is still forested at this stage.

- **KAW34 2807812 Buller River Conservation Area (2ha)**

This Buller River Conservation Area is on the true right of the Buller River, just south of New Creek in the Upper Buller Gorge. It is a small parcel of riverbank and lower terrace land probably cleared for farming at some stage but now supporting regenerating native forest with some open area. Connected to nearby Mount Courtney Scenic Reserve by other remnant forest on non-PCL, it is part of a continuous corridor of riparian vegetation on the north bank of the Buller/Kawatiri River in this vicinity. A stream with its origin in Mount Courtney Scenic Reserve passes through the conservation area to the river. Access to rocks at the water's edge looks easy at this point and is possibly being used by stock. The conservation area appears to be at least partly fenced. A deep river channel currently forms a natural barrier along one side.

Victoria Forest Park, Buller Gorge-Lyell Conservation Area and Upper Buller Gorge Scenic Reserve, all forested, are a short distance away on hillsides on the other side of the river and road. However natural character of the area is somewhat undermined by nearby transmission lines, farm buildings and Upper Buller Gorge SH6 on the other side of the river.

As well as contributing to riparian protection of two waterways, and adding value to the local forest network, this parcel possibly has potential as a rest area or campsite for recreational or commercial river users.

This parcel is considered to have outstanding natural character, included in *Unit T139 Buller Gorge*. Key attributes/characteristics for this unit are listed as:

Very long river which passes through a variety of landscapes. It includes a series of confined and dramatic gorges (Upper and Lower Buller Gorges) and is enclosed by steep to very steep sided valleys, deep canyons, limestone cliffs and bluffs, river terraces and plains where the river channel becomes broader and less confined.

The combination of enclosing landforms, vegetation cover, large volumes of water give the river a dramatic and wild character which is pronounced at the upper and lower gorges.

Dramatically eroded landforms clearly express the rivers power and varying flow. Broken vegetation and expansive depositional landforms reinforce these qualities.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding. The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Wide range of channel typologies (braids, pools, rapids, eddies).

Flanked by mature beech forest.

Flanked by a mountain landscape along much of its length, with the exception of the Inangahua and Buller River confluence.

A number of rural dwellings, SH6 and the Stillwater-Ngākawau Line are situated within this unit but remain largely subservient due to the extensive coverage of native vegetation. The river abuts the rural

communities of Inangahua, Lyell and New Creek located on the river plains and terraces – these are excluded from this unit.

- **KAW39 2807818 Inangahua Junction Buller River Conservation Area (0.9ha)**

Inangahua Junction Buller River Conservation Area is a small triangular parcel of beech forest on the north bank of Buller River near the confluence of Inangahua River. It is located at the northern end of Inangahua rail bridge over the Upper Buller River and includes a short section of the railway line, possibly land under the bridge.

Land on this side of the river is relatively inaccessible and is largely forested. However vegetation on terraces around the railway line appears to have been disturbed, possibly by fire, but is regenerating. Forest on slopes in nearby Mount Courtney Scenic Reserve is intact.

Crowell Creek which originates in nearby Mount Courtney Scenic Reserve has been rerouted by the railway embankment and passes through the conservation area before reaching Buller River.

Even though it is somewhat detached it would make sense to manage this parcel as part of Mount Courtney Scenic Reserve, as they have much in common ecologically and visually.

This conservation area is included in high natural character *Unit T141 Walkers Flat, Buller River* (see below for details).

- **INA03 2807817 Buller River Island Conservation Area (5ha)**

This parcel of Buller River Island Conservation Area, on the riverbank below the road (Lower Buller Gorge SH6) downstream of the Inangahua confluence, may have included an island when originally surveyed but not now. It contains a mixture of riparian forest on the river bank, gravel riverbed and part of the river channel. This may have changed with recent flooding.

While there is still plenty of indigenous forest on surrounding hillsides, terrace land across the river has been modified for farming. Transmission lines which cross the river at the northern end of the conservation area, the railway line is on the opposite bank and the proximity of the state highway all impact on natural character.

The stewardship parcel is not cadastrally connected to other PCL although Whitecliffs Conservation Area, Lower Buller Gorge Road Conservation Area and an outlying parcel of Paparoa National Park are within a few hundred metres on the hill above, and Mt Courtney Scenic Reserve is a short distance away across the river.

The value of this parcel lies in its riparian protection function, its scenic value, and as an island of riverbank vegetation which is visually and, to a degree ecologically, connected to PCL on the surrounding hills.

This conservation area is included in high natural character *Unit T141 Walkers Flat, Buller River* (see below for details).

- KAW22 2807841 **Orikākā River Conservation Area** (3ha)

Orikākā Conservation Area is surrounded by Orikākā Ecological Area on three sides.

It contains forest and fern field or wetland on a river terrace west of the braided Orikākā River just upstream of its confluence with Buller/Kawatiri River. River terrace on the other side of the river has been cleared for farming and the railway line follows the Buller Kawatiri River on the north side at this location. There are transmission lines with vegetation cleared below them on the hillside opposite which are probably visible from the conservation area.

Landscape character of this parcel of stewardship land is very similar to the neighbouring Orikākā Ecological Area at this location. Consideration could be given to including it with the ecological area.

Orikākā River Conservation Area falls within the boundary of **Outstanding Natural Landscape** *ONL49 Orikākā River Valley*. Site Type and values cited for this landscape are:

A deeply incised river valley flanked by broad terraces and plateau which are hemmed in by the Mt William Range and Lyell Range.

Homogenous cover of mature lowland forest.

Dramatically eroded landforms clearly express the rivers power and varying flow. Broken vegetation and expansive depositional landforms reinforce these qualities.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding.

The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Distinctive assemblage of ridges and valleys of similar orientation, elevation and vegetation cover and appearance that contrasts with the higher Mt William and Lyell Ranges.

Orikākā River Conservation Area is also within an area considered to have outstanding natural character, *Unit T139 Buller River* (see above for details).

- INA02 2807816 **Rahui-Buller River Island Conservation Area** (13ha)

This conservation area provides legal protection to a rare remnant of woody vegetation on the agriculturally developed Walkers Flat. The forest remnant is slightly larger than the conservation area which has the river bed on one side and farmland around the other boundaries. It appears to be fenced to exclude stock.

While a few older trees are still present, the vegetation is mainly shrubland, possibly kanuka, with open areas in rank grass. In the absence of further disturbance it is likely to regenerate to a lowland forest community. Orikākā Ecological Area is only a couple of hundred meters away across the river.

The value of this parcel lies in its riparian protection function, its scenic value, and as an island of riverbank vegetation which is visually and ecologically connected to PCL on the surrounding hills.

This conservation area is included in high natural character *Unit T141 Walkers Flat, Buller River*. Key attributes/characteristics cited for this unit are:

Steep vegetated river escarpment that flanks the Buller River at Walkers Flat.

Mix of aggregate sizes, their volume and the pronounced river beds give the impression of the river's force during flood events and a distinct impression of the rivers wildness.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding. The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Dynamic natural processes associated with the meandering braids and gravel beds, grading of aggregate sizes, downcutting, river terracing, flood events and inundation.

A wide range of channel typologies (braids, pools, rapids, eddies).

The pasture and farming activities that abut this unit impact upon the sense of seclusion and remoteness, but on balance, does not detract from the integrity of the evident and very expressive natural processes of the riverbed and its escarpment.

- **INA03 2807827 Buller River Island Conservation Area (3ha)**

This conservation area is in the bed of the Buller River opposite the Tracey Stream confluence. It may have been an island once, and it may be again at some point in the future, but now is mainly river channel and gravels with is tiny sliver of riverbank. Curiously, there is a forest-vegetated Island about the size and shape of the conservation area immediately downstream of the conservation area.

Lower Buller Gorge Scenic Reserve together with a contiguous Buller River-Berlins Marginal Strip are nearby on a ridge below the Lower Buller Gorge Road SH6, and Orikākā Ecological Area is across the river above the Stillwater-Ngākawau railway line.

This conservation area is included in high natural character *Unit T141 Walkers Flat, Buller River* (see above for details).

Coast and Plain North of Kawatiri

North of Buller/Kawatiri River up to, but not including, Mōkihinui. Foothills to Tasman Sea.

There is a narrow band of flat modified coastal landscape between the sea and coastal hills from the Mōkihinui river mouth to Granity which accommodates SH76 and the Stillwater-Ngākawau Railway Line as far as Ngākawau. South of Granity the plain gradually becomes wider until it reaches the Buller/Kawatiri River at Westport.

Except for a sandy edge along the coast much of this plain would once have been wetland.

This part of Kawatiri Place is governed by Buller District Council which is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them. Outstanding Natural Landscapes relevant in this area include:

[ONL50 Denniston-Waimangaroa](#)

[ONL51A Ngākawau River Valley](#).

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) one high coastal natural character unit is relevant here: [Unit C52 Orowaiti Lagoon](#)

There are sixteen parcels of stewardship land in this part of Kawatiri Place:

- KAW07 2807742 Miko Foreshore Conservation Area (9ha) in 2 parcels
- KAW07 2807752 Hector-SH67 Conservation Area (0.3ha) in 2 parcels
- KAW07 2807753 Hector-Ngākawau River Mouth Conservation Area (0.1ha)
- KAW07 2807754 Hector-SH67 Conservation Area (0.08ha)
- KAW07 2807755 Hector-SH67 Conservation Area (0.1ha)
- KAW41 2807756 Granity Conservation Area (0.03ha)
- KAW12 2929503 Granity Wetland Conservation Area (52ha)
- KAW12 2807806 Birchfield Conservation Area (134ha) in 3 parcels
- KAW12 2831189 Birchfield East Wetland Conservation Area (21ha)
- KAW13 2808241 Jones Creek Conservation Area (3ha) in 2 parcels
- KAW14 2808242 Waimangaroa River Mouth Conservation Area (8ha) in 2 parcels
- KAW18 2808245 Fairdown Conservation Area (22ha) in 2 parcels
- KAW26 2808246 Utopia Road Conservation Area (8ha)
- KAW26 2808248 Orowaiti River Mouth Conservation Area (135ha)
- KAW26 2808250 Buller River Mouth Conservation Area (61ha) in 2 parcels
- KAW24 2808249 Orowaiti Road Conservation Area (0.2ha)

Landscape factors for decision-makers to consider:

- The narrow band of flat modified coastal landscape between the sea and coastal hills of Radcliffe Range accommodates several small settlements and Nikau Road SH76. South of Ngākawau the Stillwater-Ngākawau railway line also influences landscape character in this modified coastal landscape band.

- There is a series of parcels of PCL along the foreshore between Mōkihinui and Granity. Most are long and narrow and all are likely to be affected to a greater or lesser degree by coastal processes. North to south, foreshore PCL in the series includes:
 - (a) Waimarie Marginal Strip (between Mōkihinui and Chatterbox Creek),
 - (b) Tasman Sea/Patten Stream-Nikau Marginal Strips (either side of the mouth of Patten Stream),
 - (c) Tasman Sea-Miko Marginal Strip (between Duffy Stream and the northern end of Miko Foreshore Conservation Area)
 - (d) Miko Foreshore Conservation Area
 - (e) Two parcels of Tasman Sea-Hector Marginal Strip,
 - (f) Three Hector-SH67 Conservation Areas (south of Ngākawau River mouth), and
 - (g) Granity Conservation Area, further south again.

Taken together and with the odd other parcel of PCL these conservation areas provide a degree of legal protection for the foreshore along this part of the coast, particularly in more built up areas. There is potential to increase their collective value by managing them to better protect and enhance natural character.

- KAW07 2807742 **Miko Foreshore Conservation Area** (9ha) in 2 parcels
Miko Foreshore Conservation Area is made up of two long coastal strips, the longer one north of Dean Stream and the shorter one south of Dean Stream. The northern parcel includes sandy beach, dunes, dune slacks, coastal shrubland and wind shorn coastal forest. The strip also includes areas of pasture where farming activities of neighbouring landowners have encroached onto the stewardship land. The southern one includes a narrow strip of shrubby vegetation and/or marram grass at the boundary between the beach and pasture. Several small streams cross the conservation areas.

Both parcels are likely to be affected by coastal processes, but particularly the southern one.

Outstanding Natural Landscape *ONL51A Ngākawau River Valley* which includes most of the Radcliffe Ridge extends down to the sea to include all or some of Miko Foreshore Conservation Area. Site type and values for this landscape are more about characteristics further inland but include:

A steep to very steep sided valley and deeply etched chasm like gorge system with a narrow river channel which passes through a series of very broad rolling foothills set between the Glasgow Range to the east and Radcliff Ridge to the west.

Extensive coverage of mixed podocarp/beech forest.

A strong sense of naturalness is primarily derived from the dramatic and incised profile of the gorge and the coverage of mature native vegetation.

Dramatically eroded landforms clearly express the rivers power and varying flow. Broken vegetation and expansive depositional landforms reinforce these qualities.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding.

The Ngākawau Gorge and the Radcliffe Ridge are key landmarks with this landscape.

- KAW07 2807752 **Hector-SH67 Conservation Area** (0.3ha) in 2 parcels
This parcel is in the built up settlement of Hector, immediately north of Ngākawau River. There is a single row of residential sections between SH76 and the beach. The conservation area partly includes beach and partly the gardens of about five dwellings.

What appears to be a section with public open space and beach access (and possibly a toilet block?) is at least partly in the conservation area.

Natural character is low at present but may change with time as these properties seem particularly vulnerable to coastal processes, and retreat may be required eventually.

- KAW07 2807753 **Hector-Ngākawau River Mouth Conservation Area** (0.1ha)
This conservation area occupies a visually (and possibly culturally) sensitive site on the south bank of the Ngākawau River, sandwiched between the SH67 bridge and the river mouth/ocean interface.

It includes sandy beach, dunes, mowed grass and some trees and woody vegetation which may or may not be indigenous species, as they could be part of the garden of an adjacent dwelling. A structure supporting transmission lines just outside the boundary also reduces natural character.

There is space for parking and access to the beach and river, which may be of recreational significance during white bait season.

The prominence of this site and its position at the river mouth gives this parcel of stewardship land considerable potential, perhaps as an anchor site for full restoration of natural character at this node or for some special or significant purpose. Any landscape change not sensitive to the location could have disproportionately adverse effects on the surrounding environment.

- KAW07 2807754 **Hector-SH67 Conservation Area** (0.08ha)
This conservation area is a section between the main road SH67 through Ngākawau settlement and the beach. It includes a small amount of sandy beach and what may or may not be native trees, but the stewardship land is mostly driveway and lawn, possibly public open space, but more likely the private garden of the neighbouring residential property.

The landscape value of this parcel and the other foreshore parcels south of Ngākawau River could be increased by reclaiming them as public open space for roadside recreation and access to the beach, or in the event of managed residential retreat along this vulnerable section of the coast, when natural character of the whole shoreline could be restored.

- KAW07 2807755 **Hector-SH67 Conservation Area** (0.1ha)
This section is very similar to the one above and is only about 100m further south. The vegetation is less cultivated and it has long grass and trees. The sections between this parcel and the previous one above look similar. There are no dwellings on them and they appear to have been abandoned.
- KAW41 2807756 **Granity Conservation Area** (0.03ha)
This tiny parcel of sand dune and trees lies between the beach and two dwellings fronting onto Torea Street SH76 in Granity. It is a short distance north of the mouth of Miller Stream/Granity Stream. It is potential habitat for little blue penguin/kororā. Forested

coastal hillsides of the Ngākawau Ecological Area are a short distance away on the other side of the road and railway.

- **KAW12 2929503 Granity Wetland Conservation Area (52ha)**

This rectangular wetland conservation area extends from the Birchfield Road SH76 out to the coast, north of the settlement of Birchfield. The roadway forms the long eastern boundary. Access may also be possible from the end of Jones Creek Road.

It has previously been farmed and there is evidence of drainage modifications and past vegetation clearance but less modified wetland, forest and shrubland remnants persist. Farmland all around is being intensified with humping and hollowing and the wetland is vulnerable to water quality and quantity effects as much of the water passing through the protected wetland is draining from pastoral land to the south.

Dunes to the west appear to be relatively unmodified and the lagoons and dune slack ponds show natural patterning. Granity Wetland Conservation Area is hydrologically connected to PCL in the hills inland via a highly modified waterway which channels water from Kerr Stream. Kerr Stream has its source near Mt Augustus on the Stockton Plateau. Habitat improvement along these drains would help migratory fish. They pass through non-PCL farmland.

The conservation area is not directly connected with other PCL but is less than a kilometre from Waimangaroa-Granity Conservation Area as the kereru flies. It is also part of a chain of coastal wetlands which includes Birchfield/Kuneoteraki Wildlife Management Reserve and Jones Creek Government Purpose Reserve-Wildlife Management, Jones Creek Conservation Area, Jones Creek Marginal Strip, Birchfield East Conservation Area and the larger Birchfield Conservation Area which also has a significant wetland component. For mobile species these will all be ecologically connected and several are hydrologically connected enhancing habitat options for freshwater species. All additions to this integrated complex help build resilience into the whole system.

- **KAW12 2807806 Birchfield Conservation Area (134ha) in 3 parcels**

Birchfield Conservation Area occupies hill slopes, rolling down country, terraced escarpments and coastal plain wetlands with an altitudinal range of about 200 metres near the settlement of Birchfield. At its top edge is only about 100 metres from the boundary of Waimangaroa-Granity Conservation Area near Fan Stream. It is connected to Birchfield East Wetland Conservation Area at the south western edge.

Two waterways draining the hill slopes feed the wetland at the bottom, between the toe of the slopes and the embankment of the Stillwater-Ngākawau Line. This wetland extends into Birchfield East Conservation Area (see below). It is part of an integrated complex of wetlands on this coastal plain (see above). Birchfield/Kuneoteraki Wildlife Management Reserve which is also wetland, is nearby to the north on the other side of the railway line and highway. There does not appear to be a hydrological connection between them, at least at the surface.

There is another large wetland area up slope. It is possibly induced. Tracking appears to be related to reticulation of water from the wetland. The rest of the conservation area has variable vegetation including some regenerating forest. A few larger relict trees persist near waterways. The wetland at the bottom appears to be unmodified with natural patterning of vegetation sequences, natural channels and open water. The whole area appears to drain into Birchfield East Conservation Area and from there to Fan Creek (not to be confused with nearby Fan Stream) which is straightened along Cains Road and ends up at the Jones Creek hapua.

The upper edge of Birchfield Conservation Area is within Outstanding Natural Landscape *ONL50 Denniston-Waimangaroa*. Site type and values for this landscape include:

A well defined valley system enclosed by steep to very steep ridges that descend from the Denniston Plateau along the coast.

Contiguous mixed podocarp/beech forest giving way to shrublands and grasslands on exposed faces.

Clearly expressed river valley and coastal ranges reinforce by the succession of lowland through to alpine vegetation cover and exposed upper elevations.

The landscape strongly defined by its dramatically uplifted landforms and coastal orientation/outlook. The vegetation patterns, exposed bluffs and outcrops reinforce the landscapes topography and exposure.

Mt Frederick, the Waimangaroa River and the dramatic bluffs that form the headwall of the valley.

- KAW12 2831189 **Birchfield East Wetland Conservation Area** (21ha)
This conservation area contains wetland contiguous with the lower wetland in Birchfield Conservation Area above. It is a smaller parcel and they share a boundary. Birchfield Conservation Area drains into Birchfield East before joining Fan Creek and passing under the road and railway on the way to Jones Creek lagoon. A paddock at the southern end of the conservation area is humped and hollowed and appears to still be grazed.
- KAW13 2808241 **Jones Creek Conservation Area** (3ha) in 2 parcels
Cains Road crosses the Jones Creek hapua to reach this coastal conservation area. A short Jones Creek Marginal Strip protects the seaward side of the lagoon. Cains Road continues as a 4WD track between the two parcels of Jones Creek Conservation Area to provide access to the beach. The stewardship land contains ocean, beach, dunes, dune slacks and shrubland, possibly exotic. Vegetation patterns are largely natural. Adjacent land to the south is grazed pasture with a dwelling nearby. Jones Creek Government Purpose Wildlife Management Reserve is less than 1km away, inland and to the south.
- KAW14 2808242 **Waimangaroa River Mouth Conservation Area** (8ha) in 2 parcels
On the north side of the Waimangaroa River mouth is this parcel of coastal land with beach, dune and shrubland, probably gorse. Some appears to have been cleared and wind-rowed. Perhaps it is a planting site. The other half is grazed by cattle as part of the neighbouring farm. Some relict coastal forest appears to have survived along waterways.

A small tidal waterway joins Waimangaroa channel from behind the dunes. It originates in Jones Creek Government Purpose Wildlife Management Reserve but flows through a highly modified system of drains associated with humping and hollowing on farmland in between before entering Waimangaroa River Mouth Conservation Area and flowing out to sea.

There is a small parcel of Lower Waimangaroa River Marginal Strip on the south side of the Waimangaroa River Mouth.

Waimangaroa River flows straight into the sea without forming a hapua. It has a large catchment with headwaters up on the Stockton Plateau.

There is potential to exclude stock and enhance whitebait spawning habitat in the Waimangaroa River Mouth Conservation Area at some time in the future. Further re-vegetation could also be undertaken to consolidate with a native forest remnant on non-PCL next door.

- **KAW18 2808245 Fairdown Conservation Area** (22ha) in 2 parcels
This is a rectangular parcel of stewardship land on the coastal plain north of Buller River near Fairdown. The Stillwater-Ngākawau line forms the northern boundary and Crows Nest Road forms the southern boundary. The parcel is surrounded by farmland which has been modified with humping and hollowing except for a couple of forest remnants and a wetland area which have been left intact. A block of production forestry is to the south.

The conservation area contains wetland and low forest in various seral stages. Lake Stream, which has its origins up on the Denniston Plateau passes through the south eastern corner of the conservation area. There are straight drains cut along the long boundaries either side, located just outside the fenced conservation area.

The conservation area is isolated from other PCL but Mt Rochfort Conservation area is about 2km away to the south.

- **KAW26 2808246 Utopia Road Conservation Area** (8ha)
This strictly rectangular conservation area is at the southern edge of the Orowaiti lagoon. It contains some shoreline and a lot of water, the main tidal channel of the Orowaiti River. On the land there is a narrow strip of shrubby and sand dune vegetation along the waters edge, likely to be mostly exotic, and the rest is fenced and cultivated pasture. There is evidence of a previous dune slack in the pasture. Two dwellings outside the conservation area are close to the south boundary. There does not appear to be any public access.

Orowaiti River Mouth Conservation Area is only a short distance away on the other side of the channel.

The edge of the lagoon is an exposed and ecologically sensitive site. It is visible from many places across the water including the Orowaiti River Mouth Conservation Area. The landscape value of this parcel could be increased with appropriate re-vegetation at some point in the future.

All of Orowaiti hapua including Utopia Road Conservation Area is assessed as high coastal natural character landscape, part of *Unit C52 Orowaiti Lagoon* (see below)

- **KAW26 2808248 Orowaiti River Mouth Conservation Area** (135ha)
This is a highly modified sand spit near the mouth of the Orowaiti River, close to the settlement of Westport. It contains the inner edge of the lagoon, pasture and two tidal

waterways as well as vehicle tracks and old drainage formations. A dune slack/lagoon at the top of the larger waterway still has natural patterning and may be less modified than the surrounding paddocks. Some scattered larger shrubs or trees have been left in situ, or may have been planted as the spacing is very even. The process of vegetation clearance is ongoing, possibly part of a re-vegetation effort. Shrub vegetation nearer the end of the sand spit may still have native coastal forest species. Sand dune and beach habitats are outside the conservation area to the north.

Two parcels of Orowaiti Lagoon Marginal Strip are nearby at the south corner near a speedway track. Utopia Road Conservation Area is a short distance away across the channel and Buller River Mouth Conservation Area is on the same sand spit landform about a kilometre away to the west, closer to the mouth of Buller Kawatiri River.

Orowaiti River Mouth Conservation Area is part of high natural character *Unit C52 Orowaiti Lagoon*. Key attributes/characteristics cited for this area include:

Extensive saltwater lagoon enclosed by a vast exposed beach and dune field and fed by the Orowaiti River. This landscape is highly expressive of the interplay between the enclosed lagoon, Orowaiti River and the Tasman Sea. The tidal rhythm of the sea also provides a counterpoint for the river's natural variations of flow, clarity and flood cycles.

Dune landform enclosing the lagoon is expressive of the coastal environment's formative processes. Regenerating vegetation covers much of the dune field.

While the prominence of adjoining pasture, farming activities, and development along the shoreline of the lagoon affect the perceived intactness and cohesion of the coastal environment, they do not overly detract from the highly expressive and natural processes that dominate the landscape.

- **KAW26 2808250 Buller River Mouth Conservation Area** (61ha) in 2 parcels
This conservation area occupies the same coastal landform as Orowaiti River Mouth Conservation Area above. They are about a kilometre apart. It has the Tasman Sea at its north boundary, Coates Street (sealed) and the outlet channel of the Buller Kawatiri River to the west. Craddock Drive and farmland are to the south and non-PCL on the sand spit to the east. It is close to the township of Westport.

Natural vegetation patterns associated with ecological continua typical of sand spits occur in the conservation area, suggesting there may still be a significant indigenous component in the ecological communities at this location.

Buller River Mouth Conservation Area (aka Kawatiri Beach Reserve) is criss-crossed by numerous recreational tracks. It also includes vehicle access to the beach where there is a car park (and camping area?) in the dunes. The southern boundary passes thorough the middle of a rectangular structure, possibly a dressage facility?

Most of Buller River Mouth Conservation Area is in high natural character *Unit C52 Orowaiti Lagoon* (see above for details).

- **KAW24 2808249 Orowaiti Road Conservation Area** (0.2ha)
Orowaiti Road Conservation Area is on the edge of the Orowaiti lagoon and was probably intended to serve a riparian protection and public access purpose. However it has been appropriated by neighbouring residential landowners and has now been incorporated into the gardens of about twelve waterfront properties along Orowaiti Road.

There may be an opportunity at some future time to restore the natural values of this stewardship land where public access is limited and encourage little blue penguins to adopt these properties as nesting sites.

Coast and Plain Kawatiri South

Includes Carters Beach, Cape Foulwind, Addison Flat, Ōkari, Nine Mile Beach and Virgin Flat, all the coast and plain land south of Buller Kawatiri River to Totara River.

Wetlands of various types occupied these plains in the past, but most have been drained and are now farmed.

This part of Kawatiri Place is governed by Buller District Council which is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them. Relevant Outstanding Natural Landscapes in this area include:

[ONL49 Orikākā River Valley](#)

[ONL50 Denniston-Waimangaroa](#)

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) one high natural character unit is relevant here:

[Unit T135 Ōkari River \(high\)](#)

and two coastal natural character units:

[Unit C48 Tauranga Bay Headland \(high\)](#)

[Unit C49 Cape Foulwind \(high\)](#)

There are fourteen parcels of stewardship land in this part of Kawatiri Place:

- KAW43 2808255 Buller River Estuary Conservation Area (2ha)
- KAW27 2808251 Carters Beach Conservation Area (9ha)
- KAW28 2808252 Bradshaw Creek Conservation Area (6ha)
- KAW29 2808256 Pākihi Road Conservation Area (55ha)
- KAW32 2808258 Omau Beach Conservation Area (8ha) in 2 parcels
- KAW32 2808259 Cape Foulwind Beach Conservation Area (11ha)
- KWA32 2808260 Tauranga Bay Accretion Conservation Area (1ha)
- KAW30 2808261 Cape Foulwind Farm Conservation Area (72ha) in 3 parcels
- KAW30 2808262 Cape Foulwind Farm Conservation Area (135ha) in 3 parcels
- KAW30 2808264 Cape Foulwind Farm Conservation Area (321ha) in 12 parcels
- KAW30 2808266 Cape Foulwind Farm Conservation Area (49ha)
- KAW31 2808267 Addisons Flat Conservation Area (213ha) in 2 parcels
- KAW33 2808268 Ōkari Lagoon Conservation Area (41ha)
- KAW33 2808269 Ōkari Lagoon Conservation Area (9ha)
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Landscape factors for decision-makers to consider:

- KAW43 2808255 **Buller River Estuary Conservation Area** (2ha)

This small conservation area is in a peri-urban setting near Westport, on a lobe of low-lying land off Tiphead Road beside the channel of Buller Kawatiri River. It is contiguous with Buller River Quarantine Reserve. There is a dwelling on non-PCL between the reserve and the river. Buller River Western Lagoon Marginal Strip land is connected to the Buller River Mouth Wildlife Refuge nearby.

Some shrubby vegetation around the edges of the landform close to the water may include indigenous species but most of the conservation area is farmed, possibly cultivated. There is a 4WD track out to the end probably to access a navigational installation. A seawall associated with the Westport harbour entrance is linked to this conservation area and will be influencing natural tidal and estuary processes.

- **KAW27 2808251 Carters Beach Conservation Area (9ha)**

Carters Beach Conservation Area is part of the Carters Beach Golf Course but it contains modified remnants of coastal forest which originally occupied the sand dune site. Two thirds of the golf course is not in the conservation area. The golf club have a concession for their buildings.

Marine Parade extends from the neighbouring settlement of Carters Beach to form the north boundary of the conservation area, with the Tasman Sea beyond, across a narrow paddock, the dunes and Carters Beach. Elongated Carters Beach Marginal Strip provides legal protection to most of Carters Beach, including this part. Estuarine Buller River Mouth Wildlife Refuge and Schadicks Road Marginal Strips are a few hundred meters away to the south. The rest of the golf course is to the south of the stewardship land and Westport airport is to the east.

The forest remnants in this conservation area are valuable as visible evidence of the natural landscape from which this highly modified area evolved. The trees provide some height in an otherwise horizontal and exposed open space setting.

- **KAW28 2808252 Bradshaw Creek Conservation Area (6ha)**

This long thin conservation area runs between the end of Martins Creek Road and McPadden Road south of the Buller Kawatiri estuary. It contains the terraced edge of a raised moraine which still retains its original forest vegetation. The forest is contiguous with and part of a wider framework of forest remnants along Bradshaw Creek and elsewhere in the vicinity which have been left in situ as land has been developed for farming.

Flat land on top of the terrace adjacent to the conservation area is in the process of being cleared and shaped to improve drainage. There is a residential subdivision to the south of the parcel.

The landscape value of this parcel is as riparian protection for Bradshaws Creek which flows into the Buller Estuary Wildlife Management Reserve. It is part of a native forest framework in a rapidly evolving modified landscape and functions as an ecological connector between other forest fragments. It also highlights the terrace landform protected by the conservation area. As the resident population increases and the modified landscape continues to evolve this parcel is likely to be increasingly valued and appreciated by those living nearby, who may begin to play an active role in its management, if not already doing so.

- **KAW29 2808256 Pākihi Road Conservation Area (55ha)**

Pākihi Road Conservation Area is located on the flood plain south of Buller Kawatiri River

between Pākihi Road and Buller Road SH67. It is not linked with any other PCL but Gillows Dam Wildlife Management Reserve is nearby and it is not far from the Buller River.

The conservation area contains part of two alluvial terraces with the terrace riser running diagonally across the parcel. Drainage systems appear to have been highly modified on this part of the floodplain which supported extensive wetlands in the past. It is hard to tell for sure but the conservation area appears to be part of the catchment of Bradshaw Creek which discharges into the Buller Estuary Wildlife Management Reserve.

This conservation area was once pākihi wetland. Vegetation is short and modified, with a significant percentage of bare pavement, but natural patterning is evident. There are discrete patches of shrubby vegetation which may develop into some kind of forest in time.

Parts of the conservation area at the north and south ends are still being farmed, used for baleage production and grazed. Structures associated with the activities of the Gun Club including buildings, car park and a short loop road are additional modifying factors. Land all round the boundaries has been modified for farming, adaptation which has involved significant earthworks to develop feed out platforms and speed up drainage.

- KAW32 2808258 **Omau Beach Conservation Area** (8ha) in 2 parcels

This is a narrow coastal conservation area between Kawau Point and Cape Foulwind Recreation Reserve, parallel with Cape Foulwind and Lighthouse Roads. It includes coastal cliffs and associated interface between the land and the Tasman Sea.

Flat land on top of the cliffs has been modified for farming with residential development closer to Cape Foulwind. The conservation area includes the narrow band of woody coastal vegetation at the top of the cliffs and on rocky outcrops and islands, especially towards the more rural eastern end. There is a track down to the waters edge at one location but otherwise access would be difficult.

- KAW32 2808259 **Cape Foulwind Beach Conservation Area** (11ha)

This is another narrow coastal conservation area south west of Cape Foulwind, running from the boundary of Cape Foulwind Recreation Reserve to the end of Seal Colony Road. It includes the steep coastal escarpment, a limited area of beach at the base and rocks. The Cape Foulwind Walkway track goes along the top of the escarpment weaving in and out of the stewardship land.

Vegetation on the escarpment appears natural, typical of such an exposed location, as does vegetation on adjacent non-PCL. Tauranga Bay Recreation Reserve almost connects with this conservation area at the end of Seal Colony Road where there is a sealed car park.

Cape Foulwind Beach Conservation Area is included in coast high natural character *Unit C49 Cape Foulwind*. Key attributes/characteristics for this unit are:

An assemblage of craggy headlands and points vegetated in coastal scrub and forest, rock shoals and outcrops interspersed with stony beaches.

High aesthetic values are associated with the inter-relationship between the series of craggy points and outcrops and the open waters of the Tasman Sea.

Natural qualities are clearly evident in the amalgam of landforms, wind swept vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.

Dramatic wave action, evident coastal erosion, and seasonal changes to atmospheric conditions are highly expressive and natural processes.

The prominence of adjoining pasture and DOC walkways along the coastline does not overly detract from the highly expressive and natural processes that dominate the landscape.

- **KWA32 2808260 Tauranga Bay Accretion Conservation Area (1ha)**

Tauranga Bay is a sandy beach enclosed by headlands south of Cape Foulwind. This long thin parcel of stewardship land is aligned along the long thin Tauranga Bay Recreation Reserve which curves around the beach from Tauranga Bay Road to the Seal Colony Road car park. Both include vegetation between the roadway and sandy beach below which is mainly indigenous species. A small lagoon and dunes with pingao are not included in the conservation area or the recreation reserve. Another parcel of Tauranga Bay Recreation Reserve is on the southern headland and there is a small settlement on the isthmus between Tauranga Bay and Nine Mile Bay to the south.

Tauranga Bay Accretion Conservation Area is very similar to Tauranga Bay Recreation Reserve at this location and it would be logical to combine them.

The headland at Tauranga Bay is assessed as having high natural character *Unit C48 Tauranga Bay Headland*. It is hard to tell, but Tauranga Bay Accretion Conservation Area may be at least partly included. Key attributes/characteristics are:

A very prominent craggy headland covered in wind battered coastal scrub, rock shoals and outcrops.

High aesthetic values are associated with the inter-relationship between the series of craggy outcrops and the open waters of the Tasman Sea.

Dramatic projection out into the Tasman Sea.

Indigenous vegetation reinforces the headlands topography and exposure to coastal processes.

The amalgam of raw exposed landforms and their dramatic interaction with the Tasman Sea appears particularly wild and exposed, however this is countered by the coastal settlement at Tauranga Bay, the rural hinterland and the DOC walkways that traverse the headland. Although unseen from the headland a quarry is located beyond the coastal dunes to the east.

- **KAW30 2808261 Cape Foulwind Farm Conservation Area (Tauranga Bay) (72ha) in 3 parcels**

This conservation area is an elongated curve which includes forest remnant along a terrace edge with wetland at the base. It stretches for about three kilometres from Wilsons Lead Road. The wetland is the source of a tributary of Blind River which flows into the northern end of Ōkari Lagoon. There are similar forest remnants and wetlands on non-PCL in the vicinity

- **KAW30 2808262 Cape Foulwind Farm Conservation Area (Bradshaws Creek)(135ha) in 3 parcels**

This is the second in this series of four conservation areas. It includes a long meandering stream flowing into a wetland complex between Bulls and Bradshaws Road. This wetland

drains into Bradshaws Creek which flows into the Buller at Buller Estuary Wildlife Management Reserve. The surrounding land is modified for farming but patterns within the conservation area are natural and hydrology and vegetation appear to be largely unmodified. The long straight eastern boundary sits rather uncomfortably in a rural landscape where property boundaries mostly follow natural boundaries.

- KAW30 2808264 **Cape Foulwind Farm Conservation Area** (Ōkari River) (321ha) in 12 parcels

The two main parcels of this group are on either side of the meandering Ōkari River just before it enters its lagoon. This section of the river is forested and enclosed with high natural character. Its recreation potential is unrealised.

Across the conservation area vegetation appears to be natural with patterning reflecting drainage variation, but may also be a response to past disturbance in some places. An outlying parcel occupies land further upstream on the south bank of the semi-braided Ōkari River and includes a small lake or pond. The river is tannin-stained with contrasting cream gravels. Surrounding land is farmed but other islands of forest and vegetated waterways remain in the rural landscape on non-PCL. The contrast between the natural islands set in modified surroundings enhances and helps define the character of both.

The whole of Ōkari River is included in high natural character *Unit T135 Ōkari River*. Key attributes/characteristics are:

Meandering and narrow braided river channel and gravel beds which cross an expansive low lying plain, flanked by mature to regenerating forest, pasture and farming activities.

Mix of aggregate sizes, their volume and the pronounced river beds give the impression of the river's force during flood events and a distinct impression of the rivers wildness.

Evidence of erosion revealing underlying geology, rockfall, stream downcutting and flooding. The river contains a range of aggregate sizes and weathered boulders that are constantly sifted and graded by the varying flows.

Enclosure by mature and regenerating forest.

Dynamic natural processes associated with the meandering braids and gravel beds, grading of aggregate sizes, downcutting, river terracing, flood events and inundation.

A wide range of channel typologies (braids, pools, rapids, eddies).

The modified landscape – pasture and farming activities – does impact upon the sense of seclusion and remoteness, but on balance, does not detract from the integrity of the evident and very expressive natural processes of the riverbed.

- KAW30 2808266 **Cape Foulwind Farm Conservation Area** (O'Malley Creek)(49ha)

This smaller parcel includes a bushy gully and a section of winding O'Malley Creek, a tributary of Ōkari River. A forest remnant at the north end is mature, but elsewhere the vegetation is in various stages of regeneration. There is considerable wind throw particularly where the conservation area is narrowest. Some wetland south of O'Malley Creek may be induced.

- KAW31 2808267 **Addisons Flat Conservation Area** (213ha) in 2 parcels

Addisons Flat Conservation Area is at the junction of Wilsons Lead Road and SH6. It is in two parts. The larger rectangular part is mainly flat. Much of it has natural patterning typical of relatively unmodified pākihi but in other areas, especially the northern corner there are distinctive feathered patterns of sluiced gold workings with regenerating vegetation and standing water.

The smaller rounded area on the other side of Wilsons Lead Road contains a disused mine with multiple ponds and ridges reflecting sluicing patterns. Regenerating vegetation may include an exotic component.

Beehives and associated 4WD tracks are a feature of both parcels.

- **KAW33 2808268 Ōkari Lagoon Conservation Area (41ha)**

This is one of three or four parcels of PCL protecting the values of the enclosing sand spit of Ōkari Lagoon. Ōkari Spit Scenic Reserve and Tasman Sea, Ōkari Lagoon Marginal Strip are aligned together at the northern end, near the outlet. This larger parcel of Ōkari Lagoon Conservation Area protects the southern end. The whole lagoon is about four kilometres long. The smaller Ōkari Lagoon Conservation Area (see below) has more to do with the mouth of the Totara River than the Ōkari.

The elongated conservation area includes ocean, beach and dunes on the seaward side and estuary edge communities on the inland side. Between them is low, wind shorn forest with tree ferns and open areas with rank grass. The dominant species may be gorse. Dunes to the north are bound by marram grass, but pingao persists at the south end closer to Totara River mouth. A track runs through the middle for the entire length of the spit.

Ōkari Lagoon is culturally significant. It is both a Statutory Acknowledgement and Deed of Recognition area to be managed in accordance with the Ngāi Tahu Claims Settlement Act 1998, section 212.

This conservation area is considered to have coastal high natural character and is included in *Unit C47 Ōkari Lagoon*. Key attributes/characteristics for this unit are:

Extensive saltwater lagoon enclosed by a vast exposed beach and dune field.

This landscape is highly expressive of the interplay between the Lagoon, Ōkari River and the Tasman Sea. The tidal rhythm of the sea also provides a counterpoint for the river's natural variations of flow, clarity and flood cycles.

Dune enclosed lagoon is expressive of the coastal environment's formative processes.

Intact vegetation sequences from dune fields to coastal forest create a strong sense of naturalness.

The prominence of pasture and farming activities along the eastern shore of the lagoon does not overly detract from the highly expressive and natural processes that dominate the landscape.

- **KAW33 2808269 Ōkari Lagoon Conservation Area (9ha)**

This second smaller parcel of Ōkari Lagoon Conservation Area is at the mouth of the Totara River and Little Totara River hapua. It includes the tip of the Totara River sand spit, and the main outlet channel, only just reaching to the beach on the other side. The tip of the sand spit shows natural patterning in the sand dune vegetation and may still have a native component. Land on the spit to the south is farmed and probably cultivated, but is

not part of the conservation area.

This one is also in high natural character unit *Unit C47 Ōkari Lagoon* (see above for details).

Charleston (in Kawatiri)

From Totara River south to Constant Bay, including some of the coast around Charleston. Some of these stewardship parcels are also considered in the context of Paparoa Place Landscape Values report.

This part of Kawatiri Place is governed by Buller District Council which is one of the three West Coast territorial authorities working on the combined district plan [Te Taio o Poutini \(draft\)](#). Outstanding Natural Landscapes (ONLs) are mapped and listed in schedule 5. The plan includes rules intended to protect landscape values within them. There are no relevant ONLs in this part of Kawatiri Place.

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) one outstanding natural character unit is relevant here:

Unit C46 Doctors Bay-Little Beach

There are thirteen parcels of stewardship land in this part of Kawatiri Place:

- KAW34 2808275 Costello Hill Conservation Area (231ha) in 4 parcels
- KAW35 2808270 Rahui-Beach Road Conservation Area (0.2ha)
- KAW35 2808271 Rahui-Beach Road Conservation Area (3ha) in 2 parcels
- KAW35 2808277 Rahui-Beach Road Conservation Area (2ha) in 4 parcels
- KAW35 2808273 Little Tōtara River–Water Race Conservation Area (2ha) in 2 parcels
- KAW35 2808278 Little Tōtara River–Water Race Conservation Area (1ha)
- KAW35 2808280 Little Tōtara River–Water Race Conservation Area (2ha)
- KAW35 2808279 Rahui Conservation Area (1ha) in 4 parcels
- KAW35 2808284 Little Beach Conservation Area (0.3ha) in 2 parcels
- KAW36 2808282 Madmans Creek Conservation Area (0.4ha)
- KAW37 2808287 Charleston Cemetery Road Conservation Area (0.4ha)
- KAW37 2808297 Charleston Cemetery Road Conservation Area (0.2ha)
- KAW40 2808296 Joyce Bay Conservation Area (0.2ha)

Landscape factors for decision-makers to consider:

- KAW34 2808275 **Costello Hill Conservation Area** (231ha) in 4 parcels
This conservation area has pākihi wetland and associated low shrubland or forest on a low plateau between Totara River and Little Totara River. It adjoins two parcels of Costello Scenic reserve, one each side of the highway SH6 as it passes over Costello Hill. A curved extension to the main conservation area wraps around modified land east of the highway. This extension is contiguous with the extensive Little Totara River Conservation Area (see Paparoa Place) which in turn is contiguous with an outlying parcel of Paparoa National Park.

Forest on the slopes rising up to the plateau is modified and patchy but is regenerating. Wetlands on the top show some evidence of previous drainage attempts and tracking but are otherwise in a relatively natural state. Forest vegetation along the waterways appears to be in good condition but there is evidence of wind throw at the north east corner.

The value of this parcel lies in the way it extends natural character and ecological connectivity from the top of the Paparoas almost to the sea, and provides a natural character bridge between valleys of Totara and Little Totara Rivers. It also contributes to scenic values along the highway. Consideration could be given to combining this parcel with the existing Costello Hill Scenic Reserve or including it with a larger cluster of interconnected PCL to achieve a generous ki uta ki tai corridor for northern Te Paparoa.

- KAW35 2808270 **Rahui-Beach Road Conservation Area** (northern-most)(0.2ha)
This parcel of stewardship land is the northern-most in a group of small scattered conservation areas on the foreshore of Nine Mile Beach near the settlement of Rahui. This one protects a small rectangle of dune between Hands Road and the sea. It is modified with vehicle use and contains bare sand, grass and low shrubby wind shorn vegetation which is most likely gorse. Just east of the parcel is a remnant strip of coastal forest.
- KAW35 2808271 **Rahui-Beach Road Conservation Area** (spiky)(3ha) in 2 parcels
This long spiky parcel may have been intended to protect a narrow ribbon of regenerating coastal forest along the interface of the dune system with neighbouring modified farmland. In some places the remnant forest is included in the conservation area. However the conservation area includes quite a lot of modified farmland as well, with fences, tracks and grazed and cultivated land. The conservation area weaves around a number of dwellings. It partly covers a roadside pond with an island in it which may or may not be natural.
- KAW35 2808277 **Rahui-Beach Road Conservation Area** (ponds) (2ha) in 4 parcels
Two of these parcels include ponds which are probably previous dune slack ponds. They also include dune vegetation sequences up to and including a remnant of coastal forest. Fore dunes to the west which are not included in the conservation areas appear to be bound by pingao.
- KAW35 2808273 **Little Tōtara River–Water Race Conservation Area** (north) (2ha) in 2 parcels
This is the northern-most of a series of three linear conservation areas associated with the historic water races formed during the Charleston gold rush. This one runs parallel to the Little Totara River between a bend in SH6 and Hands Road, with a bit more on the beach side of Hands Road, close to Rahui-Beach Road Conservation Areas above (northern-most and spiky). Part of the water race appears to be intact, and contains water, but is not especially well aligned with the legal boundaries of the conservation area.
- KAW35 2808278 **Little Tōtara River–Water Race Conservation Area** (mid)(1ha)
This is the middle Little Tōtara River–Water Race Conservation Area. Part originates at a pond east of SH6 then runs towards the sea at Rahui, crossing Rahui Beach Road to link with Rahui-Beach Road (spiky) Conservation Area.
- KAW35 2808280 **Little Tōtara River–Water Race Conservation Area** (south)(2ha)
The southern-most conservation area of these three lies between SH6 and Beach Road and has several branches in a totally random arrangement, crossing multiple different

land uses. In one place it completely encircles but does not include a natural looking pond, in others it crosses forest remnants. The formation of the water race is still evident in one location but appears to be being used as a drain, taking water from the hollows of a humped and hollowed paddock.

- KAW35 2808279 **Rahui Conservation Area** (1ha) in 4 parcels
This group is located either side of Beach Road at the south end of Nine Mile Beach near Parsons Head. It contains a small area of woody coastal vegetation on a hillside above the sandy beach but otherwise is modified, with farmland, roadway and an access-way to a dwelling. A waterway passes between two natural looking ponds but the ponds are ephemeral and part of the surrounding pasture.

There is scope for a restoration project to enhance natural character in these parcels at some point in the future because of the two small ephemeral wetlands, their location above the end of the beach and at the base of the headland which still has forest on it.

- KAW36 2808282 **Madmans Creek Conservation Area** (0.4ha)
This small isolated rectangular conservation area is located on SH6 near Mitchells Gully Gold Mine. It contains an entrance way and turning circle for a lime quarry (?) immediately to the north east. Vegetation is short and probably mainly exotic although there is a forest remnant on non-PCL nearby.
- KAW35 2808284 **Little Beach Conservation Area** (0.3ha) in 2 parcels
Little Beach is just south of Parsons Point and north of Charleston settlement. This small rectangular conservation area is between Beach Road and the sea and includes an area of modified dune vegetation. It is connected to the north end of Charleston Scenic Reserve and in fact a sliver of scenic reserve land is wedged between the two parcels of stewardship land.

The character of the conservation area is very similar to the character of the Charleston Scenic Reserve at this location and it would make sense to combine them.

Little Beach Conservation Area lies within coastal outstanding natural character *Unit C46 Doctors Bay-Little Beach*. Key attributes/characteristics given for this landscape are:

An assemblage of coastal and river embayment's enclosed by a series of low knolls and headlands including Doctor Bay, Constant Bay, Joyce Bay, and Nile River Bay.

This landscape is highly expressive of the interplay between the embayment's and the Tasman Sea. The tidal rhythm of the sea also provides a counterpoint for the rivers natural variations of flow, clarity and flood cycles.

Diverse coastal forest comprising mature beech and rimu as well as wind swept coastal scrub and flax across the more exposed headland landforms. The vegetation patterns also reinforce the enclosing landforms.

Very intimate and discrete landscape that is strongly focused towards the Nile River.

The weathered landforms, vegetation patterns and the prominence of the embayments and Nile River provide a very strong sense of naturalness despite the presence of nearby dwellings and infrastructure.

- KAW37 2808287 **Charleston Cemetery Road Conservation Area** (0.4ha)
This is the slightly larger of two rectangular parcels fronting onto the road up to Charleston Cemetery on the headland (Nile Hill?) between Little Beach and Joyce Bay. It

has solid forest on it, likely to have been disturbed in the past but now regenerating. Charleston Scenic Reserve is across the road. Consideration could be given to including it with the scenic reserve which contains similar forest.

- KAW37 2808297 **Charleston Cemetery Road Conservation Area** (0.2ha)
This smaller parcel is similar to the one above but includes a high proportion of gravel roadway: the Cemetery Road formation and a driveway to a private property. It is contiguous along one boundary with a parcel of Charleston Scenic Reserve with another parcel across the road. Consideration could be given to including this stewardship land with the Charleston Scenic Reserve.
- KAW40 2808296 **Joyce Bay Conservation Area** (0.2ha)
Joyce Bay Conservation Area occupies a prominent site on the rocky headland between Joyce Bay and Constant Bay called Flagstaff Hill. It contains a sheltered boat launching place (?) between two rocky ridges covered with coastal vegetation of short stature. Only a few metres away the access-way to the launching site is protected by an outlying strip of Charleston Scenic Reserve. Doctor Bay Conservation Area is about 200 metres away on the next headland to the south.

Joyce Bay Conservation Area is in the middle of outstanding natural character *Unit C46 Doctors Bay-Little Beach*. Key attributes/characteristics detailed above.

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Note: The maps currently used in the draft Plan were produced in 2013 and recently digitised for the draft Plan. People have drawn attention to mapping errors in relation to the High Natural Character areas in particular. The Outstanding Natural Landscape and High/Outstanding Coastal Natural Character boundaries are currently being reviewed through an updated field assessment from the landscape architect.

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