

Paparoa Place Stewardship Land



Olivia Spencer Bower (1905-1982) Punakaiki seas c.1935 Watercolour

Landscape Values

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Landscape context for decision-making about stewardship land in Paparoa 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. Pre-human landscapes in Paparoa Place were constantly changing in response to natural forces, such as minute cell by cell growth or massive upheaval, 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 vegetation was harvested or removed, landforms and drainage patterns altered, natural soils cultivated, and things have been built. Landscapes are the outcome of myriads of human decisions.

In Paparoa Place the processes of modification have been limited to the coastal plain and valley floor land part way up some river valleys. Vast less accessible areas remain largely unmodified and much is now included in Paparoa National Park.

Outside the national park the processes of landscape change continue. It seems likely that over the next few generations what is left of indigenous vegetation in the modified landscapes of Paparoa Place will be further modified or replaced. Remaining fragments of natural character are valuable as indicators of the landscapes past, as indigenous biodiversity refuges, and as ecological, hydrological and visual contributors to sustainability of the evolving modified landscape.

Paparoa Place defined

In West Coast *Te Tai o Poutini* Conservation Management Strategy 2010-2020 (“the CMS”) Paparoa Place is defined this way:

The southern boundary of the Paparoa Place runs from the coast at the southern end of the Barrytown flats to the crest of the central Paparoa Range (Maps 10-11). The eastern boundary runs up the central Paparoa Range to Rough River, then down Rough River for a short distance and back up the eastern branch of Paparoa Range to Mt Wise. From here the boundary follows the range to the eastern boundary of the Paparoa Wilderness Area and then down Blackwater River to the Buller *Kawatiri* River. The northern boundary follows the Buller *Kawatiri* River from Blackwater River junction to the Coast Road turn off, then down the Coast Road to the Nile *Waitakere* river mouth, just north of Charleston.

However for landscape purposes Te Paparoa is defined as the whole massif of the Paparoa Range, defined in most places by clear natural boundaries where topography changes from hill country to flatter land around the massif, often accompanied by a change of vegetation cover and/or land use. The Tasman Sea forms a natural boundary to the west and the Buller *Kawatiri* River to the north.

Most of Te Paparoa is protected as PCL of various classifications with Paparoa Wilderness Area at its remote heart. A significant chunk of Paparoa National Park is anchored to Punakaiki, but the national park spans the whole massif. There are outlying parcels at

- Burton Creek
- Eastern flanks including Maimai Creek
- Fletcher Creek
- Pell Creek, below Berlins Bluff
- White Cliffs
- Ananui Creek, and
- Needle Point

Te Paparoa also includes over ten big conservation areas:

- Northern Paparoa Range Conservation Area
- Little Totara River Conservation Area
- Charleston Conservation Area
- Paparoa Range South Conservation Area
- Mt Marshall Conservation Area
- Otututu Valley Conservation Area
- Maimai-Te Wharau Conservation Area
- Berlins Bluff Conservation Area
- White Cliffs Conservation Area, and
- a connected cluster around the south end which are separated by non-PCL.

Stewardship land in Te Paparoa south is considered in Mawhera Place, and east Te Paparoa is included in Inangahua Place.

Department of Conservation role in managing landscape values

In these landscape values reports 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 Paparoa Place the landscape outcome sought is:

4.2.3.3 Geodiversity, landforms and landscapes in 2020

The overall character of geodiversity, landforms and landscapes in Paparoa Place is maintained in its 2010 condition (p 209, CMS)

Territorial authority role in managing landscape values

Most of Paparoa Place is governed by the Buller District Council. Their operative Buller District Plan, Te Kaupapa Whenua O Kawatiri 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) to protect outstanding landscapes in the Buller District, including most of Paparoa Place.

The boundary between Buller District and Grey District follows the Punakaiki River, so the southern part of Paparoa Place including the Barrytown Flats is in Grey District.

The operative Grey District Plan 2005 also relies on public conservation lands and waters (including stewardship land) to protect 90% of the outstanding natural landscapes. Only eight

other places are identified as outstanding landscapes (Table 4.1, pp22-23) and these are very limited in area. Four of them are in Paparoa Place.

- Area on the flats to the south of the Punakaiki River upstream of the SH6 bridge.
- Coastal area from Nine Mile Creek to Seventeen Mile Bluff between the sea and 200m east of SH6.
- The west facing slopes of the Barrytown hills behind the flats between Razorback Point and Seventeen Mile Bluff to the east of SH6, and
- Area North of Waiwhero Road to Razorback Point between the coast and SH6. (p23)

Both Buller and Grey District Councils, together with Westland District Council further south, are working together on a new joint plan *Te Tai o Poutini*. In the draft plan **Outstanding Natural Landscapes (ONLs)** in Paparoa Place have been mapped and are listed in Schedule 5. Specific rules intended to protect the values of the ONLs are included in the plan

Regional council role in managing landscape values

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

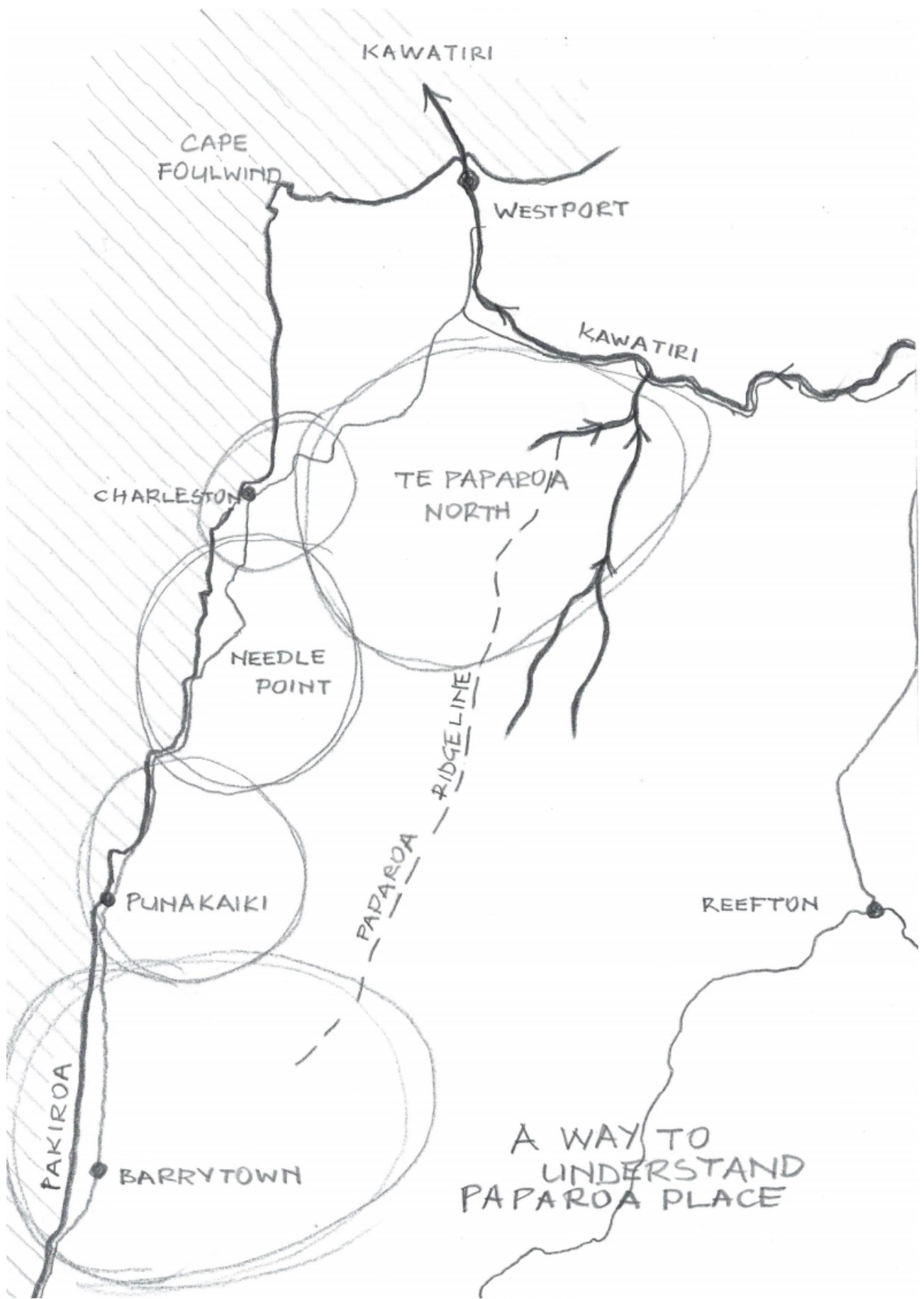
The regional council commissioned a region-wide assessment of coastal natural character which was undertaken by **Brown Ltd** in 2013. Some inland landscapes have been added. This work has fed into the Outstanding Natural landscapes identified and mapped in the *draft Te Tai o Poutini plan*.

Some stewardship land parcels in Paparoa Place fall into **Brown's high and outstanding natural character units**, and some are also located in ONLs identified in the *draft Te Tai o Poutini*.

Stewardship land in Paparoa Place

There are about 45 parcels of stewardship land in Paparoa Place. This number includes twelve small coastal parcels near Charleston which are technically in Kawatiri Place.

To better understand how each stewardship parcel fits within its wider landscape setting Paparoa Place is broken into five 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, there are many places with locally high or outstanding natural character are outside the boundaries of the units, which were identified at the regional scale.



KAWATIRI

CAPE
FOULWIND

WESTPORT

KAWATIRI

CHARLESTON

TE PAPAROA
NORTH

NEEDLE
POINT

PAPAROA
— RIDGE LINE

PUNAKAIKI

REEFTON

PAKIROA

BARRYTOWN

A WAY TO
UNDERSTAND
PAPAROA PLACE

Contents Paparoa Place

Report No.	NaPalis	Name of Conservation Area/Stewardship Land Parcel (area in hectares)	ONL	Natural Character
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Te Paparoa North

PAP02	2808295	Northern Paparoa Range Cons Area (1,407ha)	42/41	T139/140
PAP02	2808369	Little Tōtara River Conservation Area (5,469ha)	ONL44	T133
KAW34	2808275	Costello Hill Conservation Area (231ha)	ONL44	
PAP02	2806955	Ananui Creek Conservation Area (13ha)	ONL44	

Charleston (Paparoa Place)

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)		
KAW35	2808284	Little Beach Conservation Area (0.3ha)		C46
KAW36	2808282	Madmans Creek Conservation Area (0.4ha)		
PAP04	2808291	Nile River Conservation Area (7ha)		
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
PAP03	2808289	Doctor Bay Conservation Area (11ha)		C46

Needle Point

PAP07	2806939	White Horse Creek Conservation Area (3ha)	ONL46	C44
PAP07	2808370	Four Mile River Conservation Area (5ha)		T130
PAP07	2808371	Four Mile River Conservation Area (258ha)	46/44	C44
PAP05	2808365	Four Mile River Conservation Area (200ha)	ONL44	T130
PAP05	2806767	Deep Creek Conservation Area (63ha)	ONL44	T131
PAP06	2808367	Charleston Conservation Area (3,602ha)	ONL44	T131/132
PAP06	2808366	Nile River Conservation Area (188ha)	ONL44	
PAP06	2808292	Basin Road Conservation Area (76ha)	ONL44 pt	
PAP07	2808372	Red Jacket Creek Conservation Area (7ha)	ONL46	C44
PAP07	2808373	Red Jacket Creek Conservation Area (18ha)	ONL46	C44
PAP08	2808374	Woodpecker Bay Conservation Area (26ha)	ONL44	C44

PAP09	2808375	Fox River Conservation Area	(3ha)	ONL44	T127
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Punakaiki

PAP10	2808377	Bullock Creek Farm Conservation Area	(420ha)	ONL44	
PAP19	2806887	Punakaiki Field Centre Conservation Area	(0.3ha)	ONL45	
PAP11	2806888	Punakaiki Coast Road Conservation Area	(17ha)	ONL45	C40/42
PAP12	2806889	Punakaiki River Conservation Area (river mouth)	(0.3ha)	ONL45	C42
PAP13	2806890	Punakaiki River Conservation Area (downstream)	(4ha)	ONL44	T126
PAP14	2806886	Punakaiki River Conservation Area (upstream)	(84ha)	ONL44	T126
PAP14	2806891	Punakaiki Coast Road Conservation Area	(35ha)	ONL44	C40

Pakiroa Beach and Barrytown

PAP15	2806936	Hibernia Creek Conservation Area	(0.6ha)		C40
PAP16	2806893	Barrytown Flat Conservation Area	(81ha)		
PAP17	2806782	Canoe Creek Conservation Area	(20ha)		
PAP18	2806783	Barrytown Conservation Area	(6ha)	ONL42	C40
PAP18	2806570	Barrytown SH6 Conservation Area	(38ha)	ONL42	C40
PAP18	2806778	Paparoa Range South Conservation Area	(16,048ha)	41/42/44	multiple
PAP18	2806784	Bakers Creek Conservation Area	(0.2ha)	ONL43	C40
PAP18	2809052	Seventeen Mile Bluff Conservation Area	(5ha)	ONL43	C39

For the sake of completeness the following tables show other conservation areas which are considered to be part of Te Paparoa Massif landscape. For more detail see the Mawhera and Inangahua Place Landscape Values reports.

Te Paparoa South (Mawhera Place)

PAP18	2806778	Paparoa Range South Conservation Area	(16,048ha)	41/42/44	multiple
MAW20	2809069	Rocky Creek Conservation Area	(9ha)		
MAW21	2809049	Rapahoe Conservation Area	(19ha)		
MAW21	2809050	Seven Mile Creek Waimatuku Conservation Area	(49ha)		
MAW22	2809051	Runanga Conservation Area	(87ha)		
MAW27	2808805	Batty Creek Conservation Area	(31ha)	ONL41	
MAW27	2806809	McLeans [sic] Creek Conservation Area	(898ha)	ONL41	
MAW27	2806498	Sewell Peak Conservation Area	(422ha)	ONL41	T94
MAW27	2806571	Ex Harbour Board Endowment, Sewell Peak CA	(564ha)	ONL41	T94
MAW27	2806808	Taylorville Conservation Area	(4ha)		T94
MAW27	2806795	Brunner Forest Conservation Area	(1,694ha)	ONL41	T94
MAW23	2806790	Roa-Blackball Creek Conservation Area	(279ha)		
MAW24	2806794	Paparoa Street Roa Conservation Area	(3ha)		

MAW26	2806792	Blackball Creek and Terraces Conservation Area (74ha)		
MAW26	2806793	Blackball Conservation Area (46ha)		
MAW02	2806569	Big River Conservation Area (0.3ha)	ONL41	
MAW02	3446390	Pike Stream Conservation Area (70ha)		
MAW05	2806786	Paparoa Forest Conservation Area (99ha)	ONL41	
MAW01	2808378	Mt Marshall Conservation Area (2,170ha)	ONL41	
INA23	2806882	Otututu Valley Conservation Area (752ha)	ONL40	

Te Paparoa East (Inangahua Place)

MAW04	2806820	Rough River Conservation Area (upstream part) (138ha)		T124
INA26	2806814	Mawheraiti Farm Conservation Area (189ha)		
INA23	2806938	Mai Mai-Te Wharau Conservation Area (8,473ha)	ONL39+	T122
INA08	2807829	Berlins Bluff Conservation Area (2,512ha)	ONL41	
INA04	2807826	Lower Buller Gorge Road Conservation Area (42ha)	ONL41	T139
INA04	2807842	White Cliffs Conservation Area (442ha)		
INA04	2807825	Inangahua Junction Conservation Area (103ha)		

Map 1: Overview



Te Paparoa North

Hill and high country from Buller Kawatiri River south to Awakari River, the north west part of Te Paparoa massif.

This part of Paparoa 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:

ONL42 Te Paparoa/Paparoa Range west (high elevation)

ONL41 Te Paparoa/Paparoa Range east & Mt William Range

ONL44 Te Paparoa/Paparoa Range west (low elevation)

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

Unit T139 Buller River

Unit T140 Ōhikanui, Ōhikaiti & Blackwater Rivers

Unit T133 Tōtara and Little Tōtara Rivers

Unit T132 Waitakere/Nile & Awakari Rivers

There are four parcels of stewardship land in this part of Paparoa Place:

- PAP02 2808295 Northern Paparoa Range Conservation Area (1,407ha) in 13 parcels
- PAP02 2808369 Little Tōtara River Conservation Area (5,469ha) in 4 parcels
- KAW34 2808275 Costello Hill Conservation Area (231ha) in 4 parcels
- PAP02 2806955 Ananui Creek Conservation Area (13ha)

Landscape factors for decision-makers to consider:

- PAP02 2808295 **Northern Paparoa Range Conservation Area** (1,407ha) in 13 parcels
Northern Paparoa Range Conservation Area and Paparoa Range South Conservation Area are the twin book ends of Te Paparoa massif.

Northern Paparoa Range Conservation Area is contiguous with other PCL for at least 80% of its long boundary, with Lower Buller Gorge Scenic Reserve along its north boundary, Paparoa Wilderness Area and Blackwater River Ecological Area to the east, with the boundary along the top of the Paparoa Range. Mt Euclid 1450m is the highest point. Atbara-Nile Ecological Area is to the south, and Charleston and Little Tōtara River Conservation Areas to the west.

The one place where Northern Paparoa Range Conservation Area links with Paparoa National Park is at the outlying part in Ananui Valley. Only at the top north west corner does it have non-PCL land over the fence and even there the conservation area has an extending arm which takes in the escarpment of the Caroline Terrace reaching to SH6 at Waimea Creek close to the Buller Kawatiri River. The non-PCL Caroline Terrace is modified

by multiple 4WD tracks dividing the landscape into blocks, possibly for production forestry.

The eastern arm of Northern Paparoa Range Conservation Area crosses a short section of the broad Ōhikanui River Valley where the river passes through from the Paparoa Wilderness Area to the Lower Buller Gorge Scenic Reserve before entering the Kawatiri Buller River. This lobe also includes other waterways flowing north to the Buller River including Ōhikaiti and Hawkes Crag Creek. Ten Mile and Nine Mile Creeks also have their headwaters in the conservation area and north flowing Island Creek roughly forms the boundary between Lower Buller Gorge Scenic Reserve and Paparoa Range North Conservation Area. There is a walking track up Omanu Creek. The most westerly of this series of north-flowing waterways.

Marys Creek (with its Mary Creek Marginal Strip) and Mountain Creek form the north and south boundaries either side of a westward extension of Paparoa Range North Conservation Area. The headwaters of both are within the conservation area, as are the headwaters of Totara River, O'Keefe Creek, Tailings Creek, Pigeon creek, Little Tōtara River, Madmans Creek and the Awakari. All these waterways flow westward to the Tasman Sea. Mt Kelvin 1434m is at the head of Tailings Creek. A walking track up to Bucklands Peaks follows the ridges up to the hinterland.

Northern Paparoa Range Conservation Area has high natural character, generally forested with subalpine and alpine communities above treeline toward the east. The Buckland Peaks alpine area (1325m) with its crags and alpine tarns is a feature. Buckland Creek flows east from the peaks to join Ohikanui River.

The north eastern corner of the conservation area is characterised by a long gently sloping plateau with short vegetation, probably pākihi, very similar to the neighbouring landscape in Little Tōtara Conservation Area.

Most of Northern Paparoa Range Conservation Area is included in **Outstanding Natural Landscape ONL42B Te Paparoa/Paparoa Range west (high elevation)**. For this landscape Site type and values are given as:

Steep mountain range running north to south with exposed rocky peaks and outcrops.

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.

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

The pristine beech forest, unmodified mountain range with its high relief, exposed and rugged ridge tops creates a strong sense of naturalness.

The peaks and ridge sequence of Te Paparoa/Paparoa Range as a whole is a landmark – views from SH6 between Westport and Charleston.

Sloping plateaux at the north eastern corner of the conservation area are not included in the ONL.

Some eastern parts of the conservation area, nearer the Kawatiri Buller River, are in **Outstanding Natural Landscape ONL 41 Te Paparoa/Paparoa Range east & Mt William Range**. For this landscape Site type and values cited are:

Steep mountain range moderately dissected by descending foothills and lowland terraces with exposed rocky peaks and outcrops along the ridge tops.

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

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

Assemblage of ridge lines, peaks and mountaintops of similar orientation, elevation and vegetation cover and appearance.

Continuous beech forest giving way to alpine tundra at higher elevations.

Mt Rochfort, Buckland peaks, and the lower Buller Gorge are landmarks within this landscape.

Parts of Northern Paparoa Range Conservation Area are considered to have outstanding natural character and are included in *Unit T139 Buller River* and *Unit T140 Ōhikanui, Ōhikaiti & Blackwater Rivers*. Key attributes/characteristics for *T140 Ōhikanui, Ōhikaiti & Blackwater Rivers* are listed as:

Remote steeply sided river valleys which drain into the Buller River, comprising a braided river channel that is flanked by mature indigenous forest.

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.

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. Continuous mature beech forest.

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

Devoid of development.

Enclosure by high altitude mountain ranges (Paparoa Range) enhances the sense of remoteness and wildness.

- PAP02 2808369 **Little Tōtara River Conservation Area** (5,469ha) in 4 parcels
This conservation area covers the lower western slopes of Te Paparoa which grade gradually down to the plains, and almost to the coast south of Tōtara River. South of Tōtara River the landscape becomes more complex with alternating ridges and valleys.

The conservation area extends from Mountain Creek in the north to the Awakari at the south boundary and includes a series of more or less parallel waterways running east to west including the meandering Tōtara and Little Tōtara Rivers. Tailings Creek and Madmans Creek are also in this series. Broad, open Sanatorium Ridge, between O'Keefes and Tailings Creeks, is a feature.

Northern Paparoa Range Conservation Area is contiguous along the long eastern boundary where there is a change in topography from steeper dissected hills to the gently sloping plateaux. Mountain Creek forms the short northern boundary with Northern Paparoa Range Conservation Area adjacent. The conservation area's western boundary extends to SH6 in several places alternating with enclaves on non-PCL. Costello Conservation Area is just on the other side of the highway and is part of the same long sloping landform. Part of Costello Conservation Area on the inland side of the highway is aligned along the Little Tōtara River Conservation Area, wrapped around an enclave of non-PCL. The two are fully integrated at this location.

The south western boundary follows the Awakari River, linking with Paparoa National Park land in two places. A 4WD extension to Madmans Road snakes through the conservation area to eventually reach an enclave of non-PCL in the Awakiri valley.

Vegetation in Little Tōtara Conservation Area is variable, related primarily to drainage with extensive wetlands on the flatter lands, and taller vegetation associated with waterways and terraces. Lockington Pākihi occupies a flat ridge between two branches of Little Tōtara River.

Despite the state highway bisecting the landscape the terrain and vegetation in Little Tōtara Conservation Area and Costello Conservation area are very similar. Consideration could be given to combining them into a single entity.

Little Tōtara River Conservation Area is in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site Type and values cited for this landscape are:

Sequence of coastal foothills comprising exposed limestone outcrops and deeply incised river gorges and valleys.

Mature native lowland forest predominates. With wetland areas of flax and native shrublands.

Evidence of erosion, stream/river down cutting and entrenchment, and coastal exposure.

The pristine lowland forest, unmodified terrain with moderate relief, rugged gorges and valleys creates a strong sense of naturalness.

The dramatic limestone gorges of the Waitakere/Nile, Tiropahi/Four Mile, Pororari and the Potikōhua/Fox Rivers as well as Punungairo/Bullock Creek are key landmarks within this landscape.

Both Tōtara and Little Tōtara River valleys have outstanding natural character and are included in *Unit T133 Tōtara and Little Tōtara Rivers*. Key attributes/characteristics for this unit are:

Confined river channel, which drains down from the Paparoa Range and is set in a steep and deeply incised valley system, comprising rapids, gravel beds, terracing, and bluffs.

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.

Dramatic and highly expressive landforms clearly express the rivers power and varying flow.

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.

Unconfined channel with braided sections, pools, rapids and eddies.

Continuous beech/podocarp lowland forest.

Enclosing landforms heighten the sense of wildness – entrenched limestone gorge flanked by sheer cliffs.

Located within Paparoa National Park.

Apart from some production forestry and pasture near the lower reaches of the river valleys this unit is entirely devoid of development/modification.

- KAW34 2808275 **Costello Hill Conservation Area** (231ha) in 4 parcels
Note: Costello Hill Conservation Area is technically in Kawatiri Place but is considered here in Paparoa Place because it is part of Te Paparoa massif, a natural extension of the long slopes of Little Tōtara Conservation Area.

This conservation area has pākihi wetland and associated low shrubland or forest on a low plateau between Tōtara River and Little Tōtara 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 Tōtara 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 are patches 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 Tōtara and Little Tōtara 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.

The extension of Costello Hill Conservation Area on the inland side of SH6 is included in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site Type and values are detailed above.

- PAP02 2806955 **Ananui Creek Conservation Area** (13ha)
This conservation area is located in the Ananui River valley. It is contiguous with the boundary of Paparoa National Park on the south side of the river aligned along the natural boundary between the hillsides and alluvial valley floor. It is connected with Little Tōtara Conservation Area at its short southern boundary.

Vegetation is modified shrubland and grass, possibly with a wetland component. A 4WD track passes through most of the length of the stewardship parcel.

Consideration could be given to including this parcel with one of the contiguous PCL parcels. Although it is more modified than the adjacent national park land it could be restored in the future to add value to the national park as a patch of less common valley floor ecosystem.

Ananui Creek Conservation Area is included in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site Type and values are detailed above.

It also falls within outstanding natural character *Unit T132 Waitakere/Nile & Awakari Rivers* which has key attributes/characteristics as follows:

Entrenched limestone gorge flanked by sheer cliffs comprising a braided river channel and heavily vegetated bluffs and terraces.

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.

Dramatic and highly expressive landforms clearly express the rivers power and varying flow.

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. Unconfined channel with braided sections, pools, rapids and eddies.

Continuous beech/podocarp lowland forest. Entirely devoid of development/modification.

Enclosing landforms heighten the sense of wildness – entrenched limestone gorge flanked by sheer cliffs.

Located within Paparoa National Park.

Charleston (Paparoa Place)

Note: All the hill country around the Paparoa Range is part of a distinct and cohesive landscape whole with natural boundaries where character changes markedly. Place boundaries defined by the Department of Conservation for management purposes do not necessarily follow these landscape character boundaries. While most of Te Paparoa is in Paparoa Place, Marys Creek Conservation Area on the Addison Flat is considered to be in Kawatiri Place and is considered in the *Coast and Plain Kawatiri South* chapter.

This chapter includes twelve coastal Kawatiri Place parcels close to Charleston which have similar character to Paparoa Place parcels around Charleston.

From Tōtara River mouth south to Candlelight Creek.

Includes the settlement of Charleston, the coast around Charleston, and nearby modified plains and valley floor.

This part of Paparoa 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. The relevant Outstanding Natural Landscape is:

[ONL47 Charleston Coastline](#)

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

[Unit C46 Doctor Bay-Little Beach](#)

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

- 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)
- PAP04 2808291 Nile River Conservation Area (7ha)
- 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)
- PAP03 2808289 Doctor Bay Conservation Area (11ha)

Landscape factors for decision-makers to consider:

- 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 also includes quite a lot of modified farmland, 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 Tōtara 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 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 grazed as 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. This would result in a visually interesting natural character cluster with various linked habitats.

- **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 Doctor 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.
- **PAP04 2808291 Nile River Conservation Area (7ha)**
This conservation area is one of two separate stewardship parcels with this name. This one occupies an alluvial river terrace on the south bank of the Nile River upstream of SH6. It includes a ford through the Waitakere Nile River.

The terrace has been modified for farming and the stewardship land is mainly pasture managed as part of the surrounding farm. It also includes river channel, bare gravels, river bank with woody vegetation (including some on the north bank) and some regenerating forest some distance from the river with an associated ephemeral stream.

The conservation area is unconnected to other PCL. There are two small parcels of Nile River Marginal Strip downstream and one upstream.

The riparian protection value of this parcel could be enhanced by re-vegetation at some future time to provide less common valley floor habitat and also strengthen its role as a riverside biodiversity stepping stone for surrounding PCL.

- 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. It would be logical to include this stewardship land with the Charleston Scenic Reserve as well.
- 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. Its name suggests was possibly once the site of a flagstaff for signalling vessels off shore. This stewardship parcel 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.

Although it is not obvious from the online maps Joyce Bay Conservation Area is part of Outstanding Natural Landscape *ONL47 Charleston Coastline*. Site type and values listed in schedule 5 of Te Tai o Poutini draft plan are:

Assemblage of craggy headlands and points with rock shoals, and outcrops that enclose several sandy bays and the Waitakere/Nile River mouth.

Highly expressive of the interplay between the Waitakere/Nile River and the Tasman Sea. The tidal rhythm of Te Tai-o-Rēhua/the Tasman Sea provides a counterpoint to the rivers natural variations of flow, clarity and flood cycles.

Patterning of wind swept native coastal forest and scrub across the coastal slopes and headlands reinforce the landscapes topography and exposure.

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

The amalgam of rawness of the landforms, vegetation and the prominence of the headlands provide a strong sense of naturalness despite the presence of nearby dwelling and development.

The Waitakere/Nile River mouth and the headland between Constant & Joyce Bay are key landmarks within this landscape.

Area below mean high water springs also scheduled in Proposed Regional Coastal Plan as ONL47.

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

Flagstaff Hill is a visually prominent site. A change of land use or inappropriate development in this stewardship land is likely to have significant adverse effects on the surrounding landscape.

- PAP03 2808289 **Doctor Bay Conservation Area** (11ha)
This conservation area occupies a spectacular headland and connects two separate parcels of Charleston Scenic Reserve. These in turn are connected to a multitude of other parcels of PCL to make a complete a ki uta ki tai sequence to the greater Te Paparoa landscape inland.

Doctor Bay Conservation Area has modified indigenous vegetation typical of exposed coastal areas in Paparoa Place and includes some wetland. A small stream flows though it to meet the sea at Doctor Bay itself, a small sandy beach enclosed by rocks set into the rugged shoreline around the headland. A well used walking track winds though the regenerating forest. It provides access to the beach and rocky shore.

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

This conservation area occupies a sensitive site on a visually prominent headland. A change of land use or inappropriate development is likely to have significant adverse effects on the surrounding landscape.



Needle Point

Candlelight Creek is the north boundary. It flows to sea rather than being part of the Waitakere (aka Nile River) catchment

Kaipakati Point marks the southern boundary

Area has a coastal focus, inland only as far as national park and big ecological areas

This part of Paparoa 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 here are:

[ONL46 Kaipakati Point to Needle Point](#)

[ONL44B Te Paparoa/Paparoa Range west \(low elevation\)](#)

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

[Unit T123 Waitakere/Nile & Awakari Rivers \(outstanding\)](#)

[Unit T127 Fox River \(outstanding\)](#)

[Unit T130 Four Mile/Tiropahi River \(outstanding\)](#)

[Unit T131 Deep Creek Reservoirs \(high\)](#)

And one outstanding coastal natural character area:

[Unit C44 Woodpecker Bay Foothills-Needle Point](#)

There are twelve parcels of stewardship land in this part of Paparoa Place:

- PAP06 2808367 Charleston Conservation Area (3,602ha) in 3 parcels
- PAP06 2808366 Nile River Conservation Area (188ha) in 2 parcels
- PAP06 2808292 Basin Road Conservation Area (76ha)
- PAP05 2806767 Deep Creek Conservation Area (63ha)
- PAP05 2808365 Four Mile River Conservation Area (“reservoirs”) (200ha) in 4 parcels
- PAP07 2808370 Four Mile River Conservation Area (“SH6”) (5ha) in 2 parcels
- PAP07 2808371 Four Mile River Conservation Area (“national park”)(258ha) in 10 parcels
- PAP07 2806939 White Horse Creek Conservation Area (3ha) in 3 parcels
- PAP07 2808372 Red Jacket Creek Conservation Area (7ha) in 3 parcels
- PAP07 2808373 Red Jacket Creek Conservation Area (18ha)
- PAP08 2808374 Woodpecker Bay Conservation Area (26ha)
- PAP09 2808375 Fox River Conservation Area (3ha)

Landscape factors for decision-makers to consider:

- PAP06 2808367 **Charleston Conservation Area** (3,602ha) in 3 parcels
Charleston Conservation Area connects two parts of Paparoa National Park. Much of it is dissected hill country but around the upper Waitakere (Nile River) is a distinctive landform; a broad inland basin with a rise in the centre. Broad flat valleys extend up Waitakere and two of its tributaries, Sirdar and Atbara Creeks, which all have their headwaters high in the Paparoa Range. These upstream valleys are in the Atbara-Nile

Ecological Area which is contiguous with Charleston Conservation Area. Tiropahi Ecological Area is also contiguous, sandwiched between Paparoa National Park and Charleston Conservation Area.

The whole area appears to have been logged but is regenerating. There is a network of 4WD tracks throughout accessed via a long gravel road from SH6 which goes all the way up to the upper Waitakere riverbed.

The western part of Charleston Conservation Area has more in common with the suite of PCL around neighbouring Deep Creek Conservation Area (see below) with pākihi and reservoirs connected by waterways. The largest of these (Horners Dam?) crosses the boundary, but is mostly within the Charleston Conservation Area. One part of Four Mile River Scenic Reserve is on the boundary at this corner.

Basin Road Conservation Area and a parcel of Nile River Conservation Area (see below) are contiguous at the northern tip of Charleston Conservation Area.

Nearly all of Charleston Conservation Area is included in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site type and values for this landscape are described as:

Sequence of coastal foothills comprising exposed limestone outcrops and deeply incised river gorges and valleys.

Mature native lowland forest predominates. With wetland areas of flax and native shrublands.

Evidence of erosion, stream/river down cutting and entrenchment, and coastal exposure.

The pristine lowland forest, unmodified terrain with moderate relief, rugged gorges and valleys creates a strong sense of naturalness.

The dramatic limestone gorges of the Waitakere/Nile, Tiropahi/Four Mile, Pororari and the Potikōhua/Fox Rivers as well as Punungairo/Bullock Creek are key landmarks within this landscape.

Part of Charleston Conservation Area is in outstanding natural character *Unit T131 Deep Creek Reservoirs* and part is in *Unit T123 Waitakere/Nile & Awakari Rivers*.

Paparoa National Park Management Plan makes specific reference to Charleston and Nile River Conservation Areas in Table 9 policies for Mānuka Place:

“Additions to Paparoa National Park

1. Consider, in consultation with Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae and the West Coast Tai Poutini Conservation Board, the addition of the following areas to Paparoa National Park to protect the significant caves in these areas:

- a) Tiropahi Ecological Area;
- b) Charleston Conservation Area; and
- c) Nile River Conservation Area.”(p88)

Actioning these additions is incorporated into the 3-year and 5-year milestones for Mānuka Place.

- PAP06 2808366 **Nile River Conservation Area** (188ha) in 2 parcels
This is the larger of two conservation areas with this name. The other is considered in the Charleston chapter. This one is located on steep hills overlooking the confluence of the Awakari and Waitakere Rivers.

Waitakere (Nile) River forms the eastern boundary of the conservation area with Paparoa National Park on the other side. Charleston and Basin Road Conservation Areas are contiguous to the west. There is non-PCL to the north sloping down to modified alluvial flats associated with the lower Nile River.

Modified forest is regenerating across most of the stewardship land, but wind throw affects forest above the river escarpments.

The Nile River Rainforest Train railway line follows the riverbank at the base of escarpments on the south bank.

This Nile River Conservation Area is included in **Outstanding Natural Landscape ONL44B *Te Paparoa/Paparoa Range west (low elevation)***. Site type and values for this landscape are given above.

Paparoa National Park Management Plan makes specific reference to Charleston and Nile River Conservation Areas in Table 9 policies for Mānuka Place:

“Additions to Paparoa National Park

1. Consider, in consultation with Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae and the West Coast Tai Poutini Conservation Board, the addition of the following areas to Paparoa National Park to protect the significant caves in these areas:

- a) Tiropahi Ecological Area;
- b) Charleston Conservation Area; and
- c) Nile River Conservation Area.”(p88)

Actioning these additions is incorporated into the 3-year and 5-year milestones for Mānuka Place.

- PAP06 2808292 **Basin Road Conservation Area** (76ha)
This conservation area is flanked by Nile River and Charleston Conservation Areas above. It includes part of both Darkies Terrace and Ballarat Terrace and was probably significantly modified by 19th century mining operations. Argyle Creek and another tributary of Darkies Creek flow through the stewardship parcel. Part of the conservation area’s north boundary is Darkies Terrace Road.

Regenerating vegetation in the conservation area is curiously patterned possibly reflecting historic disturbance. At the northern end some vegetation has been cleared and is currently farmed as part of the adjacent property.

Part of Basin Road Conservation Area is within the boundary of **Outstanding Natural Landscape ONL44B *Te Paparoa/Paparoa Range west (low elevation)***. Site type and values for this landscape are given above.

- PAP05 2806767 **Deep Creek Conservation Area** (63ha)
A length of Deep Creek flows through this conservation area which also contains the dam structure and some edge of the large dark-watered lake/reservoir in contiguous Charleston Conservation Area (Horners Dam?).

A second much smaller reservoir on a tributary of Candlelight Creek (west of Whisky Creek) is also included. A gravel access road to the upper Waitakere (Nile River) and Hole

in the Hill Cave forms part of the north boundary and is included within the reserve. The conservation area is contiguous with Charleston Conservation Area along its entire south east boundary and with two separate parcels of Four Mile River (“reservoirs”) Conservation Area together with a small outlier of Four Mile River Scenic Reserve. SH6 forms the western boundary of Deep Creek Conservation Area, with PCL across the road along most of its length.

Vegetation is wetland, probably pākihi, on the level plateaux either side of Deep Creek with forest only where the waterway is incised. Various modifications are evident including 4WD tracks, straight drains and cleared areas with no vegetation at all.

All of Deep Creek Conservation Area is included in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site type and values for this landscape are given above.

This conservation area is also within high natural character *Unit T131 Deep Creek Reservoirs*. Key attributes/characteristics for this unit are:

Series of small water reservoirs which sit on an elevated terrace flanked by moderate to steep slopes covered in mature to regenerating indigenous forest.

Enclosing landforms around the lake margins heighten the sense of wildness.

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

Homogenous mature forest that directly interacts with the open waters of the lake. Sequences of wetland and swamp species through to canopy native forest.

Natural variations of water level and surface appearance.

Tranquil and mirror like qualities of the lake.

The modified landscape – dam structures and adjoining residential development – does impact upon the sense of seclusion and remoteness, but on balance, does not detract from the integrity of the apparent natural processes and overall naturalness of the lake basins.

The cross-boundary location of the largest reservoir (Horners Dam?) and connection via the Deep Creek waterway are good reasons to manage Charleston Conservation Area and Deep Creek Conservation Area as one. Consideration could be given to combining them.

Two of the Four Mile River Conservation Areas (“reservoirs” and “SH6”, see below) and Four Mile River Scenic Reserve also have much in common; with shared boundaries, shared natural and cultural history, and the recurring pattern of reservoirs linked by Deep Creek. Consideration could be given to combining them all.

- PAP05 2808365 **Four Mile River Conservation Area** (“reservoirs”) (200ha) in 4 parcels
This is the first of three conservation areas with this name.

The main block of this Four Mile River Conservation Area is about five kilometres north of Tiropahi River (aka Four Mile River). It contains much of the catchment of Deep Creek including an incised gorge downstream of a dark-watered reservoir (Argyle Dam?). It also includes Bromielaw Creek.

The north west boundary of Four Mile River Conservation Area together with Four Mile River Scenic Reserve includes all the rocky coastline between Bromielaw Creek and Tiropahi (Four Mile) River. The two are connected along a short shared boundary. A Deep Creek Marginal Strip on the whole coastal edge of the conservation area helps protect

penguin habitat along this stretch of coast. Both waterways (Bromielaw and Deep Creek) meet the sea here. To the north is non-PCL land with active mining and probably also evidence of historic mining. Bromielaw Creek and Candlelight Creek Marginal Strip provide a buffer between the mining and natural values in the PCL.

A large block of Charleston Scenic Reserve is contiguous along the eastern boundary of the conservation area. SH6 forms the southern boundary together with a small outlier of Four Mile River Scenic Reserve located where the road drops down, with a hairpin bend, to cross Deep Creek. Deep Creek Conservation Area (see above) is just over the road, extending inland to connect with the extensive Charleston Conservation Area which in turn connects with Paparoa National Park beyond, another complete link in the ki uta ki tai natural character network for this part of Te Paparoa.

There are multiple wetlands in the conservation area with a range of different vegetation types. Mature, possibly old growth forest persists along the waterways and in patches with seral processes occurring and ecotones all around. Even though this area is likely to have been mined historically vegetation patterns look natural throughout. Coastal cliff vegetation appears remarkably intact.

The second smaller parcel is on the inland side of SH6 connected to the first by a tributary of Deep Creek and the highway itself. It too contains a reservoir, with a long narrow shape where the waterway has been dammed at each end. Vegetation around the impoundment is short, possibly modified wetland, with some bare pavements. The impoundment is only a short distance from a much larger lake (Horners Dam?) in contiguous Charleston Conservation Area to the east and there appears to be a surface water connection between the two.

Between the elongated coastal Four Mile River Scenic Reserve and the conservation area is an area of cleared non-PCL with active mining involving significant modifications such as reservoirs, cleared land, buildings, plantations and multiple 4WD tracks, at least one of which encroaches into the conservation area. The area around a tributary of Deep Creek is particularly impacted. Deep Creek is vulnerable to adverse effects from SH6 maintenance activities as well.

A small part of this Four Mile River Conservation Area is included in **Outstanding Natural Landscape** [ONL44B Te Paparoa/Paparoa Range west \(low elevation\)](#). Details given above.

At least part of this conservation area is within high natural character [Unit T131 Deep Creek Reservoirs](#). Key attributes/characteristics for this unit are detailed above.

This Four Mile River Conservation Area landscape is very similar in character to adjacent Charleston Scenic Reserve and they are ecologically integrated. Consideration could be given to combining them. It has much in common with the Deep Creek/Basin Road/Charleston Conservation Areas grouping as well.

- PAP07 2808370 **Four Mile River Conservation Area** (“SH6”) (5ha) in 2 parcels
This is the second and smallest of three conservation areas with this name. It is in two parts, one either side of SH6 just north of the bridge over Tiropahi River (aka Four Mile

River). It is on coastal plateau east of Needle Point. Vegetation is low shrubland, possibly kanuka, with wetland and fern field.

The northern part has a gravel access way to a quarry or working mine on a road width of non-PCL land between this part of the conservation area and Four Mile River Scenic Reserve. The southern part is contiguous with Four Mile River Scenic Reserve along its south boundary. It has a small stream flowing through it to reach Tiropahi River.

It would make sense to include this conservation area with adjacent Four Mile River Scenic Reserve.

This parcel of Four Mile River Conservation Area lies within outstanding natural character *Unit T130 Four Mile/Tiropahi River*. Key attributes/characteristics for this unit are:

A narrow river channel etched through a limestone valley that broadens out across an elevated plain.

Steep bluffs and rolling foothills enclosed the valley.

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.

Mix of aggregates and limestone boulders enhance the legibility of erosion and flooding.

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.

Flanked by mature beech/podocarp forest.

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

Enclosing landforms heighten the sense of wildness.

Largely devoid of development/modification.

- PAP07 2808371 **Four Mile River Conservation Area** (“national park”)(258ha) in 10 parcels
This is the third of the three conservation areas with this name. It is an area of modified landscape between two disjunct parts of Paparoa National Park. SH6 forms the eastern boundary of the conservation area and Morrisey Creek forms part of the western boundary. It is in three larger blocks and two smaller bits ranging from sea level to 253m at high point A60G.

The lowest block has Tasman Sea, Morrisey Creek Marginal Strip aligned along the rocky shoreline below its coastal boundary. This is penguin habitat. There is an escarpment near this lower edge. White Horse Creek is just inside the conservation area at its southern boundary and Morrisey Creek forms the northern boundary with a bit more of the conservation area on the other side. Beyond that is an outlying parcel of Paparoa National Park. A third unnamed stream flows down the middle of the conservation area. SH6 forms most of the eastern boundary with Paparoa National Park land on the other side of the road.

This lower part of the conservation area is included in **Outstanding Natural Landscape ONL46 Kaipakati Point to Needle Point**. Site Type and values are given below.

There is an enclave of non-PCL between the lower and the mid slope blocks which appears to have some type of industrial activity. Morrisey Creek is the western boundary with Paparoa National Park land on the other side, and SH6 is at the eastern edge with

Paparoa National Park across the road. The land is quite level in this middle block. A legal road width separates the mid slope and highest blocks.

The top block has SH6 and the Needle Point outlier of Paparoa National Park along its long east and north boundary together with Four Mile River Scenic Reserve closer to Tiropahi River. It includes a multi branched tributary of Tiropahi River and a disused mine. It is contiguous with the outlier of Paparoa National park to the west. The last, smaller bit of this conservation area is on the other side of the highway, on the south bank of the river, and is completely surrounded by scenic reserve.

Vegetation is variable with shrubland, fern fields and wind shorn coastal forest with tree ferns and/or nīkau. Large areas have shorter vegetation, probably wetland. Areas of bare pavement may be natural but seem more likely to be the result of human disturbance.

Consideration could be given to including this conservation area with Paparoa National Park as it would ecologically connect the outlying parcel to the greater whole and provide a wider band of ki uta ki tai connection. Although historical disturbance currently detracts from the quality of the landscape, in the absence of further disturbance, natural character will be restored in Four Mile River Conservation Area although it may take several generations.

The upper part of this Four Mile River Conservation Area is mostly included in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site type and values are described above.

The top part of this conservation area close to Tiropahi (Four Mile) River is within the outstanding natural character *Unit T130 Four Mile/Tiropahi River* (see above). The bottom part is in outstanding coastal natural character *Unit C44 Woodpecker Bay Foothills-Needle Point* (see below).

- PAP07 2806939 **White Horse Creek Conservation Area** (3ha) in 3 parcels
White Horse Creek is a short steep stream originating on the escarpment of the Paparoa massif. This conservation area occupies a site just south of the tiny beach where White Horse Creek joins the sea, on exposed coastal slopes between the highway SH6 and the rocky shore.

One part of Red Jacket Creek Conservation Area (see below) is contiguous with the conservation area and another part is just across the road surrounded on three sides by Paparoa National Park. Four Mile River Conservation area adjoins along the northern boundary with Tasman Sea, Morrisey Creek Marginal Strip aligned along the coast.

Vegetation is regenerating wind shorn coastal forest with tree ferns typical of this location, and is very similar to vegetation in adjoining PCL. White Horse Creek itself is not in the conservation area but another small unnamed waterway passes through it.

Whitehorse Creek Conservation Area is located in **Outstanding Natural Landscape ONL46 Kaipakati Point to Needle Point**. Site type and values of this landscape are given as:

Sequence of coastal bluffs, escarpments, craggy headlands and points with a rocky and stony shoreline interspersed by rock shoals, outcrops, and islands.

Dramatic interaction of the landscape with Te Tai-o-Rēhua/the Tasman Sea with its steep escarpments and continuous coastal forest cover providing a consistent patterning to this exposed landscape.

Sheer Cliffs and steep slopes plunge dramatically into Te Tai-o-Rēhua/ the Tasman Sea.

Patterning of wind swept coastal forest, stands of nīkau and scrub across coastal slopes reinforce the landscapes topography and exposure.

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

Seal Island, Potikōhua/Fox, Tiropahi/Four Mile River mouths are key landmarks within this landscape

Area below mean high water springs also scheduled in Proposed Regional Coastal Plan as ONL46.

Whitehorse Creek Conservation Area lies within an outstanding coastal natural character *Unit C44 Woodpecker Bay Foothills-Needle Point*. Key attributes/characteristics for this unit are:

Sequence of coastal bluffs and escarpments vegetated in mature coastal forest that wrap around the back of Woodpecker Bay and continue along the coast to Needle Point. An assemblage of craggy headlands and points, rock shoals and outcrops characterise the latter part of this coastline.

Interplay of exposed headlands, craggy bluffs, vegetated escarpments accentuate the dynamic and expressive coastal processes that have and continue to shape the coastal environment.

Striking interface with the Tasman Sea. Sheer cliffs and scarps including Needle Point plunge dramatically into the sea.

Continuous mature wind swept coastal forest across the escarpment enhances the sense of naturalness and wildness.

- PAP07 2808372 **Red Jacket Creek Conservation Area** (7ha) in 3 parcels
This is the smaller of two conservation areas with this name. It straddles SH6 near White Horse Creek. One of the parcels is embedded into White Horse Creek Conservation Area between the road and the sea, and the other two are east of the highway surrounded by Paparoa National Park land.

Vegetation is a mosaic of different types, with patterning related to aspect and topography, and possibly a history of anthropogenic disturbance. It appears to be regenerating.

This Red Jacket Creek Conservation Area is located in **Outstanding Natural Landscape ONL46 Kaipakati Point to Needle Point**. Site type and values of this landscape are given above.

Red Jacket Creek Conservation Area is within outstanding coastal natural character *Unit C44 Woodpecker Bay Foothills-Needle Point*. Details above.

- PAP07 2808373 **Red Jacket Creek Conservation Area** (18ha)
This conservation area occupies a modified coastal landform called Kellys Terrace above SH6 between Red Jacket Creek and Belfast Creek. Part of the Belfast Creek waterway is in the stewardship parcel. Paparoa National Park is contiguous along its long boundary to the east. To the west is the highway and a narrow area of non-PCL with some dwellings above the sandy beach at Red Jacket Creek's outlet. Belfast Creek Marginal Strip protects the rocky shoreline below the road to the south.

Vegetation appears to be modified coastal forest in various seral stages including some mature trees which may be old growth. It is wind shorn in parts.

This Red Jacket Creek Conservation Area is located in **Outstanding Natural Landscape ONL46 Kaipakati Point to Needle Point**. Site type and values of this landscape are as above.

Red Jacket Creek Conservation Area is also within outstanding coastal natural character *Unit C44 Woodpecker Bay Foothills-Needle Point*. Details above.

- PAP08 2808374 **Woodpecker Bay Conservation Area** (26ha)
This conservation area protects a curved limestone bluff with terraces above and below and steep hill slopes. It is a short distance above SH6 near Woodpecker Bay and is contiguous with Paparoa National Park along its inland boundary. The somewhat enclosed terrace below the bluff has shorter vegetation possibly a wetland. A short waterway called Spring Creek has its source here. Forest on the upper level appears intact. The conservation area appears to be ecologically and visually indistinguishable from neighbouring national park land. Consideration could be given to including it with Paparoa National Park.

Woodpecker Bay Conservation Area is located in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site type and values for this landscape are given above.

Woodpecker Bay Conservation Area is within outstanding coastal natural character *Unit C44 Woodpecker Bay Foothills-Needle Point*. Details above.

- PAP09 2808375 **Fox River Conservation Area** (3ha)
This is a rectangle of land attached along its short end to the boundary of Paparoa National Park on the south side of Potikōhua/Fox River. Non PCL surrounds it on the other three boundaries. It is a forested hillside with intact vegetation cover very similar to the adjoining national park and the surrounding non-PCL.

If the land use changed on this parcel the effects could be visually intrusive. It would create a gap in the surrounding forest leaving it vulnerable to invasive species, wind throw, and other edge effects which could threaten surrounding ecosystems. Consideration could be given to including this parcel with Paparoa National Park.

Fox River Conservation Area is included in **Outstanding Natural Landscape ONL44B Te Paparoa/Paparoa Range west (low elevation)**. Site type and values for this landscape are given above.

It is also in an outstanding natural character *Unit T127 Fox River* which has key attributes/characteristics as follows:

Entrenched limestone gorge flanked by sheer cliff. Broad and exposed riverbed, with silty low lying flood plains running alongside the river.

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.

Dramatically eroded landforms clearly express the rivers power and varying flow. 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. Unconfined channel with braided sections, pools, rapids and eddies.

Pristine lowland forest flanks the river.

Enclosing landforms heighten the sense of wildness – entrenched limestone gorge flanked by sheer cliffs.

Located within Paparoa National Park.

Entirely devoid of development/modification.

Punakaiki

From Kaipakiti Point in north to McMillan Road, just south of Razorback Point.

Mainly coastal strip but may include river valleys where land is not already in Paparoa National Park.

The coastal settlement at Punakaiki is the focus of visitor activity for Paparoa National Park.

The boundary between Buller and Grey Districts follows the Punakaiki River to Mt Anderson 1068m then follows the Paparoa Range ridge line north. Paparoa National Park straddles the boundary.

This part of Paparoa 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. The relevant Outstanding Natural Landscape is:

ONL44 Te Paparoa/Paparoa Range west (low elevation)

ONL45 Ōkoriko/Razorback, Dolomite, and Perpendicular Point

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

Unit T126 Pororari & Punakaiki Rivers

And several coastal natural character units:

Unit C43 Perpendicular Point – Woodpecker Bay (high)

Unit C42 Dolomite Point Pancake Rocks(outstanding)

Unit C41 Pakiroa Beach (high)

Unit C40 Paparoa Foothills (outstanding)

There are seven parcels of stewardship land in this part of Paparoa Place:

- PAP10 2808377 Bullock Creek Farm Conservation Area (420ha) in 11 parcels
- PAP19 2806887 Punakaiki Field Centre Conservation Area (0.3ha) in 3 parcels
- PAP05 2806888 Punakaiki Coast Road Conservation Area (17ha) in 3 parcels
- PAP12 2806889 Punakaiki River Conservation Area (river mouth) (0.3ha)
- PAP13 2806890 Punakaiki River Conservation Area (downstream) (4ha) in 2 parcels
- PAP14 2806886 Punakaiki River Conservation Area (upstream) (84ha)
- PAP14 2806891 Punakaiki Coast Road Conservation Area (35ha)

Landscape factors for decision-makers to consider:

- PAP10 2808377 **Bullock Creek Farm Conservation Area** (420ha) in 11 parcels
This conservation area is a modified valley enclave upstream from the coast and surrounded by Paparoa National Park. There are parcels on both sides of Punungairo Bullock Creek. It is accessible by 5 km of gravel road from SH6 at Pororari Lagoon.

The northern part includes a wetland which has been previously drained and grazed. Straight drainage channels are a feature. The wetland is surrounded by previously grazed grassland, shrubland and forest in various seral stages. A significant amount of wind

throw is associated with more mature forest, both in this conservation area and the neighbouring national park.

The middle sections are aligned along both sides of the Punungairo Bullock Creek river bed immediately upstream of the Taurus Major submergence. A useful length of Bullock Creek Marginal Strip is incorporated with them. The area is grassy alluvial flats with multiple tracks, old fence lines and windrows and a derelict farm building. The river is semi-braided with clear water and cream gravels. The grassland is dotted with relict trees, natural ponds and forest patches giving it a park-like quality.

The southern section is hill country including limestone escarpments and the Cave Creek resurgence. Kotihotiho Creek (aka Cave Creek) flows south into the next catchment, as a tributary of the Pororari River. It is possible this waterway is of particular significance to mana whenua. The vegetation is a patchy mosaic of forest with open areas.

All three parts of the conservation area have walking tracks through them.

Bullock Creek Conservation Area is **Outstanding Natural Landscape** in *ONL44B Te Paparoa/Paparoa Range west (low elevation)*. Site Type and values for this landscape are: Sequence of coastal foothills comprising exposed limestone outcrops and deeply incised river gorges and valleys.

Mature native lowland forest predominates, with wetland areas of flax and native shrublands.

Evidence of erosion, stream/river down cutting and entrenchment, and coastal exposure.

The pristine lowland forest, unmodified terrain with moderate relief, rugged gorges and valleys creates a strong sense of naturalness.

The dramatic limestone gorges of the Waitakere/Nile, Tiropahi/Four Mile, Pororari and the Potikōhua/Fox Rivers as well as Punungairo/Bullock Creek are key landmarks within this landscape.

The upstream end of the conservation area is just inside *ONL42B Te Paparoa/Paparoa Range west (high elevation)*.

Paparoa National Park Management Plan 2017 makes specific reference to Bullock Creek Conservation Area in Table 7, general policy for Nikau Place:

“Additions to Paparoa National Park Te Pāka ā-iwi o Paparoa – ngā tāpiritanga

3. Consider, in consultation with Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae and the West Coast Tai Poutini Conservation Board, the addition of Bullock Creek Farm Conservation Area to Paparoa National Park to protect the underlying hydrology of Punungairo/Bullock Creek polje.
4. Continue to support the ecological restoration of the Punungairo/Bullock Creek area.”(page 75)

Achieving the addition is incorporated into the 3-year and 5-year milestones for this part of the national park.

- PAP19 2806887 **Punakaiki Field Centre Conservation Area** (0.3ha) in 3 parcels
This is a beach front conservation area in Punakaiki settlement which is used by the Department of Conservation for staff accommodation and offices. It is contiguous with Government Purpose Reserve-Government Buildings-Punakaiki Field Centre, Part. Vegetation includes lawn and trees, possibly exotic.

This conservation area lies within **Outstanding Natural Landscape ONL45** *Ōkoriko/Razorback, Dolomite, and Perpendicular Point*. Site type and values for this area are detailed below.

- PAP05 2806888 **Punakaiki Coast Road Conservation Area** (visitor centre) (17ha) in 3 parcels

This is one of two conservation areas with this name. It occupies a visually sensitive hill and flat site on the landform which runs down to Dolomite Point adjacent to Coast Road SH6, between two separate parcels of Paparoa National Park.

Vegetation is regenerating coastal forest with nīkau close to the shore. Canopy is complete and it appears to be in good condition. There is an unnamed waterway in the conservation area which disappears halfway down the slope, possibly going underground.

These forested slopes play an important role providing a natural character backdrop and framework for the ribbon of intense development along the shoreline. It is critical to maintaining the current “national park” character of Dolomite Point, the visitor node and associated settlement.

National park land is contiguous along its two straight inland boundaries and the vegetation and landscape is currently undifferentiated. These boundaries are halfway up the hill slopes but do not follow the contour so if land use changed in the conservation area a visually insensitive boundary line could be exposed.

The seaward boundary of Punakaiki Coast Road Conservation Area is complicated, cutting in and out to meet the highway with non-PCL between the extensions. The Punakaiki Visitor Centre occupies one of these non-PCL areas, and the other contains a car park and some native vegetation, forest with nīkau and wetland. There is a group of utility structures for sewage treatment within the conservation area boundary.

Two small parcels of the fragmented Punakaiki Scenic Reserve are contiguous with this conservation area; one at the north end and one at the south corner. Both have natural character with coastal forest undifferentiated from plant communities in the neighbouring conservation area. In addition a small parcel of Punakaiki Local Purpose (Public Utility) Reserve containing a car park is connected to the scenic reserve parcel at the north end. All three of these small reserves have road frontage to Coast Road SH6.

Coastal land immediately to the south of the stewardship parcel is highly developed with traveller accommodation on both sides of the road and a developed foreshore with lawn, buildings and large areas of gravel.

This conservation area lies within **Outstanding Natural Landscape ONL45** *Ōkoriko/Razorback, Dolomite, and Perpendicular Point*. Site type and values for this area are cited as:

Sequence of distinct rock formations including Dolomite Point Pancake Rock and Ōkoriko/Razorback Point as well as adjoining cliff faces.

Varied amalgam of raw and exposed landforms, rock stratification, blowholes, sheer cliffs, caves, and windswept vegetation impart a strong sense of naturalness.

Striking interface with the Tasman Sea. Sheer cliffs plunge dramatically into the sea.

Patterning of wind swept coastal forest and scrub across the rock formations along with pockets of lowland forest and stands of nīkau reinforce the landscapes topography and exposure.

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

This landscape as a whole is a landmark.

Area below mean high water springs also scheduled in Proposed Regional Coastal Plan as ONL45.

This conservation area is also in an outstanding natural character *Unit C42 Dolomite Point Pancake Rocks*. Key attributes/characteristics for this unit are:

Sequence of distinct rock formations including Dolomite Point, Pancake Rock, and Razorback Point as well as adjoining cliff faces.

Varied amalgam of raw and exposed landforms, rock stratification, blowholes, sheer cliffs, caves, and windswept vegetation impart a strong sense of naturalness.

Striking interface with the Tasman Sea. Sheer cliffs plunge dramatically into the sea.

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

Extensive flax vegetation cover across the rock formations along with pockets of lowland forest and stands of nīkau.

Presence of adjoining village, SH6, DOC walkways, viewing platforms and signage behind the rock features does not overly detract from the highly expressive and natural processes that are the dominant element of the unit.

The outlying Dolomite Point part of Paparoa National Park is immediately across the highway. This conservation area plays an important role connecting the two separate parts of the national park with natural character landscape. Consideration could be given to including this parcel in the national park to unify the park and ensure future management is consistent across the whole.

- PAP 2806889 **Punakaiki River Conservation Area** (river mouth) (0.3ha) in 2 parcels
This is a small triangular parcel near the mouth of the Punakaiki River. It is beside Coast Road SH6 and has been modified by off road vehicle use for parking and/or access to the beach. What vegetation remains is short grass except at the south end close to the river channel where there is some woody riverbank vegetation. There is a roadside building immediately to the north of the conservation area. Part of the stewardship area is occupied and used by the people owning the adjacent horse-trekking business.

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 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.

This small conservation area is **Outstanding Natural Landscape**, part of *ONL45 Ōkoriko/Razorback, Dolomite, and Perpendicular Point*. Site type and values for this area are cited above.

This river mouth conservation area is also in an outstanding natural character unit, either *Unit C42 Dolomite Point Pancake Rocks* or *Unit T126 Pororari & Punakaiki Rivers*. Key attributes/characteristics for this unit are listed above and below.

- PAP13 2806890 **Punakaiki River Conservation Area** (downstream) (4ha) in 2 parcels
These two parcels occupy alluvial terrace land on the south bank of lower Punakaiki River. The larger parcel has the Coast Highway SH6 as its west boundary and Waikori Road (gravel) which goes up river as its south boundary. An outlying parcel of Paparoa National Park and the Punakaiki-Coast Road Conservation Area are just on the other side of Waikori Road.

In this parcel vegetation patterns look natural and the indigenous component may be high. Wetland, standing water, grey shrubland, river gravels, active channel and regenerating forest habitats are all included.

The second, smaller parcel is a little further upstream and includes river bed and modified grassy terrace.

Being on the south bank of Punakaiki River this conservation area is in Grey District. Punakaiki River Conservation Area is in an **outstanding landscape** identified in the operative Grey District Plan 2005 Table 4.1 “Area on the flats to the south of the Punakaiki River upstream of the SH6 bridge.” (p23)

It is also identified as **Outstanding Natural Landscape** in [Te Tai o Poutini draft plan as ONL44A Te Paparoa/Paparoa Range west \(low elevation\)](#). Site type and values for this landscape are:

Sequence of coastal foothills comprising exposed limestone outcrops and deeply incised river gorges and valleys.

Mature native lowland forest predominates, with wetland areas of flax and native shrublands.

Evidence of erosion, stream/river down cutting and entrenchment, and coastal exposure.

The pristine lowland forest, unmodified terrain with moderate relief, rugged gorges and valleys creates a strong sense of naturalness.

The dramatic limestone gorges of the Waitakere/Nile, Tiropahi/Four Mile, Pororari and the Potikōhua/Fox Rivers as well as Punungairo/Bullock Creek are key landmarks within this landscape.

The whole of Punakaiki River including this parcel is included in outstanding natural character *Unit T126 Pororari & Punakaiki Rivers*. Key attributes/characteristics listed for this unit are:

Confined river channels set in a steep and deeply incised valley system comprising braided channels and gravel beds, gorges, sheer cliffs, rapids, and terracing.

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.

Dramatically eroded landforms clearly express the rivers power and varying flow. 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.

Views inland up the valleys and gorge towards the Paparoa Ranges accentuates the sense of wildness of the valley systems.

Pristine beech forest on ranges flanks the river.

Entrenched limestone gorge features.

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

Enclosing landforms heighten the sense of wildness sheer cliffs.

Entirely devoid of development/modification.

- PAP14 2806886 **Punakaiki River Conservation Area** (84ha)

This is a parcel of sloping river escarpment on the north side of Punakaiki River rising to 234m. A 4WD track on the alluvial terrace at the toe of the slope is aligned with the lower boundary. Otherwise the conservation area is surrounded by Paparoa National Park land on the other three sides.

A small parcel of Punakaiki Scenic Reserve is almost connected just north of the bridge at the end of Waikori Road.

Vegetation has been previously logged or otherwise disturbed and is a mosaic of forest at various seral stages with some wetland. It appears more or less indistinguishable from similar vegetation in the surrounding national park.

This conservation area is within the **Outstanding Natural Landscape** [ONL44B Te Paparoa/Paparoa Range west \(low elevation\)](#). Details above.

The whole of Punakaiki River including this parcel is included in outstanding natural character [Unit T126 Pororari & Punakaiki Rivers](#). For key attributes/characteristics see above.

- PAP14 2806891 **Punakaiki Coast Road Conservation Area** (hills) (35ha)

This is the second conservation area with this name. It is a coastal hill conservation area just south of Punakaiki River. It is surrounded by other PCL with and extension of Paparoa National Park along two boundaries and the outlying parcel of Paparoa National Park at Razorback Point contiguous to the north west. Punakaiki Nature Reserve and Punakaiki Coast Road Conservation Area are connected at one corner. There are some dwellings on the terrace top just to the south and a long access road to the dwellings passes through the conservation area undermining its natural quality. It is possible this conservation area is potential tāiko habitat.

Coast Road SH6 forms part of the western boundary of Punakaiki Coast Road Conservation Area with McMillan Scenic Reserve and Te Ara Tāiko Nature Reserve just across the road on the seaward side of the highway.

Waikori Road which goes a short distance up Punakaiki River forms the northern boundary, with a small parcel of Punakaiki River Conservation Area on the other side of the road connecting it to the river itself. The Coast Road conservation area includes river escarpments and terrace tops in this section adding to a series of similar landforms within the neighbouring national park.

Vegetation is patchy coastal forest which looks to be in reasonable condition. As well as the access road to neighbouring dwellings some clearance has occurred along Waikori Road on the alluvial terrace at the toe of the steep river escarpment, but here regeneration seems to be underway.

Including this conservation area with Paparoa National Park would connect the outlying parcel of national park land at the end of the ridge with the rest of the national park.

Punakaiki Coast Road Conservation Area is just south of the territorial authority boundary and is in Grey District. It is an **Outstanding Landscape** identified in the operative Grey District Plan 2005. Table 4.1 lists eight outstanding landscapes including:

“The west facing slopes of the Barrytown hills behind the flats between Razorback Point and Seventeen Mile Bluff to the east of SH6”.(p23)

It is also within the boundary of **Outstanding Natural Landscape ONL44A Te Paparoa/Paparoa Range west (low elevation)**. Details above.

This conservation area is in an outstanding natural character *Unit C40 Paparoa Foothills*.

Key attributes/characteristics for this unit are listed as:

Sequence of rolling to steep coastal hills and valleys that form the foothills to the Paparoa Range.

Varied amalgam of exposed landforms, very strong elevated relief, windswept vegetation which impart a strong sense of naturalness.

Natural qualities are clearly evident in the landform, vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.

Mature wind swept coastal forest across the escarpment enhances the sense of naturalness and wildness.

The presence of SH6 coastal road does not detract from the highly expressive natural processes and elements which are the dominant feature of the unit.

Pakiroa Beach and Barrytown

From McMillan Road just south of Razorback Point to Seventeen Mile Bluff. Includes the Barrytown Flats.

Coastal flats with a backdrop of hills within the influence of the sea. Northern end is tāiko habitat.

Coastal wetlands were probably much more extensive on the Barrytown flats prior to settlement.

In the Table 4.1 of the operative Grey District Plan 2005 three **Outstanding Landscapes** are identified in this part of Paparoa Place:

- “Coastal area from Nine Mile Creek to Seventeen Mile Bluff between the sea and 200m east of SH6.”
- “The west facing slopes of the Barrytown hills behind the flats between Razorback Point and Seventeen Mile Bluff to the east of SH6”, and
- “Area North of Waiwhero Road to Razorback Point between the coast and SH6.” (p23)

This part of Paparoa Place is governed by Grey 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 here are:

ONL41 Te Paparoa/Paparoa Range east & Mt William Range

ONL42 Te Paparoa/Paparoa Range west (high elevation)

ONL43 Nine, Fourteen, and Seventeen Mile Bluffs

ONL44 Te Paparoa/Paparoa Range west (low elevation).

In the [West Coast Region Natural Character Study \(Brown 2013\)](#) three coastal natural character units are relevant here:

Unit C39 Nine Mile Bluff – Seventeen Mile Bluff (outstanding)

Unit C40 Paparoa Foothills (outstanding)

Unit C41 Pakiroa Beach (high)

There are eight parcels of stewardship land in this part of Paparoa Place:

- PAP15 2806936 Hibernia Creek Conservation Area (0.6ha)
- PAP16 2806893 Barrytown Flat Conservation Area (81ha)
- PAP17 2806782 Canoe Creek Conservation Area (20ha) in 2 parcels
- PAP18 2806783 Barrytown Conservation Area (6ha)
- PAP18 2806570 Barrytown SH6 Conservation Area (38ha)
- PAP18 2806778 Paparoa Range South Conservation Area (16,048ha) in 12 parcels
- PAP18 2806784 Baker Creek Conservation Area (0.2ha)
- PAP18 2809052 Seventeen Mile Bluff Conservation Area (5ha) in 4 parcels

Landscape factors for decision-makers to consider:

- PAP15 2806936 **Hibernia Creek Conservation Area** (0.6ha)

This is a small rectangular roadside parcel on a tributary of Hibernia Creek, just north of its SH6 bridge.

It contains wetland and shrubland. The boundary of Paparoa National Park is only 20m away to the east and Te Ara Tāiko Nature Reserve is 150m north. Non-PCL between them appears to have similar vegetation and management. Land on the other side of the road has been modified for farming.

The conservation area serves a riparian protection function for the Hibernia Creek freshwater system which has its headwaters within the Paparoa National Park. It is possible this parcel was protected because it is potentially tāiko habitat. If so it would be logical to manage it as part of Te Ara Tāiko Nature Reserve.

Hibernia Creek Conservation Area is at the edge of outstanding natural character *Unit C40 Paparoa Foothills*. For details see below.

- PAP16 2806893 **Barrytown Flat Conservation Area** (81ha)
This is wetland conservation area behind the dunes of Pakiroa Beach between Waiwhero Creek and Burke Road is all that remains of the once much more extensive Maher Swamp. To the west it is connected to Punakaiki Marine Reserve by Tasman Sea-Waiwhero Road Marginal Strip. Coast Road-Barrytown Scenic Reserve, which fronts onto Coast Road SH6, is contiguous to the east and Lawson Creek Scenic Reserve connects to them both. An outlying parcel of Punakaiki Scenic Reserve on the other side of the highway completes this spatially related cluster of PCL.

Vegetation in the reserve has striking natural patterning related to successive accretion of dunes. Evidence of the underlying natural patterning is still visible in modified neighbouring farmland.

The lower reaches of Waiwhero Creek have been channelised as it crosses the Barrytown plain to meet the sea at the north corner of Barrytown Flat Conservation Area. But it is water from Maher Creek which appears to feed the extensive wetland in the conservation area. There is standing water in the dune slack wetlands nearest the beach.

- PAO17 2806782 **Canoe Creek Conservation Area** (20ha) in 2 parcels
Canoe Creek Conservation Area is a long riverbed conservation area more or less aligned with the river bed of Canoe Creek which originates on the western flanks of Paparoa Range in Paparoa South Conservation Area. It extends from the boundary of Paparoa South Conservation Area out across the plains almost to the river mouth. At this seaward end it is contiguous with forested Langridge Scenic Reserve.

Canoe Creek Marginal Strips each side of the riverbed parcel add to the total width of the conservation area. Riparian vegetation is largely intact on the banks, but land beyond is modified farmland, on both sides of the river.

Canoe Creek is a braided river with bare gravels, active channel, bare and vegetated islands. The water is clear and the gravels are cream. Vegetation patterns appear natural upstream but there may be an exotic component downstream of the Coast Road SH6

bridge. Several fords are being routinely used in farm operations and cattle have access to the riverbed.

- PAP18 2806783 **Barrytown Conservation Area** (6ha)

This is a prominent corner of coastal hills on the north side of Granite Creek near the Barrytown settlement, visible from Coast Road SH6. Paparoa South Conservation Area is contiguous to the east and the highway forms the western boundary. Granite Creek is to the south, with marginal strip and Barrytown-SH6 Conservation Area on a similar landform on the other side of the creek. To the north is non-PCL with a dwelling.

The steep slopes of this parcel are forested but the forest has suffered some disturbance and shows some dieback. Vegetation appears intact on the shady south facing slopes which are somewhat enclosed and protected from salt laden winds, but there appears to have been a slip from the ridge line into Granite Creek. There has also been a significant slip on the north face.

This parcel is within an **Outstanding Landscape** identified in the operative Grey District Plan 2005 and listed in Table 4.1:

“The west facing slopes of the Barrytown hills behind the flats between Razorback Point and Seventeen Mile Bluff to the east of SH6”.(p23)

Barrytown Conservation Area is also within an **Outstanding Natural Landscape** in the draft Te Tai o Poutini plan, *ONL42A Te Paparoa/Paparoa Range west (high elevation)*. Site type and values for this landscape are:

Steep mountain range running north to south with exposed rocky peaks and outcrops.

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.

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

The pristine beech forest, unmodified mountain range with its high relief, exposed and rugged ridge tops creates a strong sense of naturalness.

The peaks and ridge sequence of Te Paparoa/ Paparoa Range as a whole is a landmark – views from SH6 between Westport and Charleston.

Barrytown Conservation Area is also in outstanding natural character *Unit C40 Paparoa Foothills*. Key attributes/characteristics for this unit are:

Sequence of rolling to steep coastal hills and valleys that form the foothills to the Paparoa Range.

Varied amalgam of exposed landforms, very strong elevated relief, windswept vegetation which impart a strong sense of naturalness.

Natural qualities are clearly evident in the landform, vegetation cover and their relationship with the Tasman Sea contributing to a very endemic landscape.

Mature wind swept coastal forest across the escarpment enhances the sense of naturalness and wildness.

The presence of SH6 coastal road does not detract from the highly expressive natural processes and elements which are the dominant feature of the unit.

- PAP18 2806570 **Barrytown SH6 Conservation Area** (38ha)

This rectangular conservation area occupies steep coastal hill country slopes similar to the one above. It too is contiguous with Paparoa South Conservation Area along its east boundary, but the west boundary does not reach the Coast Road SH6. There is some non-

PCL with dwellings and twin remote parcels of the fragmented Punakaiki Scenic Reserve between this conservation area and the highway. Granite Creek-Barrytown Marginal Strip along the south bank of the creek is contiguous with the stewardship land.

Forest cover is more or less complete. It shows strong patterning related to aspect. It seems very similar to forest on the neighbouring Paparoa South Conservation Area at this location and it may make sense to combine them.

This parcel is within an **Outstanding Landscape** identified in the operative Grey District Plan 2005 and listed in Table 4.1:

“The west facing slopes of the Barrytown hills behind the flats between Razorback Point and Seventeen Mile Bluff to the east of SH6”(p23)

Barrytown SH6 Conservation Area is also within the **Outstanding Natural Landscape** *ONL42A Te Paparoa/Paparoa Range west (high elevation)*. Site type and values for this landscape as above.

Barrytown Conservation Area is also in outstanding natural character *Unit C40 Paparoa Foothills*. For key attributes/characteristics see above.

- PAP18 2806778 **Paparoa Range South Conservation Area** (16,048ha) in 12 parcels
The large Paparoa Range South Conservation Area is sandwiched between the southern boundary of Paparoa National Park and the Roaring Meg Ecological Area and is indistinguishable from them in natural landscape character terms. Moonlight Creek Ecological Area is also contiguous with Paparoa Range South Conservation Area and Eleven Mile Creek Conservation Area connects at the south western tip. All are high natural character landscapes and would benefit from being similarly managed to maintain existing character.

The conservation area includes dissected coastal hill country rising to Croesus Knob 1204m. Most is forested but the tops are bare. Small patches of open vegetation are associated with wetlands and river flats. Several walking tracks go into the conservation area including Croesus Track.

Parts of Paparoa Range South Conservation Area are within two **Outstanding Landscapes** identified in the operative Grey District Plan 2005 and listed in Table 4.1:

“The west facing slopes of the Barrytown hills behind the flats between Razorback Point and Seventeen Mile Bluff to the east of SH6”, and

“Coastal area from Nine Mile Creek to Seventeen Mile Bluff between the sea and 200m east of SH6.”(p23)

Most of is **Outstanding Natural Landscape** in either *ONL42 Te Paparoa/Paparoa Range west (high elevation)* or *ONL41 Te Paparoa/Paparoa Range east & Mt William Range*. A small part in the north is in *ONL44 Te Paparoa/Paparoa Range west (low elevation)*.

Coastal parts of Paparoa Range South Conservation Area are included in outstanding natural character *Unit C39 Nine Mile Bluff – Seventeen Mile Bluff* and *Unit C40 Paparoa Foothills*. For key attributes/characteristics see above and below.

Consideration could be given to including this parcel with Paparoa National Park.

The focus of the Paparoa National Park Management Plan is the land and activities within the current boundaries of Paparoa National Park, but the plan appears to anticipate possible additions to the park in the introduction:

“To the extent allowed by the National Parks Act 1980, if any land is added to the Paparoa National Park during the life of this Plan, the provisions of this Plan will apply to any such additions. The provisions of the Place which adjoins the additional land will also apply.”(p8)

Five PCL parcels are named for inclusion in specific “places” within the national park. Paparoa Range South Conservation Area is not one of them.

- PAP18 2806784 **Bakers Creek Conservation Area** (0.2ha)
This small shard of stewardship land is located on a west-facing hillside against the boundary of Paparoa Range South Conservation Area just south of Bakers Creek as it emerges from the hills to cross south Barrytown flats to the sea. Golden Sands subdivision is on the north bank of Bakers Creek. The conservation area is forested and the forest is undifferentiated from the forest in neighbouring Paparoa Range South. It would be logical to combine the two.

This parcel and adjacent stewardship land are part of an **Outstanding Landscape** listed in Table 4.1 of the operative Grey District Plan 2005. (see above)

It is also in *Te Tai o Poutini draft* plan Outstanding Natural Landscape *ONL43 Nine, Fourteen, and Seventeen Mile Bluffs*. Site type and values are:

Sequence of coastal bluffs and escarpments interspersed by rocky shoals and sandy bays.

Dramatic interaction of the landscape with the Tasman Sea with its sheer cliffs and scarps, continuous coastal and lowland forest cover providing a consistent patterning to this exposed landscape.

Varied amalgam of raw and exposed coastal landforms, strong elevated relief, windswept vegetation which impart a strong sense of naturalness.

Patterning of mature wind swept coastal forest and scrub across the bluffs and slopes reinforces the topography and exposure.

Striking interface with the Tasman Sea - sheer cliffs plunge dramatically into the sea.

Nine, Fourteen, and Seventeen Mile Bluffs are key landmarks within this landscape – emphasised by key views obtained along SH6.

Area below mean high water springs also scheduled in Proposed Regional Coastal Plan as ONL43.

- PAP18 2809052 **Seventeen Mile Bluff Conservation Area** (5ha) in 4 parcels
This coastal conservation area is long and narrow, wrapped around the Seventeen Mile Bluff headland below Coast Road SH6. This is a visually sensitive site which currently has high natural character.

It contains spectacular rocky coastline with wind shorn coastal vegetation typical of exposed locations. The vegetation is very similar across the road on seaward slopes uphill in Paparoa Range South Conservation Area. The inaccessibility of the terrain has meant

that it remains largely unmodified apart from effects associated with highway construction, maintenance and use.

This parcel is within an **Outstanding Landscape** identified in the operative Grey District Plan 2005 and listed in Table 4.1:

“Coastal area from Nine Mile Creek to Seventeen Mile Bluff between the sea and 200m east of SH6.”(p23)

It is also in [Te Tai o Poutini draft plan Outstanding Natural Landscape ONL43 Nine, Fourteen, and Seventeen Mile Bluffs](#). For details, see above.

Seventeen Mile Bluff Conservation Area is identified as having outstanding coastal natural character and included in *Unit C39 Nine Mile Bluff – Seventeen Mile Bluff*. Key attributes/characteristics listed for this unit are:

Sequence of coastal bluffs and escarpments interspersed by rocky shoals and sandy bays.

Varied amalgam of raw and exposed landforms, strong elevated relief, windswept vegetation which impart a strong sense of naturalness.

Mature wind swept coastal forest across the escarpment enhances the sense of naturalness and wildness.

Striking interface with the Tasman Sea. Sheer cliffs and scarps at numerous points along the coast which plunge dramatically into the sea.

The presence of SH6 coastal road does not detract from the highly expressive natural processes and elements which are the dominant feature of the unit.

Seventeen Mile Bluff Conservation Area is also considered with similar parcels along this part of the coast in Mawhera Place. Comments made there also apply here.

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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.

<https://tppp.nz/>