



# Chapter 12: Heritage and Landscape



## CONTENTS

<b>Briefly ....</b>	<b>319</b>
<b>In depth ....</b>	<b>321</b>
<b>HERITAGE</b>	<b>321</b>
Issues facing the heritage values of Marlborough	321
<b>Protecting Marlborough's heritage values</b>	<b>323</b>
Resource management policy and plans	323
Heritage strategy	326
<b>LANDSCAPE</b>	<b>329</b>
<b>Pressures on Marlborough's landscapes and visual character</b>	<b>330</b>
Some activities can affect landscape values	330
Managing change in Marlborough's landscapes	332
<b>Responding to pressures on landscape and visual character</b>	<b>332</b>
Resource management plans	333
Landscape working group and landscape guidelines	336

# Heritage and Landscape

## Briefly ....

### HERITAGE

Marlborough has a rich legacy of important links with the past. There are approximately 900 archaeological sites (many located in the Marlborough Sounds), which have been identified by the Department of Conservation and New Zealand Archaeological Association. Marlborough also has the highest number of registered notable and historic trees in New Zealand. However, the loss of heritage resources has increased in the last few years, during the period of rapid growth that Marlborough has experienced. Some potentially important heritage resources have been lost: occurring through lack of regulatory protection and most often because the Council is unaware the heritage place or space even existed.

### ISSUES

- Lack of awareness that certain buildings, places, objects, artefacts, trees and plants have heritage value, increases the risk they will be lost or damaged from use or development, or through a lack of care and maintenance.
- Costs involved in protecting heritage resources.

### PRESENT AND FUTURE MANAGEMENT

#### *Heritage strategy*

The Council adopted a Heritage Strategy in 2003, to guide the development of policy and for the day to day management of Marlborough's heritage resources. The guidance is over and above that set out within the resource management plans for Marlborough. The main outcome sought from the strategy is that "Marlborough's heritage resources will be acknowledged, valued and enjoyed by present and future generations".

#### *Inventory of heritage resources*

The Council has been gathering information on the scope and state of Marlborough's heritage resources. Research on archaeological sites and an assessment of the health and condition of heritage trees listed in the resource management plans (including looking at additional trees to be added), has largely been completed. A review of information on heritage buildings and places currently included in the resource management plans is ongoing.

#### *Working with others to protect Marlborough's heritage*

The Council works closely with the New Zealand Historic Places Trust, especially with the Marlborough Branch of the Trust, to protect Marlborough's historic places. Many other groups and individuals are also actively involved in helping to preserve Marlborough's heritage and the Council realises this contribution is significant and important. Given there are limited resources for protecting Marlborough's heritage, one of the Council's aims will be to link different groups together, using the Heritage Strategy as a common focus.

#### *Register of heritage resources*

The Council's register of heritage resources is set out in the resource management plans. Each has a schedule of listed items. (Information about archaeological sites is accessed through the New Zealand Archaeological Association.) The register in the Wairau/Awatere Resource Management Plan currently lists 91 historic buildings, places and sites and 83 heritage trees. For the Marlborough Sounds Resource Management Plan the register currently lists 50 historic buildings, places and sites and 12 heritage trees. For both plans, the register indicates the importance of each heritage building, place and site and then rules are included that control what can happen to these resources.

The Council is currently preparing changes to update the register in both plans, which will see new heritage items added.



## LANDSCAPE

Landscape includes both the physical environment as well as how we as individuals or communities perceive and appreciate that environment. Landscapes are important for ecological, social, cultural and economic reasons. Collectively they contribute to our overall quality of life.

The natural and physical resources of Marlborough generally allow for a wide range of uses and activities to take place. Some of these will be highly compatible with the underlying landscape character (or seascape in the case especially of the Marlborough Sounds). Other activities have the potential to compromise landscape character.

### ISSUES

- Identifying Marlborough's outstanding landscapes.
- Some activities can affect landscape values e.g. structures or buildings on land or water, land disturbance and change in vegetative cover.
- Managing change in Marlborough's landscape.

### PRESENT AND FUTURE MANAGEMENT

The Resource Management Act explicitly directs the Council to look after and protect landscapes. It doesn't say how the Council should actually do this but there are both direct and indirect requirements in the principles of the Act that signal landscape values are very important. It is up to the Council, together with the Marlborough community, to determine what are outstanding landscapes and natural features in Marlborough in a national context; to decide what other landscapes might be important in a regional or district context; and what degree of planning protection (or otherwise) may be needed.

#### *Resource management plans*

Marlborough's outstanding landscapes as currently identified in the resource management plans, were identified some time ago, in the early to mid 1990s. These landscapes were very much based on the visual considerations of landscape at the time. This means that today what was perhaps valued as outstanding 10 to 15 years may now not be the case. On the other hand the opposite can be true: we may value a lot more now about

some landscapes after having seen recent land use change in parts of the district. This reflects changing perceptions and expectations over time about what values we have as individuals and as a community about landscapes generally.

As part of the review of the Marlborough Regional Policy Statement and the resource management plans, the Council has begun having another look at these areas of outstanding landscape.

#### *Landscape Working Group and landscape guidelines*

In 2002 the Council established two Landscape Working Groups (one for public land and one for private land), to actively promote and implement voluntary landscape guidelines for the Wairau Plain. This was as a response to community concerns over rapid land conversion to mostly vineyard.

Over the years the working groups have combined and the focus has broadened to include wider Marlborough, not just the Wairau Plain. The landscape guidelines were later complemented with a broader native planting guide for the whole of south Marlborough and two sets of specific guidelines for restoration planting. One of these has a focus on the re-creation of small forest habitats on the Wairau Plain and the second has a focus on planting the low lying hill slopes around the Wairau Plain.



# Heritage



## In depth ....

Places with cultural heritage have lasting value and teach us about the past and the culture of those who came before us. They provide variety and contrast in the modern world and also visible evidence of the continuity between past, present and future.

Occupation of land and coastal areas in Marlborough has left a rich legacy of important links with the past. Maintaining these links will allow future generations to understand the past. In addition, the heritage resources of the district are becoming increasingly important as tourism grows, bringing with it the advantage of commercial support for the enhancement of the historical environment.

In giving effect to its role in the preservation of Marlborough's heritage resources, the Council's Heritage Strategy considers that:

- Marlborough's heritage resources are essential to the health and wellbeing of the Marlborough community, including tangata whenua, and (subject to appropriate protective controls) should be accessible to all residents.
- Marlborough's heritage resources are a central feature of its character and identity and provide a sense of place.
- Heritage resources enrich the lives of people and create opportunities for enterprise and employment.

As well as a desire to maintain Marlborough's heritage legacy, the Council also has statutory responsibilities set out in several pieces of legislation, including the Local Government Act 2002 and the Resource Management Act 1991. The Council has wide ranging powers and responsibilities in looking after Marlborough's heritage, which includes roles as:

- A custodian and manager of Marlborough's heritage resources and assets;
- An architect and planner of Marlborough's physical form;
- A provider of information and resources that promote heritage opportunities and facilities;
- An enabler, facilitator, supporter and partner of groups and individuals actively involved in the management of heritage in Marlborough;
- An advocate for heritage and for Marlborough's heritage custodians; and
- A promoter of Marlborough's heritage resources to its communities and to its visitors.

*Church of St John in the Wilderness (Anglican), Koromiko*

## ISSUES FACING THE HERITAGE VALUES OF MARLBOROUGH

The combination of a lack of co-ordinated research and documentation of heritage resources, and an expansion in those resources considered to have heritage value, has created significant holes in our knowledge of heritage resources. This can, in turn, create a lack of awareness that certain buildings, places, objects, artefacts, trees and plants have heritage value. It increases the risk that they will be lost or damaged as a result of the use or development of land, water or coastal resources. They may also be fragile and may be adversely affected by a lack of care and maintenance.

The loss of heritage places and spaces has increased in the last few years, during the period of rapid growth that Marlborough has experienced. Some potentially important heritage places and spaces have been demolished: occurring through lack of regulatory protection and most often because the Council is unaware the heritage place or space even existed.

Even if this awareness had existed, there is a conflict between the importance of protecting the heritage resource for the public benefit and the aspirations of the private landowner. Section 6 of the Resource Management Act makes it quite clear that the protection of heritage values from inappropriate subdivision, use and development is now a matter of national importance.



## BRAYSHAW HERITAGE PARK

Brayshaw Heritage Park is a living museum covering more than 7 hectares on the south side of Blenheim. First established in 1968 as a centralised area for protecting Marlborough's heritage resources, the park is home to a number of organisations including the Marlborough Museum as well as a base for many clubs and societies.

A replica township called Beavertown is a feature of the park and replicates a street scene based on what Blenheim was like around 1900. 'The Beaver' and later on 'Beaver Station' were early names for Blenheim because of frequent flooding.

The Marlborough Museum has displays of Marlborough's heritage ranging from pre European Maori artefacts to a display on Marlborough's wine heritage. The Vintage Car Club museum displays a number of vintage cars and motorcycles plus lots of motoring memorabilia. The Marlborough Vintage Farm Machinery Museum houses the largest display of vintage farm machinery in the Southern Hemisphere with some very rare tractors, engines, and machinery. Other displays include graders, wagons, ploughs, mowers, gigs, stationary engines, thrashing mills, chaff cutters and hay balers.



Marlborough has the highest number of registered notable and historic trees in New Zealand. Trees are important contributors to our heritage and to the visual character of Marlborough. The current Marlborough Regional Policy Statement promotes the protection of trees registered by the Royal New Zealand Institute of Horticulture as notable or historic. However, there are many other heritage trees, which should probably be protected, but which currently aren't, because they have not been assessed, or the landowner objects to their protection.

In Marlborough, 98 notable trees were identified during a survey of all notable trees in New Zealand carried out by the New Zealand Arboricultural Association and Royal New Zealand Institute of Horticulture between 1980 and 1992. The majority of Marlborough's notable trees were identified for historic reasons (such as age or the fact that they are commemorative), with the remainder for their significance as a feature, or due to their unique and special form. Four of the trees were also identified for scientific reasons. For instance, a pohutukawa

tree planted by John Guard at Port Underwood is probably the oldest pohutukawa planted outside its natural habitat, which is the northern half of the North Island. It is interesting to note that many of the trees in the notable tree register are actually groups of trees, rather than individual trees, and only a very small percentage are native species.

Trees in general can be a contentious issue, and the felling of large landmark trees, particularly within urban areas, often creates a community furore. It is therefore probably not surprising that the Council receives more requests to formally protect trees than for any other heritage resource. See the box 'Loss of copper beech tree - Maxwell Road, Blenheim' for more about the recent loss of one such tree.

Marlborough has approximately 900 archaeological sites that have been identified by the Department of Conservation and New Zealand Archaeological Association. The sites are summarised in the Central Index of New Zealand Archaeological Sites database. Summaries of the archaeological values for each

site, which includes prehistoric occupation sites, burial sites, artefacts, pa sites and sites associated with traditional cooking (either midden or ovens) are available to the Council through a national database. The very large number of archaeological sites, both listed and unlisted, and usually buried, mean they are always difficult to look after, irrespective of whether they have clear legal protection or not. Sites associated with more recent history that are still significant, include industrial sites such as gold mines, brickworks, flour mills, whaling stations and a brewery.

### PROTECTING MARLBOROUGH'S HERITAGE VALUES

It is important that all significant cultural and heritage sites are protected for future generations. The challenge is to manage change, recognising the need to allow communities to alter and grow, while ensuring that significant heritage resources are retained for both present and future generations. However, it needs to be recognised that protection of heritage resources provides a range of (sometimes conflicting) interests and requirements. The interests of private owners need to be considered, as do the financial and other practical requirements for protection. Protection should be promoted, but it will not always be possible or feasible.

The Council has and continues to address the issues for Marlborough's heritage values mostly through the Marlborough Regional Policy Statement and resource management plans.

#### Resource management policy and plans

Marlborough has a long history of both Maori and European occupation and is nationally significant in this regard. At the time the current Marlborough Regional Policy Statement and Marlborough's two resource management plans (the Marlborough Sounds Resource Management Plan and the Wairau/Awatere Resource Management Plan) were written, emphasis was given to protecting those resources (particularly buildings and trees) that had already been identified as significant by the New Zealand Historic Places Trust, the Royal New Zealand Institute of Horticulture or in previous district schemes. These resources were scheduled, in a register in the plans, in what might be viewed as a formal inventory of Marlborough's heritage resources.

In 2003, significant changes occurred to the Resource Management Act, regarding heritage and heritage protection, with historic heritage elevated to the status of a matter of national importance, which added to the level of protection offered by the plans.



*Remains of Perano Whaling Station - Tory Channel*

The Council is currently working with the Marlborough community on the review of the Marlborough Regional Policy Statement and both resource management plans. The review will include a look at how heritage resources will be managed into the future. With the rapid growth and development that has taken place in urban and rural areas in the last few years, there has been additional pressure on heritage resources. Some potentially important heritage buildings, trees and archaeological sites have been lost. The review process will reassess the current provisions in light of the legislative changes and in response to the recent development pressures. See the box 'Oxleys Hotel' about a Picton example of a heritage building, where important heritage values have been retained.

*Historic Langley Dale homestead*





## LOSS OF COPPER BEECH TREE - MAXWELL ROAD, BLENHEIM

Late in 2007, a very publicly-visible copper beech tree in Maxwell Road was lawfully removed to meet the property owners' development aspirations. A public outcry followed, as the tree was obviously seen as important to the townscape and members of the community made that known. This mature, healthy tree, which was arguably the best example of its type in urban Blenheim was not listed for protection under the Wairau/ Awatere Resource Management Plan.

Over recent decades, the trees on private land that have been listed in the resource management plan for protection purposes, have largely been included as a result of a voluntary agreement between the Council and the property owner of the day. This approach has generally proved successful, with a significant number of heritage trees being formally protected. This has for the most part, enabled the Council to manage the delicate balance between respecting private property rights and considering the greater community good. It is not an infallible regime, and, irrespective of rules and cost, there is no fail-safe way to protect heritage trees on private land. In this recent case, the copper beech tree was not protected because the property owner did not agree to have the tree listed.

If the Council had chosen to list this tree in the resource management plan without support from the property owner, this decision may well have ended up before the Environment Court. If the Council had been unsuccessful in listing the tree, the fall back position may have been to attempt to purchase the property - a very significant cost on the ratepayer.

What the removal of this copper beech tree did achieve, however, was to bring the issue of heritage tree management to the community's attention. The Marlborough Express newspaper ran a substantial feature article on heritage trees

in which it was also suggested to the community that details about trees thought worthy of protection should be submitted to the Council for consideration. Quite a number of trees were drawn to the Council's attention as a consequence of the article (including a very fine specimen of a copper beech elsewhere in Blenheim).

The issues surrounding whether, and how these trees should be protected through the resource management plan, will be up for debate soon as the Council has commenced a review of its resource management policy and plans. This process will provide a forum for the public to discuss and debate the way heritage trees might be managed in the future.

*The copper beech tree that was cut down*





## OXLEYS HOTEL

When the former Picton Borough Council carried out its assessment of "Items of Special Interest", in Picton, in the latter half of the 1980s, Oxleys Hotel was identified as having significant heritage value. As a result of consultation with the property owner and the licensee of the day, the verandah, lace ironwork and façade of Oxleys Hotel were given a "Local A" (LA) category in the Picton Borough District Scheme Review No. 1. After detailed inspection it was decided that the structural condition of the building proper did not warrant its formal protection. Up until that time the only heritage places with formal protection in the Picton Borough were those protected under heritage legislation by the New Zealand Historic Places Trust.

Subsequent to the Items of Special Interest project undertaken by Picton Borough Council, the New Zealand Historic Places Trust assessed a number of the Picton historic places brought to its attention by that project. This included Oxleys Hotel, which had not been previously listed by the Trust. As a consequence of this exercise, Oxleys Hotel was given a National B listing by the Trust. With the next plan review under the Resource Management Act 1991, the Council included recognition of the Oxleys Hotel façade and verandahs only, as a "Class A" category listing in the Marlborough Sounds Resource Management Plan.

Because of the poor condition and limited capacity and adaptability of the existing Oxleys Hotel Building, along with the site being very valuable with its waterfront location, a substantial redevelopment was proposed in 2003. What was proposed by way of an application for resource consent, was for the site to be completely redeveloped, which would see the entire removal of Oxleys Hotel. A resource consent had been previously granted, enabling the removal of the verandahs and lacework, subject to these being retained on site, to enable them to be reinstated at some point in the future.

As a result of the resource consent process, including submissions made by the public and the New Zealand Historic Places Trust, consent was refused by the Council. However, through the appeal process to the Environment Court consent was granted to the proposal, involving the retention of the Oxleys Hotel façade and reinstatement of the verandahs, along with some moderate changes to the proposed structure. The photos show three distinct stages of the hotel from the 1950s through until present day. This chain of events is typical of the complexities that arise from ongoing active heritage management.



*Oxleys Hotel 1950s*



*Oxleys Hotel 1990s*



*Oxleys Hotel 2008*

### *Changes to the heritage items listed in the resource management plans*

The Council's register of heritage resources consists of two parts: each resource management plan contains a register or schedule of listed items; secondly, information about archaeological sites is available for the Council to use through the New Zealand Archaeological Association register on that Association's website. It is important to note that items listed in the resource management plans do not exactly mirror that of resources scheduled by the New Zealand Historic Places Trust, although this was intended by the resource management plans.

For the Wairau/Awatere Resource Management Plan, the Register currently contains 91 historic buildings, places and sites and 83 heritage trees. The Register indicates the importance of each heritage building, place and site by categorising them as Class A/1, A/2 or B, with related rules that control what can happen to these resources. The demolition or removal of those with a Class A/1 rating is a prohibited activity signalling the importance of these resources.

Since 1998 a number of changes have been made to the Register. Two buildings were damaged by fire and were subsequently demolished. Three trees have been removed: two were not in a good condition and potentially were unsafe; and the third tree was not considered to be notable in terms of its species or form.

Only one new heritage building or sites has been registered by the New Zealand Historic Places Trust for the resource management plan area since 1997. The Pilot's House at the Wairau Bar is the main surviving structure of the Pilot's Station and is a valuable reminder of a period in New Zealand's maritime history when pilots were stationed at many harbours. The Pilot's House is one of the few remaining examples of such buildings in the country. The Council is currently preparing a plan change to include this and a significant number of new notable trees in the Register of the Wairau/Awatere Plan.

For the Marlborough Sounds Resource Management Plan, the Register currently contains 50 historic buildings, places and sites and 12 heritage trees. The Register indicates the importance of each heritage buildings, places and sites by categorising them as either Class A or B, again with related rules regarding development. Heritage trees are Class B resources. Like the Wairau/Awatere Plan, the Marlborough Sounds Plan Register does not exactly mirror that of resources scheduled by the New Zealand Historic Places Trust.

Changes made to the Register since 2000 include the alteration, removal and addition of heritage items. Those items added include gun emplacements on Blumine Island in Queen Charlotte Sound and the Edwin Fox ship in Picton Harbour. These two sites have been registered as Class A sites and are also registered by the Historic Places Trust.

Two Class B sites containing archaeological remains (at Moioio island in Tory Channel and at Te Awaiti Bay, Arapawa Island in Tory Channel) have also been added. A third Class B site added to the Register was a memorial plaque commemorating the commissioning of the Picton freezing works in 1900. No physical remains of the freezing works are evident.

One building has been removed from the register as it was considered to have little architectural merit and was also considered to be dangerous in terms of structural integrity in a moderate earthquake. Alterations have occurred to the Oxleys Hotel, which have been previously described.

The Historic Places Trust has recently registered two new heritage sites in the Marlborough Sounds Plan area: the Tory Channel Leading Lights (see box 'Tory Channel Leading Lights') and additional argillite quarries located in Croisilles Harbour. The Council is currently preparing a plan change to include these new sites as well as a significant number of new notable trees in the Plan.

### **Heritage Strategy**

In response to concerns over the loss of heritage in recent years, the Council adopted a Heritage Strategy in 2003, to provide guidance on policy development and for the day to day management of Marlborough's heritage resources. The guidance provided by the strategy is in addition to the requirements for preserving heritage that are within the resource management plans. The main outcome sought from the Heritage Strategy is that:

*"Marlborough's heritage resources will be acknowledged, valued and enjoyed by present and future generations".*

The Heritage Strategy separates heritage into the following four broad groups and contains objectives and policies for each: people and practices; places and spaces; objects and artefacts; and plants and animals.

The various roles of the Council in managing Marlborough's heritage resources are acknowledged in the Heritage Strategy. While these roles have a strong statutory basis under the Historic



## TORY CHANNEL LEADING LIGHTS

The Tory Channel Leading Lights were built in 1881 by the Marine Department to aid the passage of shipping through the Cook Strait entrance to Tory Channel. The lights are located in Whekenui (part of Okukari Bay), on Arapawa Island, Tory Channel. The lights were housed in two identical timber pyramidal structures, about 6.4 metres high and 3.3 metres square, with a window on the front face at a mezzanine level. The two lights are 151 metres apart and when a ship's master aligns them the ship is safe to enter the channel.

They were de-manned in 1930 when the lights were changed from a kerosene lamp - requiring twice-daily attention - to gas. Electricity was introduced in 1945, in the form of batteries, and

that method is still used today. The lights have maintained their original role with the advent of roll-on, roll-off ferries in the 1960s. There are no other leading lights in timber structures of this nature in New Zealand that are still operating on their original site.

The lights are a vital part of the inter-island link and important in Tory Channel. They helped open up the Channel to shipping, settlement and industry, and their construction and servicing has contributed strongly to the identity of the area.



Places Act and the Resource Management Act, a broader view is promoted of the importance of maintaining Marlborough's heritage. The initial thrust of work promoted by the Heritage Strategy has involved:

- Developing an inventory of Marlborough's heritage resource.
- Establishing and consolidating relationships with heritage partners.
- Promoting the sustainable use and enjoyment of Marlborough's heritage resources.

### *Inventory of heritage resources*

The inventory work has been focusing on three particular projects, aimed at gathering information on the scope and state of Marlborough's heritage resources. These include research on archaeological sites, an assessment of the health and condition

of heritage trees listed in the resource management plans (including looking at additional trees to be added), and thirdly, the review and updating of information in the plans on heritage buildings and places. The first two projects (archaeological sites and trees) have largely been completed, while the review of heritage buildings and places is ongoing.

Having up to date information allows the Council to respond more effectively to looking after Marlborough's heritage. Additionally, to be able to capitalise on heritage assets, the community needs information about those very assets. This work is considered a necessary cornerstone to successful implementation of the Heritage Strategy, and an important lever in securing the commitment of other organisations to the Heritage Strategy.

PastPerfect is the museum software that has been introduced by Marlborough Museum as part of a 3 year programme to build a single, shared platform for managing heritage collections. This

is being promoted to all museums as the standard system to be used to consistently record collections. The Council provided funding of \$30,000 for the software, hardware and training associated with this and a three year contract for \$25,000 per annum with the Marlborough Historical Society to co-ordinate it.

The programme has been fully operational for two years and is being implemented in five Marlborough museums with interest being expressed from others. The scale of the collections and the range and complexity of collection management issues that are faced indicates that this project is likely to continue past the 3 years initially anticipated.

### *Relationships with heritage partners*

The Council works closely with the Wellington (Central) office of the New Zealand Historic Places Trust, and particularly closely with the Marlborough Branch of the Trust. The Trust operates in accordance with the Historic Places Act and the Resource Management Act, to protect New Zealand's historic places. The Trust maintains a register of historic places and areas and waahi tapu (culturally significant to Maori) areas. The Resource Management Act also provides a regime for protection through heritage orders, which can be directly implemented by the Trust or other heritage protection authorities.

Besides central and local government, many groups and individuals are actively involved in helping to preserve Marlborough's heritage. These include community organisations, iwi, societies and companies. Collectively these groups carry out an enormous amount of work and the Council acknowledges that without this it would be very difficult to sustainably manage Marlborough's heritage.

While the Council already works closely with some organisations and groups, it will continue to strengthen these relationships, particularly where those groups already receive Council funding. One specific aim is to link different groups together, using the Heritage Strategy as a common point, so that the greatest use can be made of the scarce resources available.

As a key part of developing relationships with heritage partners, the Council has initiated quarterly Heritage Forums. Key heritage organisations get together to share information and identify key partnership projects to take action on. These have been successful in establishing good partnerships, with projects such as the implementation of the PastPerfect Inventory system,

shared training opportunities and sharing resources for Archive and Collection Management resources/services. In addition, the Council has established formal Partnership Agreements with the smaller museums around Marlborough including at Renwick, Flaxbourne, Havelock and the Edwin Fox Society in Picton.

Building these partnerships is seen as crucial to the success of heritage management, since the information and expertise that is held by organisations around the district is indispensable.

### *Promoting the sustainable use and enjoyment of Marlborough's heritage resources*

The promotion of heritage resources completes the circle of implementation. By raising the profile of, and celebrating these resources, their value to the Marlborough community will become more obvious, and in turn begin to return value to the community. Whilst the inventory and the partnership strands are about securing the ability to preserve and protect our heritage, promotion is aimed at ensuring this work generates immediate benefits to present generations.

The focus has, for the main part, been on the inventory and relationships projects and these in some way have contributed to the promotion of heritage resources through online access to collections recorded to date. In addition, the Council has provided funding for promotional material, including a reprint of the "Welcome to Historic Marlborough" brochure, and events such as Heritage Fun Day held at Braysshaw Park.



*House of George Smith in Picton (a prominent early builder in Picton).*

# Landscape



## In depth ....

A landscape (including seascape) is made up of the physical landform, which has been shaped by geological processes and the effects of water and wind. Waterways such as lakes, rivers, streams and the sea and the vegetation that grows on the land's surface (be it indigenous bush, forestry, pasture or alpine vegetation) all combine to form the character of a landscape. The third element is the human activities that occur on the land, (or water), that further define or leave a mark on the landscape.

Landscape is therefore not just about scenery. Landscape includes both the physical environment as well as how we as individuals or communities perceive and appreciate that environment. Landscapes are important for ecological, social, cultural and economic reasons. Collectively they contribute to our overall quality of life.

To illustrate this, some people value the highly natural aesthetic landscape with landform and vegetative cover being very important. In some areas of the Marlborough Sounds for example, such as Tennyson Inlet, the original bush cover exists and there is little human modification at all. Others look at the Marlborough Sounds at a macro scale and see a wonderful landscape of big open bays, small secluded ones, bush clad hills, rugged cliffs in the outer Sounds and many kilometres of shoreline. This type of landscape can be regarded as an iconic landscape. Yet others see the Marlborough Sounds as their workplace with the landscape dotted by aquaculture, commercial forestry, houses, jetties and other activities. The Sounds are also an important heritage landscape with many years of Maori and European occupation.

Quite a different example is that of the landscapes of the Wairau Plain. The extensive plantings of grapevines stretch as far as the eye can see. This vineyard landscape with the orderliness of the vines, the extent of area planted in vines and in autumn, the colours of the vines as they change from green to red and gold is seen as attractive by some. Others find this landscape boring with little to break the monotony of grapevines.

A third example can be found in the Molesworth Station in Marlborough's high country. These high country areas are often thought of as vast, wilderness areas with relatively little human modification. However, some of these high country places are not as accessible for some people and so for many of us, we may not get to really see what is in this landscape, such as farmed animals or electricity transmission lines. Therefore, our perceptions of what the landscape is like, may be coloured to some extent by how other people describe it.

*High country farming landscape*





## RESOURCE MANAGEMENT ACT 1991

The Resource Management Act explicitly directs the Council to look after and protect landscapes. It doesn't say how the Council should actually manage landscape issues but there are both direct and indirect requirements that signal landscape values are very important. Firstly within section 6, which sets out the matters of national importance that the Council must 'recognise and provide for' in achieving the overall purpose of the Act, the following are important:

- (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

- (f) The protection of historic heritage from inappropriate subdivision, use, and development.

Section 7 includes a number of matters which have an indirect reference to landscape values. 'Particular regard' is to be had to these matters:

- (c) The maintenance and enhancement of amenity values.
- (f) Maintenance and enhancement of the quality of the environment.

Although the Resource Management Act contains these imperatives for looking after landscape values, it is up to the Council to determine how this should be done: to determine what are the outstanding landscapes and natural features in Marlborough in a national context; to determine what other landscapes might be important in a regional or district context; and what degree of planning protection (or otherwise) may be needed.

## PRESSURES ON MARLBOROUGH'S LANDSCAPES AND VISUAL CHARACTER

### Some activities can affect landscape values

The natural and physical resources of Marlborough generally offer a wide range of uses and activities. Some of these will be highly compatible with the underlying landscape character (or seascape). Other activities have the potential to compromise landscape character. In areas of outstanding landscape, as well as other areas valued for landscape or visual reasons, inappropriate subdivision, use and development may take a variety of forms.

### *Structures and buildings on land*

In the coastal environment, buildings and other structures have the potential to intrude and compromise the natural quality of the landscape. In the Marlborough Sounds, the construction of houses and holiday homes in areas where structures are absent from the landscape, are likely to stand out, and potentially detract from the "natural" appearance of that landscape. Even in areas where there are existing houses and holiday homes, buildings in prominent locations, large buildings, and buildings with bright and bold colours, can all detract from the landscape.



Given the tendency to build close to the coast, some in the community have also expressed concern about the potential for “ribbon” residential development along the coast, to impact upon the landscape value of that coastline.

In other landscapes the siting, bulk and design and contrasting colours of buildings can also be inappropriate. In more recent times there has been concern expressed at the loss of rural character from locating groups of residential dwellings in rural areas such as those in the Marlborough Ridge settlement to the southwest of Blenheim.

Network utility towers, masts, transmission dishes and lines tend to be established on high prominent ridges and therefore can also have a significant visual impact on important skylines.

### *Structures on water*

Similarly the siting, size and design of structures and equipment located on the surface of water, can interrupt the consistency of seascape values, and detract from the natural seascape character of a bay or wider area. The black mussel buoys used in the aquaculture industry have become a distinctive feature in many parts of the Marlborough Sounds. However, these do have the potential to impact on landscape/seascape values especially where there is little other modification to the surrounding environment.

There are also many jetties and boatsheds in the Sounds that provide property owners with access to existing residential properties. Along with the trend of developing larger houses and holiday homes, the nature and scale of jetties and boatsheds has been changing. This trend is partly related to the increasing size of boats, which need deeper waters in which to berth. This in turn

creates a need for longer jetties and the larger the boat, the larger the boat shed. This trend of increasing scale can create a greater visual intrusion on the coastal environment.

### *Land disturbance*

Roads and tracks can be highly visible within the landscape where they cut across the faces of hills, or where their construction requires substantial earthworks and landform change. Sensitive design and construction can minimize some of these adverse effects, but in other visually prominent situations it may be that the visual effects are unable to be mitigated and the alignment is simply inappropriate. Similarly the earthworks associated with creating building platforms can be highly visible within the landscape. In some locations vegetation rehabilitation can mitigate or remedy the effect over time. In other areas the highly prominent location of the site may mean that no amount of subsequent mitigation would reduce the significance of the adverse landscape effect.

### *Change of vegetation cover*

Changes in land use practices and crops grown can have significant visual effects. The change from pastoral farming to production pine forestry has been significant throughout the Marlborough Sounds and its hinterland. It is part of the cycle of change within this area and is not necessarily a detrimental change wherever it occurs. In the context of some landscapes and features, though, the removal of significant indigenous cover and replanting with exotic species could have a detrimental effect on the landscape. Some changes in vegetation can enhance the landscape values of an area. Changes in pastoral farming and traditional cropping on the Wairau Plain and in the Awatere Valley have also had a significant visual impact for the community.





### Subdivision

The act of subdividing land is instrumental in determining where new building development and roading will be sited. Although the legal process of subdivision itself does not cause direct visual effects, the activities and patterns of development that flow from it, can be significant (new boundary fencing, new land management practices, new buildings, roads and jetties).

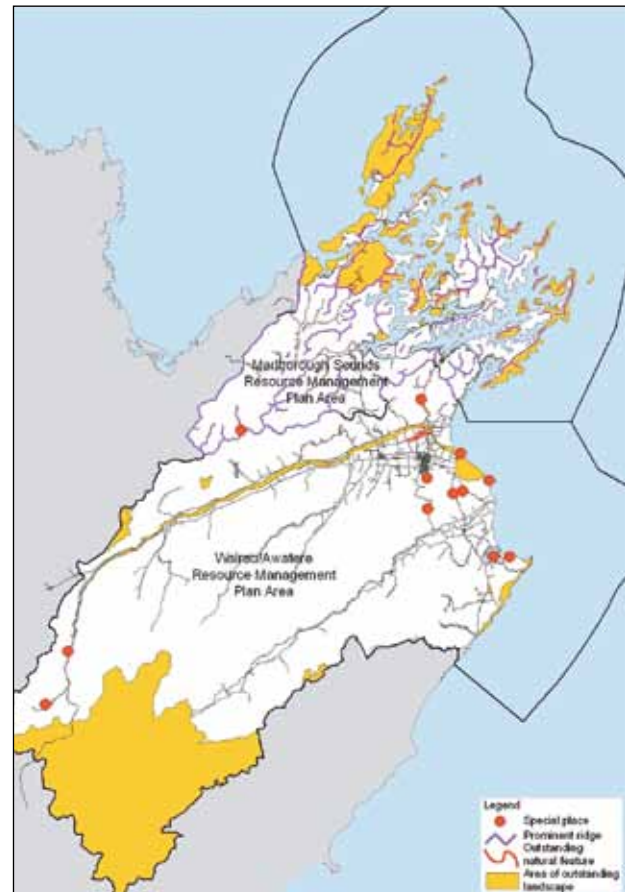
### Managing change in Marlborough's landscapes

Landscapes are not static - they change with cycles in land use, with crop rotations and in response to economic changes (especially in the rural sector), and to new technologies. However, some landscapes may even be of such outstanding value that they cannot withstand even small changes without being degraded in some way.

There may be occasions where specific responses to landscape change need to be developed. For example, the vineyard landscapes of the Wairau and Awatere Valleys are regarded as contributing significantly to the identity of Marlborough. Despite this, there have been concerns expressed in the community about the pace and extent of this expansion and the changes in the landscape, especially on the Wairau Plain. The rapid land use change to viticulture over the last 10 years has had a number of highly visible effects on the landscape and associated amenity values. Alongside the actual change caused by the wide scale establishment of post and wire vineyard structures, has been the removal of many long established rural plantings, including orchard trees, shelter belts and individual trees. These effects combined to create a changed and less diverse landscape than what had prevailed for over 100 years.

Community reaction was strong and there was considerable pressure on the Council to act. The Council did not have the regulatory power to prevent the removal of trees in the landscape. Its response was instead to engage a consultant landscape specialist to work with the community to develop a focus on landscape planting opportunities on the Wairau Plain. More about this can be found later on in this chapter.

FIGURE 12.1:  
OUTSTANDING NATURAL FEATURES AND LANDSCAPES AS SHOWN IN THE MARLBOROUGH SOUNDS AND WAIRAU/ AWATERE RESOURCE MANAGEMENT PLANS



### RESPONDING TO PRESSURES ON LANDSCAPE AND VISUAL CHARACTER

To fulfil the requirement of the Resource Management Act regarding outstanding natural features and landscapes, the Council needs to identify those that are truly outstanding. This can be difficult because sometimes landscapes can be very important in a local sense but those same landscapes may not be regarded as outstanding by visitors to the area. The issue then is how to determine what are the truly outstanding landscapes for Marlborough.

Currently the Marlborough Regional Policy Statement includes protection of visual features as one of five regionally significant issues. It places the landscapes of Marlborough into one of three types: indigenous; working; or built landscapes - see the box 'Visual character of Marlborough's landscapes'.



FIGURE 12.2:  
PART OF OUTSTANDING LANDSCAPE MAP FROM THE  
MARLBOROUGH SOUNDS RESOURCE MANAGEMENT PLAN  
SHOWING ARAPAWA ISLAND AREA



### Resource management plans

Currently the resource management plans identify Marlborough's outstanding landscapes. Figure 12.1 shows these areas and a description of them can be found in the box 'Marlborough's outstanding landscapes'. These were identified some time ago, in the early to mid 1990s and were very much based on the visual considerations of landscape.

This means that what was perhaps valued as outstanding 10 to 15 years may now not be the case. Similarly, the converse can be true: we may value a lot more now about some landscapes after having seen the changes that have occurred in parts of the district. This reflects changing perceptions and expectations over time about what values we have as individuals and as a community about landscapes generally.

For the Marlborough Sounds Plan, the mapped areas are quite detailed and cover both private and public land. In many cases both the land and the adjacent sea form part of the landscape unit identified as being outstanding - see Figure 12.2. The maps act as a trigger for requiring resource consent for some activities although these are fairly limited. One significant land use activity affected by these maps is new plantings of commercial forestry. Commercial forestry already requires a resource consent in the Sounds on land that is zoned Rural One (this zone occupies most of the land area of the Sounds), but if it is proposed within an outstanding landscape area, then there are more onerous consent requirements.

In contrast, the mapping of outstanding landscapes in the Wairau/Awatore Plan is much less detailed. Most of the outstanding landscapes have been identified on land in public ownership, e.g. Molesworth, Red Hills Range and the Wairau Lagoon, with only those coastal areas south from Cape Campbell, identified as

### VISUAL CHARACTER OF MARLBOROUGH'S LANDSCAPES

The *indigenous landscape* is composed of the unmodified alpine and mountain grasslands, native forests in the Sounds and the north and western ranges, and unaltered beaches and bays. Other areas include those dominated by indigenous vegetation, such as over sown tussock grasslands, native trees and shrubland species, and coastal plant associations.

The *working landscape* is composed of the dynamic rural landscape utilised for primary production, including both land and water based activities. It is predominantly composed of introduced species such as pine forests, pasture grasses, arable, viticultural and horticultural crops, mussels and salmon. The working landscape includes structures and associated activities involved in creating economic benefits from the use of land and water. Fences, tracks, sheds, rafts, and other structures all form part of the character of the working landscape.

The *built landscape* includes towns and settlements ranging from Blenheim, the major town, to small seaside communities such as Rarangi and Ngakuta Bay. These landscapes are dominated by buildings, roads, and utilities such as telecommunication facilities, power, and street lighting reticulation.

- from the Marlborough Regional Policy Statement

outstanding, being in private ownership. A recent rule change through Environment Court mediation processes, has seen a rule included that now requires a resource consent for commercial forestry in areas of outstanding landscape value.

Generally however, between both resource management plans there are actually very few rules that trigger the need for a resource consent for activities in the mapped areas of outstanding landscape value. The maps are more frequently consulted where an activity already requires a resource consent, and as part of the assessment of the effects of that activity, landscape values need to be addressed.

### *Reviewing resource management policy and plans*

With the review of the Marlborough Regional Policy Statement and resource management plans underway, how landscape and natural character values are managed and protected for the future will be important. One aspect already noted about how the provisions of the existing policy and plans, is that they have a strong 'visual' focus. However, in today's environment, and with the experience of considering landscape and natural character issues over a number of years, landscapes are not just about what

*Cape Campbell*



## MARLBOROUGH'S OUTSTANDING LANDSCAPES

### *Marlborough Sounds*

The Marlborough Sounds has landscapes that are unique in New Zealand. These landscapes are valued for their semi-wilderness aspects, scenic beauty, recreational capability as well as overall social, economic and cultural wellbeing for the community and visitors. The dynamic landscapes and seascapes of this coastal environment are important components of natural character and amenity values.

In its entirety, the landscape of the Marlborough Sounds has outstanding visual values. It displays a broad range of types of visual landscapes and features which are often of greater value for their collective contribution than for their individual value. The location of the Sounds at the top of the South Island with the role as a sea corridor and gateway to the South Island ensures a high public profile with many people travelling this route every year.

Some of the visual features of the Sounds which contribute significantly to its outstanding character are:

- The curving coastline with a range of tidal estuaries and sandy and rocky beaches.
- Island landforms set with a skyline backdrop.
- Highly weathered coastal cliffs.
- Rolling ridgelines along the skyline.
- A complex mosaic of vegetation patterns which gives rise to a range of textures and colours in the landscape.
- Uninterrupted sequence from hilltop to seafloor.

Within the overall landscape of the Marlborough Sounds there are some parts that can be described as individually outstanding, such as coastal cliffs including those facing Cook Strait and on d'Urville Island, the Rangitoto Islands, French Pass Channel and the coastal forests and waters of Tennyson Inlet.



### *Southern Marlborough*

In contrast to the Sounds, South Marlborough is made up of a greater variety of landscape form including the bush clad mountains, hills and valleys of the Richmond Range, the large river valleys of the Wairau and Awatere, the high inland hill ranges, the dry eastern hills, the high country plateau of Molesworth, glaciated mountains of the St Arnaud and Raglan Ranges, the high rugged Inland Kaikoura Mountains and the coast. Within each of these types of areas there are significant yet quite different landscape resources.

In the coastal area for example, the boulder bank and Wairau Lagoons are a very special area with rich historical associations for both Maori and Pakeha. The boulder bank is a shingle spit extending for approximately 7 kilometres, backed by shallow lagoons and wetlands. The water passes through the boulder bank between the wetlands and the sea. The inland boundary is close to the Redwood Pass Road more than 4 kilometres from the boulder bank. Even this far inland there is a strong visual connection to Cloudy Bay and the coastal headlands. The area has very high cultural, geological, biological and historical significance and is considered to be a sensitive landscape area because of its past history and geological formations.

An entirely different feature is the landscape of Molesworth at the head of the Awatere Valley. The entire area is of exceptional landscape quality and variety, with its huge scale, barren wind-swept appearance, low rolling hills, many creeks and rivers, tussock vegetation cover, dramatic rock outcrops and rugged scree-sided mountains. Public vehicle access is restricted to large parts of Molesworth although the Molesworth Road, which follows the Acheron River through the centre of the station, is open to the public for a restricted period between December and February. The landscape experienced from the road through the station is of major significance. There are a wide range of recreation pursuits carried out in this area and the landscape context is important to the enjoyment of many visitors. This area is also regarded as having high landscape sensitivity because of the ecological fragility of the area, the scale and visual simplicity of large parts of the station, and its high cultural profile.

Both the Molesworth Station and the Wairau Lagoons are identified in the Wairau/Awatere Resource Management Plan as outstanding landscapes. Other identified outstanding landscapes include:

- Lake Chalice - a small mountain lake at the head of the Goulter River surrounded by steep bush clad slopes. The lake is one of the few natural lakes in the Wairau catchment. Its blue water contrasts with the deep greens of the surrounding beech forest and the lake provides a habitat for a landlocked koaro population.
- The north western slopes of the Inland Kaikoura Range - Marlborough's boundary follows the ridgeline of this mountain range and includes the northern face of Tapuae-o-Uenuku - the highest peak outside the Southern Alps (2885 metres above sea level). This dramatic rugged mountain country is a very significant natural feature when seen towering above the hills and valleys of the district to the north and is particularly significant when Tapuae-o-Uenuku is snow-covered. Tapuae-o-Uenuku is of very special significance to Tangata Whenua and is an icon for many climbers and trampers.
- At a more local level, the Red Hills Ridge, the Onamalutu Scenic Reserve, the Para Swamp, Wairau River and Spring Creek, are also considered to be outstanding. The coast from Cape Campbell south to the Waima (Ure) River is a coastal landscape with significant geological formations. The diversity in coastal conditions results in a rich marine life and a very interesting and attractive stretch of coast. Cape Campbell, Chancet Rocks, Ward Beach and Needles Point are all special places on this coast.

we see. Natural character, amenity values and overall quality of the environment are also aspects of landscape that have to be considered. This may mean that activities need to be carefully managed in some landscapes, or that the landscape resource needs to be maintained or enhanced in others.

### Landscape Working Group and landscape guidelines

In 2002 the Council established two complementary Landscape Working Groups (one for public land and one for private land), to actively promote and implement voluntary landscape guidelines for the Wairau Plain. This was as a response to community concerns over rapid land conversion from a mix of orcharding, cropping and farming to predominantly vineyards. Some voluntary Landscape Concept Guidelines had been developed after public consultation in 2001 and the role of the two landscape groups was to actively promote the implementation of these guidelines.

The public land group had staff from the Council with different expertise in land management, including those with reserves, roading, rivers, environmental science and policy backgrounds. The focus was on achieving landscape gains on public land and to provide a positive example to the wider community.

The private land group was made up of a selected cross section of members from the local community with an interest in landscape management. The group focussed on raising public awareness of landscape issues, acting as a watchdog and having input into the Council policy processes to influence management of landscape issues in Marlborough.

In late 2007, after five years and with some of the landscape principles a more accepted part of Council policy on public land, a decision was made to combine the two groups. Over the years the group focus has also broadened to include wider Marlborough, not just the Wairau Plain. Issues such as the visual effects of forestry harvesting in the scenic Marlborough Sounds and along the main highway routes, and the destruction of wetland habitats throughout the district have been considered by the group.

The Wairau Plain Landscape Concept Guidelines set out a vision for the Wairau Plain and provide practical advice for people wanting to make a contribution to this vision through tree planting. They set out planting opportunities (shelter belts, terraces, riparian areas along waterways, around buildings), and provide detailed planting lists for various parts of the Wairau Plain. These guidelines were later complemented with a broader native



*Awatere Valley*

planting guide for the whole of south Marlborough (published in 2004) and two sets of specific guidelines for restoration planting in the area, one with a focus on the re-creation of small forest habitats on the Plain and the second with a focus on planting the low lying hill slopes around the Wairau Plain (published in 2008).



## TUAMARINA/BLIND CREEK LANDCARE GROUP

Thirty years ago Margaret Peace moved to a small piece of land at Tuamarina and set about recreating a 1,000 square metre area of native forest habitat on her property. Today this area is a thriving mini ecosystem with over 100 species of locally sourced native plants and provides an ideal habitat for native birds and insects. Broadleaf, beech and podocarp trees provide a tall canopy with a healthy understory of smaller plants like ferns and vines. Margaret has hosted many visitors to her property and shared her botanical knowledge by running courses on native plants.

In recent years Margaret saw an opportunity to extend the area of native habitat restoration locally by using Council administered land alongside Blind Creek, which adjoins the back of her property. She instigated the forming of a landcare group in 2004 to carry out this further restoration work. The Tuamarina Landcare Group has worked closely with the Council and have an initial programme to plant an area of about 1.5 hectares, which extends for 600 metres along the northern side of Blind Creek. The project is being carried out in three main stages. The first stage was planted in 2005, the second stage in 2007 and the final third stage will be planted in 2009/10. The work is done by a dedicated group of local residents and volunteers, along with regular help from Tuamarina School pupils and students on community service from the Cobham Outward Bound School. The project will result in a good sized area of riparian native forest and can be easily visited by the public, providing a good example of what can be achieved with some vision, cooperation and a lot of hard work.



*Tuamarina School students planting trees with Mayor Alistair Sowman*

*Margaret Peace*

