

# NAPIER LANDSCAPE ASSESSMENT





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# CONTENTS

<b>INTRODUCTION</b>	<b>1</b>	Te Iho o Te Rei - Quarantine Island	36
<b>BACKGROUND</b>	<b>3</b>	Tapu te Ranga - Watchman Island	37
Landscape in the RMA	3	Park Island – Puka and Te Umuraumata	38
Definition of Landscape	3	<b>The Rivers and Alluvial Plains</b>	40
Assessment Criteria	3	Tutaekuri River	40
Landscape Categorisation	4	Waitangi Estuary	42
Method to Assess Napier's Landscapes	5	Alluvial Plain: Brookfields Section	43
<b>NAPIER'S LANDSCAPES: AN OVERVIEW</b>	<b>7</b>	Streams, Creeks and Former Riverbeds	44
Natural Setting	8	Waiohinganga - Esk River and Esk Valley	45
Human Overlay	9	Bay View - Petane: Hill and Coastal Plain	46
Perceptual Characteristics	11	<b>The Western Hills</b>	48
Associative Values	13	Sugar Loaf – Pukekura	50
<b>ASSESSMENT OF FEATURES AND LANDSCAPES</b>	<b>17</b>	Otatara - Hikurangi	51
<b>Scinde Island</b>	18	Taradale Hills	53
Scinde Island (Napier Hill - Bluff Hill)	18	The Mission	54
Napier CBD	19	Taipo Stream	55
Marine Parade Gardens	20	Poraiti Hills	56
<b>The Shingle Spits</b>	22	Upper Estuary Backdrop Hills	57
Napier Foreshore Reserve (Section of the Southern Spit)	23	<b>SUMMARY AND RECOMMENDATIONS</b>	<b>59</b>
Keteketerau – Beacons (Section of the Western Spit)	24	Landscape Qualities	59
<b>The Former &amp; Remnant Lagoon, &amp; Islands</b>	26	<b>APPENDICES</b>	<b>63</b>
The Inner Harbour	28		
Lower Estuary - Ahuriri Estuary	30		
Westshore Wildlife Reserve & Watchman Road Reserve	31		
Middle & Upper Estuary (Main Outfall Channel)	32		
Former Lagoon Seabed (ex-Harbour Board Farm)	33		
Roro o Kuri (Former Island)	34		



# INTRODUCTION

## *The purpose of this report is to:*

- Describe Napier's landscape
- Identify any outstanding natural features or landscapes and
- Identify landscape amenity values, including recreation aspects
- Recommend methods to protect any outstanding natural features and landscapes, and maintain and enhance the city's landscape amenity

An earlier report on Napier's landscapes was carried out in 2000 by Environmental Management Services Limited (EMS).<sup>1</sup> Since then changes have occurred within the landscape itself; and there have been changes in case law and assessment criteria. This update report was carried out by Gavin Lister of Isthmus Group Urban Designers and Landscape Architects; Georgina Thow, King Consultants Ltd Landscape Architects;<sup>2</sup> and Gareth Moore-Jones, Recreation Planner of Civic Solution's. Isthmus Group also carried out the landscape assessment of Hastings District (1995),<sup>3</sup> which provides the wider setting for Napier.

## *The report has four parts:*

- The first part outlines 'landscape' and 'amenity' in the context of the Resource Management Act (RMA) and outlines the assessment criteria and methodology
- The second part analyses Napier's landscapes as a whole, including the natural landscape setting, the human overlay, perceptual aspects, and the meanings that people associate with the landscape
- The third part assesses each of Napier's landscape character areas separately, and makes individual recommendations
- The fourth part makes overall recommendations

## *The context of the Landscape Assessment Report:*

In order to understand the purpose of Napier's Landscape Assessment report some understanding of where it fits within the context of Council's other strategic document is necessary.

The Napier Landscape Assessment Report is intended to be a strategic document in that it prioritises the sensitivity of the landscape units and recommends actions to achieve a 'whole of landscape approach'. It is therefore a background document for the formulation of Council policy. It will also assist with identifying projects which meet the needs of the community and which need to be planned for financially.

The Landscape Assessment Report is intended to be complimentary to other Council Strategies such as the Cycling Strategy, or BAT Conservation Plan and not to override those Strategies.

1. 'Napier City Landscape Assessment Study, EMS, September 2000

2. Georgina Thow (nee King) was largely responsible for the earlier study when employed at EMS

3. 'Outstanding Landscapes', Isthmus Group, Revised 1995



# BACKGROUND

## *'Landscape' in the Resource Management Act (RMA)*

Landscape matters are addressed under several sections of the RMA:

### Matters of National Importance

Section 6(b) requires, as a matter of national importance, the protection of **outstanding natural features and landscapes** from inappropriate subdivision, use and development.

S6(f) requires, as a matter of national importance, the protection of **historic heritage** from inappropriate subdivision, use and development. Historic heritage can include designed landscapes and the surroundings associated with historic heritage resources.<sup>4</sup>

### Other Matters

Section 7(c) requires that regard shall be had to the maintenance and enhancement of **amenity values**, which are defined to mean all those qualities that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Section 7(f) similarly requires that regard be had to the maintenance and enhancement of the **quality of the environment**.

### Purpose of Sustainable Management

These matters are subject to the RMA's over-arching purpose of sustainable management as set out in section 5.

4. Historic heritage' is defined in section 2 of the RMA to mean "those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological; and includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori including wahi tapu; and surroundings associated with the natural and physical resources.

5. Wakatipu Environmental Society Incorporated v Queenstown-Lakes District Council, C180/99, para 80.

## *Definition of 'Landscape'*

The most seminal discussion in case law on the definition of 'landscape' is contained in *Wakatipu Environmental Society Incorporated v Queenstown-Lakes District Council* (C180/99). The discussion notes that landscape is a broad subset of the environment; that it is more than merely visual; that it is an integrating concept; and that it covers a range of factors relating to the physical environment itself, people's perceptions of the environment, and values of meanings that people associate with the environment.

## *Assessment Criteria*

The Queenstown-Lakes Landscape Decision<sup>5</sup> sets out what are referred to as the 'modified Pigeon Bay criteria' as factors to consider when assessing landscapes. These are listed below in Table 1 and categorised into those that relate to physical, perceptual and associative aspects.

Table 1: Factors Considered in Assessing Landscapes

<i>Category</i>	<i>Pigeon Bay 'Criteria'</i>
Physical	<ul style="list-style-type: none"><li>Natural Science Factors –the geological, topographical, ecological and dynamic components of the landscape</li><li>Expressiveness (legibility); how obviously the landscape demonstrates the formative processes leading to it</li></ul>
Perceptual	<ul style="list-style-type: none"><li>Aesthetic Values including memorability and naturalness</li><li>Transient Values: occasional presence of wildlife; or its values at certain times of the day or of the year;</li></ul>
Associative	<ul style="list-style-type: none"><li>Whether the values are shared and recognised</li><li>Value to Tangata Whenua</li><li>Historical Associations</li></ul>

The 'Pigeon Bay Criteria' essentially scope the wide range of considerations relevant to landscape. The court acknowledged that this list is not frozen and may be added to. Grouping the factors into physical, perceptual and associative categories helps clarify the different types of factors, and provides a framework that enables further factors to be incorporated when appropriate. For instance 'recreational attributes'<sup>6</sup> and 'identity-sense of place', which are matters of relevance to landscape, can be incorporated under associative factors.

A landscape's significance also derives from its context. The first part of this report overviews Napier's landscapes to provide a context against which to assess the significance of the individual landscapes and features. The overview describes Napier's natural and human landscape history, matters relating to landscape perception, and common associations with Napier's landscapes.

## Landscape Categorisation

Landscapes may be categorised as follows:

- Outstanding Natural Features and Landscapes (s6(b))
- Section 7 Landscapes (e.g. Significant Amenity Landscapes) (s7(c)+(g))
- Other Landscapes

### Outstanding Natural Features and Landscapes: s6(b) RMA

To qualify for recognition under s6(b) of the RMA a feature or landscape must be **both** outstanding **and** natural.

- '**Outstanding**' means "*eminent, especially because of excellence, remarkable in*"<sup>7</sup> The scale at which the test is applied is that of the District.
- **Naturalness** refers to the extent to which landscapes are a 'product of nature'<sup>8</sup> and the extent to which natural elements, patterns and processes are intact.<sup>9</sup> It is an accepted principle that a natural landscape can include exotic pasture or plantations so long as natural patterns and landform predominate and human structures and patterns are minor elements. However a heavily cultivated landscape, or a rural landscape with a high number of dwellings and human patterns, is unlikely to be natural enough to qualify as a s6(b) landscape. For the purpose of this report naturalness is ranked on a five point scale as set out in Table 2 below.

Table 2: Five Point Scale of Naturalness

<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Urban landscape	Highly modified rural landscapes, such as peri-urban lifestyle areas, with dominance of human patterns and processes	Closely managed landscapes, including dairying, horticulture etc., moderately close pattern of rural buildings and patterns	Rural landscape (including pasture and forest) but relatively few buildings, roads; landform the dominant pattern	Indigenous, or low intensity agriculture with only occasional unobtrusive human elements, and mostly natural patterns
← Mostly human elements, patterns & processes		Mostly native elements, patterns & processes →		

### Historic Heritage: s6(f) RMA

Certain landscapes may also warrant protection, as a matter of national importance, under section 6(f) of the RMA where the landscapes comprise historic heritage. 'Historic heritage' is defined in section 2 of the RMA as "*those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological; and includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori including wahi tapu; and surroundings associated with the natural and physical resources.*"

### Section 7 Landscapes

Landscapes may be given a classification in order to satisfy one or more of the matters under section 7 of the RMA. For instance they may be classified as a 'Significant Amenity Landscape' or a 'Significant Urban Precinct' as a means of maintaining and enhancing amenity values under s7(c). 'Amenity values' is defined in the RMA and includes 'aesthetic coherence' and 'recreational attributes'.

Section 7 landscapes may include landscapes that are 'outstanding' but insufficiently natural,<sup>10</sup> and may include landscapes classified for other section 7 reasons such as s7(a), s7(f).

6. Which are defined in section 2 of the RMA as a component of 'amenity values'.

7. Ibid, paragraph 82.

8. Harrison v Tasman District Council.

9. Ministry for the Environment, Environmental Indicator Programme.

10. Wakatipu Environmental Society Incorporated v Queenstown-Lakes District Council, C180/99 paragraph 113

Classification of such landscapes may simply be a way of highlighting the qualities of an area, or may be combined with specific objectives, policies and rules in the District Plan.<sup>11</sup>

### Other Landscapes

Landscapes not classified under either sections 6 or 7 may still have special qualities, and are still subject to the over-riding provisions of Part 2 of the RMA including promotion of sustainable management; avoiding, remedying and mitigating adverse effects on the environment; and the maintenance and enhancement of amenity values.

## *Method to Assess Napier's Landscapes*

As a first stage, this report appraises Napier's landscape as a whole in order to provide a context. The landscape is envisaged as a series of layers as follows:

- Natural biophysical elements, patterns and processes: This includes the underlying natural landforms and vegetation patterns
- Human overlay, including land use history, settlement patterns, and structures
- Perceptual characteristics
- Associative aspects

As a second stage, each of the City's landscape character units is assessed individually. The landscape character units identified in the 2000 Napier Landscape Assessment were reviewed, and in some instances refined, and re-assessed in light of the factors discussed above in Table 1. The report describes each unit, analyses the factors that contribute to its quality, and evaluates its significance.

The analysis is set out on a matrix attached as Appendix 1, and summarised for each landscape in the body of the report with each of the natural, human, perceptual and associative factors scored on a five-point scale as illustrated by Table 3. Evaluating each landscape involves an overall assessment rather than simply adding up the 'scores'. The weighting given to different factors may vary depending on context and not every layer may be relevant in each case. For instance where a landscape is valued for its natural qualities, the human overlay layer may not be relevant and will be left blank, and vice versa.

Table 3: Template for Summarising Assessment Factors

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical					
Human Overlay					
Perceptual					
Associative					

11. Classification such as 'Significant Amenity Landscape' is not required by the RMA. It is one method open to local territorial authorities to give effect to section 7(c) of the RMA. On the other hand authorities must provide for the protection of 'outstanding natural features and landscapes' from inappropriate subdivision, use and development.



Figure 1: Spirit of Napier

# NAPIER'S LANDSCAPES: AN OVERVIEW

Napier developed as the provincial centre and port for a broad hinterland, and Napier residents consequently look to a broader landscape and landmarks outside the city's boundaries such as Cape Kidnappers, Te Mata Peak-Kahuranaki-Mt Erin backdrop, and Te Waka-Titiokura-Maungaharuru skyline. Napier City's territorial area however is confined to the urban area and its immediate surroundings.

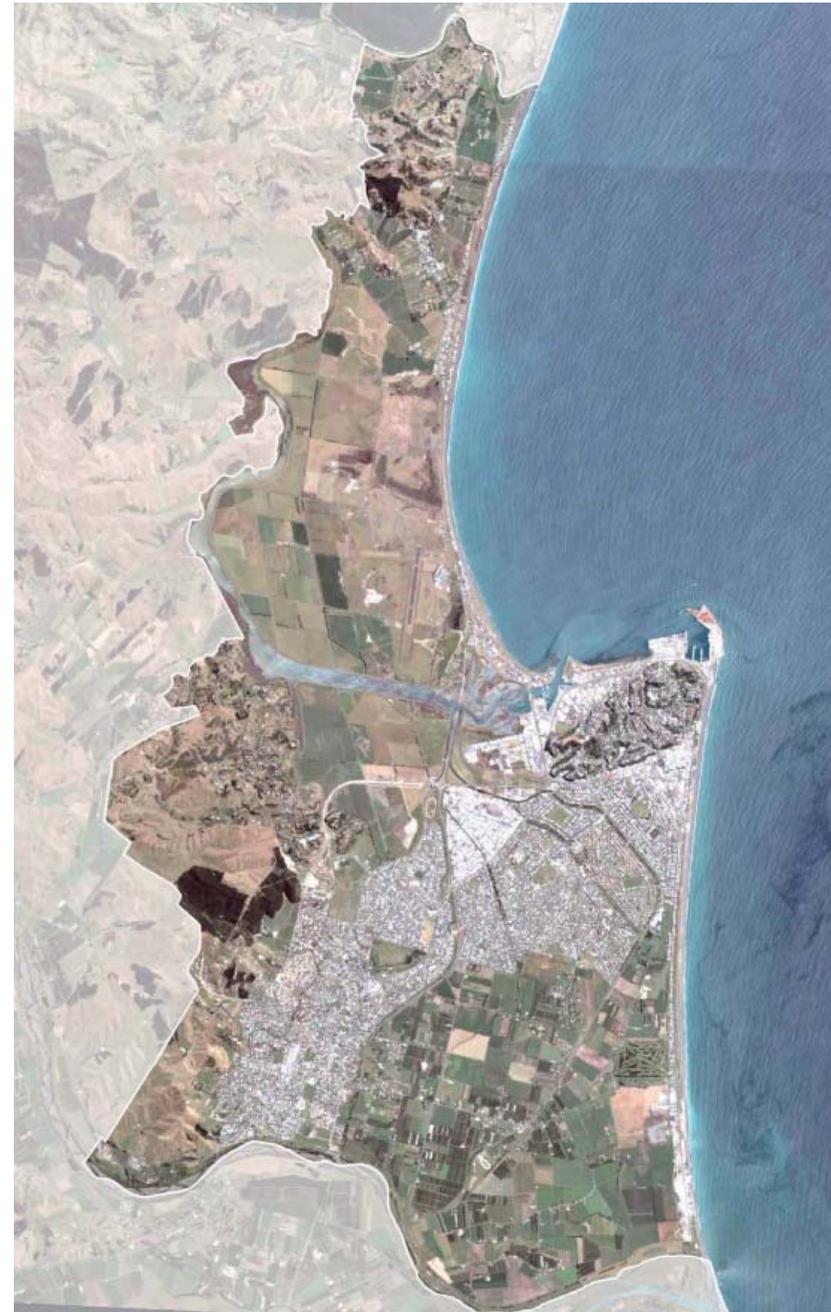


Figure 2: Aerial view of Napier

## Natural Setting

### Landforms

Napier's landform elements comprise the following:

- Scinde Island (Bluff Hill<sup>12</sup>)
- Shingle Spits
- Former (pre 1931) Lagoon seabed and islands
- Remnant Ahuriri Estuary
- Coastal Alluvial Plain
- Rivers (Tutaekuri and Esk)
- Western Hills

Scinde Island is pivotal to Napier's geomorphology. It forms the distinctive 'blip' in the otherwise smooth sweep of Hawke Bay. The shingle spits coalesced either side of Scinde Island and trapped an extensive lagoon and alluvial floodplain between the spits and the western hills. The Tutaekuri and Esk (Waiohinganga) Rivers both originally flowed into the lagoon.

### Vegetation and Landuse Patterns

Napier naturally would have comprised a mosaic of broadleaf-podocarp forest and wetlands prior to human settlement. It was cleared during Maori settlement resulting in secondary grassland, fernland, wetlands and shrubland,<sup>13</sup> and modified again following European settlement to create a pastoral, horticultural and viticultural landscape.

Current land use reflects underlying landforms and soils: There is an open landscape of dry-stock grazing on the western hills and the poorer soils of the plains (the former lagoon sea-bed), and a contrasting compartmentalised and enclosed landscape of cropping-viticulture-orchards on the alluvial soils in the vicinity of Meeanee and Bay View.

The wetlands and most of the former lagoon have been progressively drained through a combination of river diversion, reclamation, drainage engineering, and the uplift of the 1931 earthquake.



Figure 3: View from Scinde Island showing shingle spits, pre 1931 lagoon and islands, and backdrop western hills

12. Scinde Island is most commonly referred to as 'Napier Hill' or 'The Hill' or 'Bluff Hill' -although 'Bluff Hill' more accurately refers to the eastern-most end of the landform. Other parts are referred to as 'Middle Hill' and 'Hospital Hill'.

13. Wendelken, 1976.

## Human Overlay

### Maori Settlement

Pre-European Maori settlement occurred mostly along the western hills that had access to the resources of the area's different landscape types: the lagoon estuary and wetlands, the cultivatable soils of the alluvial plain, the coast, rivers, and inland forests.

The principal centres were defensible landforms at the junctions between different landscape types. The two largest centres were Otatara / Hikurangi and Heipipi. The former is a commanding hill at the location where the Tutaekuri River enters the coastal plain. The latter is a commanding hill where the Esk River once entered the northern end of the lagoon. Other settlement was on islands in the lagoon.

Consequently, early settlement sites often have strong visual qualities as a result of being located on prominent landforms at strategic locations.

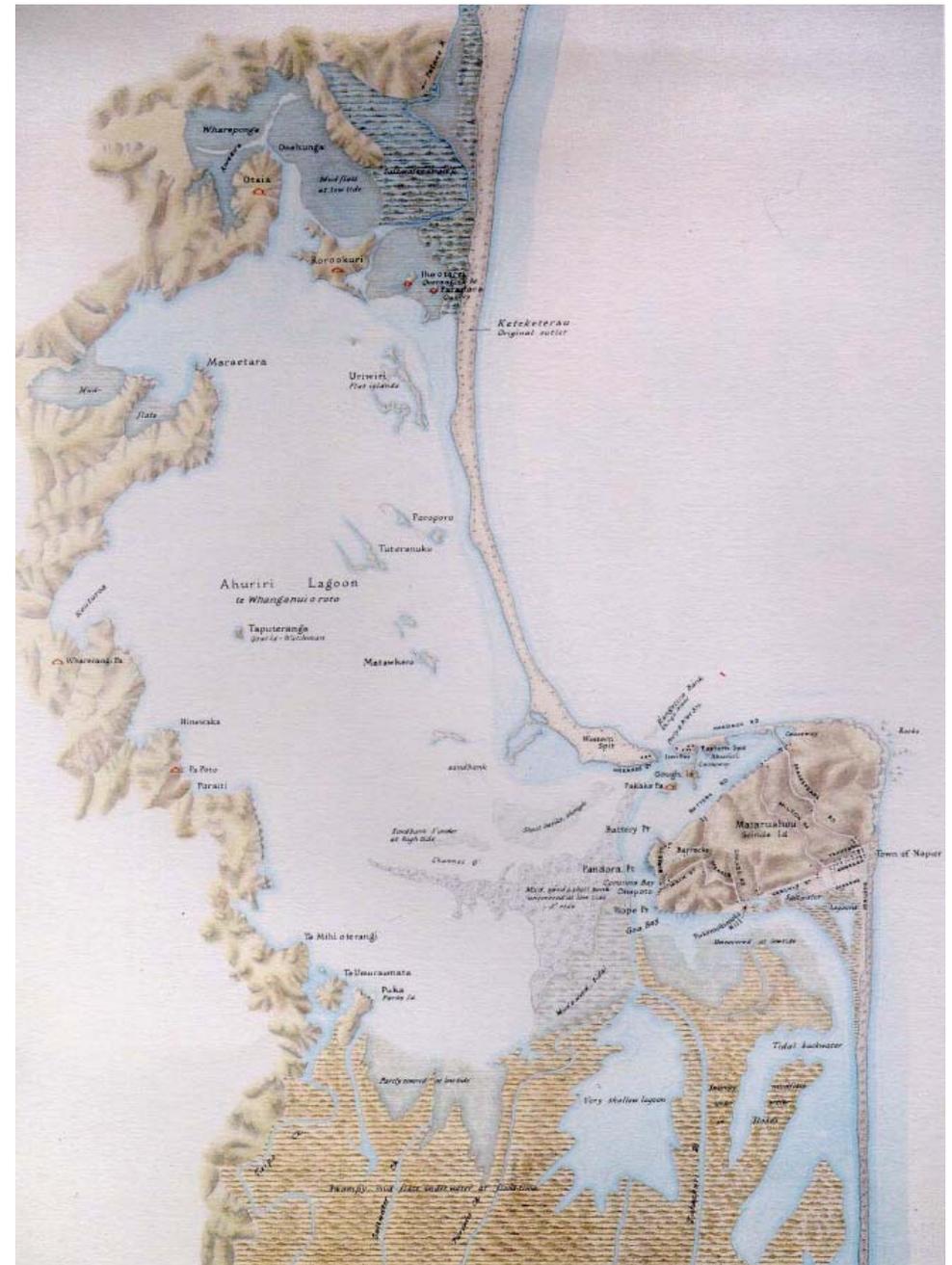


Figure 4: Registered Archaeological Sites in Napier District [from Napier GIS on Geographic base]

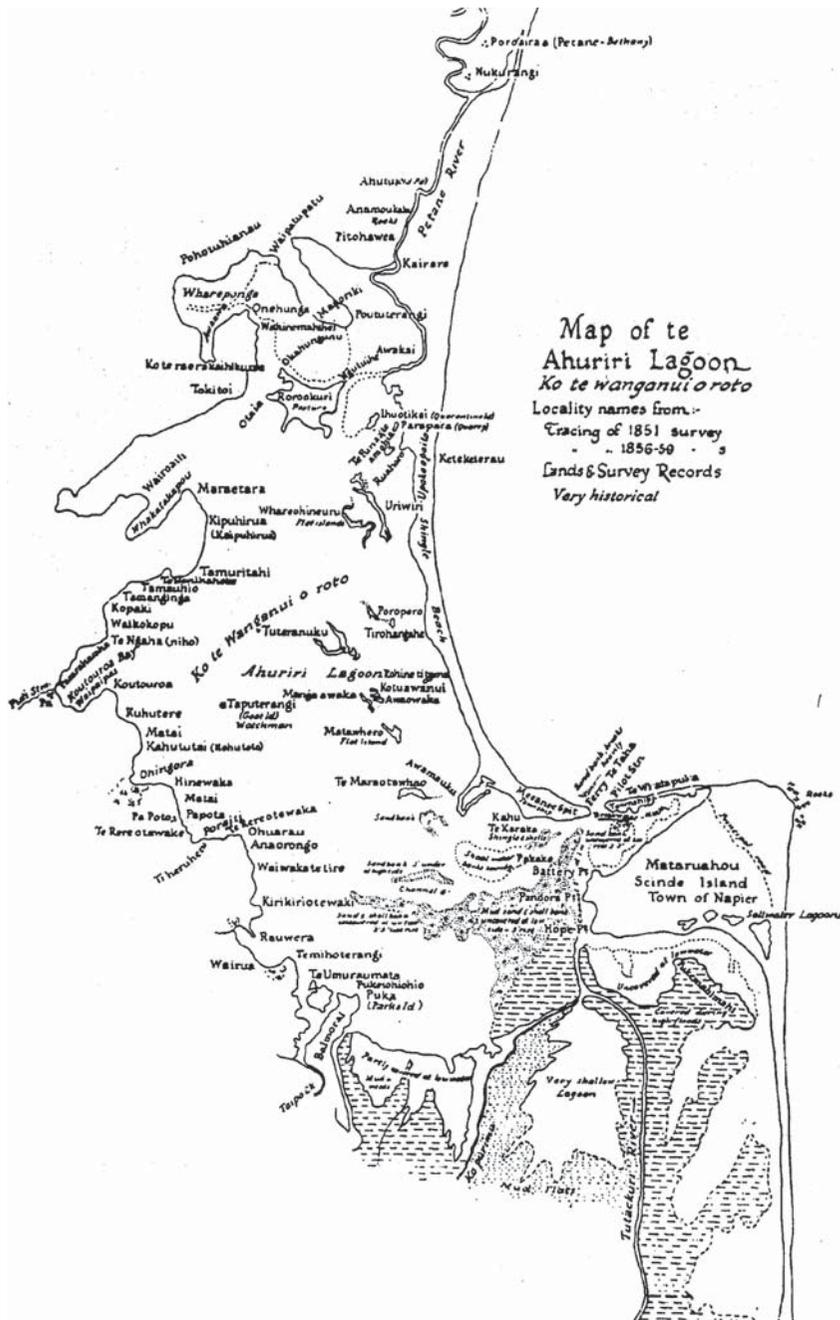


Figure 5: Otatarā Pa (Map originally sourced from Hawkes Bay Museum and Art Gallery, reproduced from Ian Mills (1999) 'What's in the name: A history of the streets of Napier' p.72

## European Settlement

In addition to controlling the geomorphology, Scinde Island was also instrumental in Napier's human history because it offered the only sheltered anchorage within Hawke Bay. However, it also consigned Napier to a restricted site on the hill and adjacent shingle spits. While Napier has since grown beyond those confines, the street patterns of the older parts of the city reflect the original landscape:<sup>14</sup> The main roads to the north and south follow the shingle spits; the streets of the early settlement are fitted around the steep terrain of Scinde Island; and the CBD grid squeezed onto the shingle spit at the base of the hill is truncated by the coast and former lagoon edge.<sup>15</sup>

Taradale developed as a separate settlement on alluvial land against the western hills, initially as a rural service township and later as a dormitory suburb. Napier and Taradale have now coalesced so that the city spreads across the coastal plain between Scinde Island and the western hills. Rural parts of the coastal plain are now restricted to the former lagoon land north-west of the city (i.e. near the airport), and the corner of the Heretaunga alluvial plains south of the city in the vicinity of Meeanee – Brookfields.

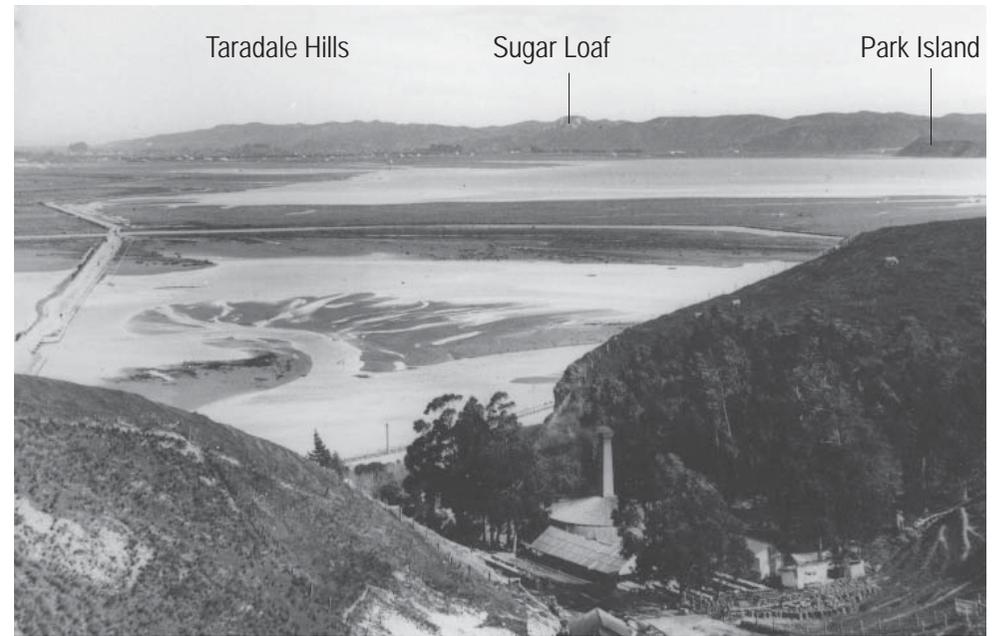


Figure 6: Looking along line of Taradale Road embankment across lagoon to Western Hills.

14. See sections below under headings Scinde Island, CBD.

15. Likewise, the incremental reclamation prior to 1931, and subsequent growth during the C20th across the coastal plain, can be traced in the street patterns characteristic of different periods.

## *Perceptual Characteristics*

### *Legibility*

Legibility refers to the way in which we 'read' and orientate ourselves within the landscape, and how we create mental maps –particularly by concentrating attention on edges, lines, nodes, landmarks, and areas of coherent character. We typically place higher value on those features we rely on for legibility, and those landscapes where the elements are clearly defined and fit together in a coherent manner. Features important for legibility within Napier include the following:

### *Edges*

- Broad sweep of Hawke Bay
- Perimeter edge between the coastal plains and western hills

### *Lines*

- Tutaekuri and Esk Rivers
- Highways

### *Landmarks:*

- Bluff Hill
- Sugar Loaf
- Otatara

### *Character Areas*

Napier is readily perceived in terms of its basic landform elements:

- Napier Hill
- The coastal plain
- The backdrop western hills

### *Nodes:*

The most powerful landscapes are where these features intersect:

- Bluff Hill is at the point where the sea, coastal plain, estuary, and shingle spits converge

- Otatara is the junction between the Western Hills, coastal plain, and Tutaekuri River converge
- Bay View is where the coastal plains, hills and Esk River converge
- Poraiti is the junction between the western hills, coastal alluvial plain, and estuary converge
- Sugar Loaf in itself would be unremarkable in another location but is a landmark because it is the most distinctive knoll on an otherwise long skyline, and is at the edge between the western hills and coastal plain



Figure 7: Southern Shingle Spit and coastline accentuated by Norfolk Island Pines.

## Main Routes

The routes into and out of Napier are also important to how we experience the city. 'Hot-spots' include the locations from where one gains first or important views; where roads follow landscape edges or intersect with landscape elements as discussed above; and where there is a sequential experience of different landscape types.

### *From the South (SH2)*

Travellers enter Napier City at the Tutaekuri River Bridge over the Waitangi Estuary, where one also gains the first view of Hawke Bay and Bluff Hill. There is a change at this point between the enclosed landscapes around Hastings and the open views of Hawke Bay. The road then follows the shingle bank, accentuated by the avenue of Norfolk Island pines, and converges on the destination landmark of Bluff Hill.

### *From the North-West (SH5)*

There is a sense of impending arrival when travellers first encounter the vineyards and cultivated landscapes of the Esk Valley. Travellers then engage with a sequence of landscape types: The road traverses the enclosed Esk Valley, skirts the edge of the coastal plain along the base of the Bay View hills, follows the western spit along the edge of the open and expansive former lagoon seabed, skirts the lower (Ahuriri) estuary and Inner Harbour, and converges on the destination landmark of 'Bluff Hill'.<sup>16</sup> An important view shaft to Bluff Hill across Hawke Bay is obtained from the vicinity of 'the beacons', where the road rises to the crest of the shingle spit.

### *From the North (SH2)*

As with SH5, there is a sense of impending arrival when travellers encounter the cultivated coastal plains in the Tangoio valley, and first views of Bluff Hill across the bay from Whirinaki Beach.<sup>17</sup> This route converges with that of SH5 discussed above, at the Esk River bridge.

### *From the South (Expressway SH50)*

In landscape terms, the experience of entering Napier along the expressway is weaker. Although previously noted as a special landscape in the 2000 report, this landscape unit no longer has the same qualities following the removal of the avenue of large poplar trees. Nevertheless there is a sense of arrival when crossing the Tutaekuri River, from where there are views to Bluff Hill in the distance and to the backdrop Taradale Hills including Sugar Loaf and Otatara. Upon entering Napier City the expressway travels through a suburban and light industrial landscape by-passing the city centre. The strongest experience within the city when travelling this route are from the two over-bridges (Meeanee Road and Kennedy Road), which provide elevated views to the backdrop landmarks of Scinde Island, the western hills, and the Te Waka-Titiokura-Maungaharuru skyline.



Figure 8: Napier town centre and southern shingle bank. (Hawkes Bay Museum and Art Gallery)

16. Actual arrival is Hospital Hill end.

17. The location where the road intersects the coast is land-marked by a 'stack' or rock named Konui (the thumb, or the pimple).

## Associative Values

### Picturesque Aesthetics

Aesthetics are influenced by cultural norms. In western culture, there is an aesthetic tradition of picturesque scenery that favours certain characteristics:

- A sense of depth -distinct planes of foreground, middle-ground, background
- Framing
- Contrast of light and dark
- Romantic content –rural or wild landscapes, juxtaposition of human and natural elements, the dominant power of natural forces, old or historic elements

Landscapes in Napier where such qualities might be experienced include the following:

- The lower Ahuriri estuary where there is juxtaposition between the foreground tidal estuary and backdrop city
- The Inner Harbour where there is direct interplay between human (urban) and natural elements
- The Mission where there is a picturesque composition with foreground vineyards, middle-ground historic buildings on terrace, and backdrop rural hills, framed by amphitheatre of hills
- Elements connected with the 1931 earthquake (humans encountering natural forces)



Figure 9: Norfolk Island Pines, Phoenix palms, and Washingtonia palms characterise Napier; Entry by Zak Holland in Telecom Art Awards 2004



Figure 10: Broad sweep of Hawke Bay, sun, blue sea, white cliffs, dry hills; Entry by Helen Dynes in Telecom Art Awards 2006

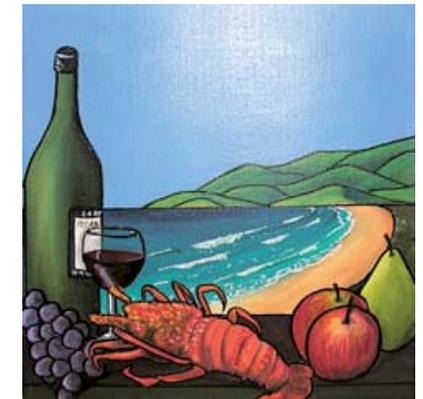


Figure 11: Wine Country, wine, fresh food, bounty. Entry by Kath Fletcher in Telecom Art Awards 2006

### Identity

In addition to its natural setting and history, Napier's identity (or 'sense of place') includes the following themes:

- Art Deco<sup>18</sup>
- Wine Country –wine, fresh food, bounty, fine living
- Sunshine –'Mediterranean' climate

Landscapes that reinforce this identity include the following:

- The Mission and McDonald wineries/vineyard (reinforcing the wine country theme)
- Marine Parade Gardens (reinforcing the art deco theme)
- Blue sea, white cliffs, dry hills (reinforcing Napier's 'Mediterranean' climate theme)
- The orchard landscape around Brookfield's, Meeanee and Bayview
- The sea

Characteristic trees such as Norfolk Island Pines, Phoenix Palms and Washingtonia Palms also reinforce Napier's 'Mediterranean' climate theme

18. Related of course to the 1931 earthquake history.

## Tangata Whenua Associations

While tangata whenua are the proper authority, where such associations are known they add to the understanding and appreciation of landscapes amongst the wider community.<sup>19</sup> For instance, legends associated with Pania Reef and Maui fishing up Te Ika a Maui (represented in the distinctive sweep of Hawke Bay) are well known and contribute to Napier's identity.

It is understood that the regional landmarks most important to Ngati Kahungunu are those that are located outside the Napier City boundaries including Kahuranaki, Cape Kidnappers (Te Matau a Maui) and Maungaharuru.<sup>20</sup> Te Matau a Maui also refers to the shape of Hawke Bay as well as Cape Kidnappers.

Sites of more local significance include wahi tapu, such as those on Roro o Kuri and Te Iho o Terei (Quarantine Island), and pa sites such as Otatara-Hikurangi, Heipipi,<sup>21</sup> Otiere and Otaia.

Part of a waiata<sup>22</sup> delivered to the Waitangi Tribunal hearing on the Whanganui o Orotu claim identifies the iwi of the Napier area with the following landscape features:

<i>Ko wai Te Waka</i>	Takitimu
<i>Ko wai Te Tangata</i>	Tamatea Arikinui
<i>Ko wai Te Tohunga</i>	Ruawhoro
<i>Ko wai Nga Maunga</i>	Hikurangi, Puketapu, <sup>23</sup> Kohukete, Heipipi, Haruru, Mataruahao
<i>O wai Nga Awa</i>	Ngaruroro, Tutaekuri, Te Waiohinganga <sup>24</sup>
<i>Ko wai Te Ngutu Awa</i>	Keteketerau
<i>Ko wai Te Iwi</i>	Ngati Kahungunu

<i>Hills</i>	Hikurangi (Otatara), Puketapu, Kohukete, <sup>25</sup> Heipipi (Bay View), Haruru (Maungaharuru); Mataruahao (Mataruahau/Scinde Island);
<i>Rivers</i>	Tutaekuri, Waiohinganga (Esk) and Ngaruroro;
<i>Channel</i>	Outlet channel to the former lagoon at Keteketerau.



Figure 12: Te Matau a Maui. Entry by Jules Clarke, Telecom Art Awards 2006

19. Patrick Parsons (1997) Napier City Heritage Study –Places of Spiritual Significance to Maori.

20. Personal communication with Ngahiwi Tomoana, 1994, Hastings Landscape Study.

21. Although once a very extensive pa, much of the visible remains have been removed by recent earthworks.

22. Te Whanganui a Orotu Report, 1995, Waitangi Tribunal, section 2.2.2, [www.waitangi-tribunal.govt.nz/reports](http://www.waitangi-tribunal.govt.nz/reports), accessed 7 September 2008.

23. Six Puketapu are recorded in the Gazetteer of Maori Place Names, J.D.H. Buchanan, 1973, 'The Maori History and Place Names of Hawkes Bay. The most likely in this context is the hill near the settlement of Puketapu.

24. Esk River.

25. Kohukete is an important pa near the Wharerangi marae inland from Te Whanganui-o-Orotu. However Buchanan also records it as a "Pa on Sugar Loaf" in his Gazetteer of Maori Place Names, J.D.H. Buchanan (1973) 'The Maori History and Place Names of Hawkes Bay.

## Historical Associations

Historical development **patterns** are described above under the heading 'Human Overlay'.

Important historical **themes** include early settlement; the growth of early Napier, the development of the surrounding landscape; and the 1931 Earthquake and re-construction. Sites associated with these themes include the following:<sup>26</sup>

<i>Historical Theme</i>	<i>Associated landscape sites</i>
Early Settlement (traders and missionaries)	Colensos' mission site at Waitangi  Early trader sites around the inner harbour (Corruna Bay, Goa Bay, Westshore)
Growth of early Napier	Napier Hill area  39th Regiment Site  Inner Harbour and woolstores
Development of surrounding landscape	The Mission (seminary, pioneering winemaking, historical buildings)
1931 Earthquake	Art Deco Napier (CBD and suburb of Marewa)  The Marine Parade Gardens (Colonnade etc)  Memorial, Park Island Cemetery  Landform changes and drainage works

26. There are a number of important historical buildings in Napier (especially on the Hill) and Taradale, but an assessment of these is outside the scope of this report. Similarly the more minor themes or features are mentioned where relevant when analysing individual landscapes. For example, the WWII pillboxes on parts of the foreshore, and the site of the quarantine station on Quarantine Island. This list is not exhaustive. It is not an historical assessment of Napier City. Its purpose is to highlight themes and sites most relevant to assessing landscape value.

## Landscape-Based Recreation

Recreation is often associated with landscape qualities. People are drawn to landscape edges (where different landscapes intersect); they are drawn to landmarks (often as a purpose or destination); and they are drawn to areas that contrast with their day-to-day surroundings (for instance people are drawn to natural and rural landscapes, and conversely to historic urban precincts that might contrast with everyday settings and activities).

At first glance, Napier has limited landscape-based recreation opportunities: Most of the landscape is flat; the western hills have only modest stature; the coast comprises an unrelieved open sweep of shingle banks; there are few areas of natural vegetation; and few areas from where one can escape views of the city. However, when seen as a whole there are some rich opportunities. Some features have a powerful presence, such as the sweep of Hawke Bay, the expanse of the former lagoon area, and the sentinel of Scinde Island. Other features have more subtle qualities including the estuaries, the former islands, the poplar-lined Tutaekuri River, and the cultivated horticulture-viticulture landscapes.



Figure 13: Napier Marine Parade historic photo (Note: photo is captured 1944 but is of pre-earthquake Napier)

Landscapes within Napier on which recreation is based include the following:

Shingle Spits	Ocean swimming, contemplation, walking, surfcasting, kontiki fishing, kite-surfing, and utilising Napier's temperate climate.
Tutaekuri and Esk Rivers <sup>27</sup>	Swimming holes, picnic spots, walking and mountain biking, and trout fishing. Experience of rural and semi-natural landscape character.
Waitangi Estuary	Semi-wild character, used for walking, surfcasting, whitebaiting, contemplation, bird watching.
Viticulture Landscapes	Principally the Mission and McDonald wineries/vineyard; also Brookfields winery in Meeanee area, and further afield in Bay View-Esk Valley. <sup>28</sup> These are visitor destinations, they form part of 'wine trails' by car or cycle, they often have associated outdoor restaurants, and are the venues for concerts.
Rural Roads	Cycling, part of wine trails. Within Napier this is restricted to a handful of roads around Meeanee and the Esk Valley
Inner Harbour	Urban-natural edge, and historical urban character
Marine Parade Gardens	Gardens with historic character and an urban context
Sugar Loaf	Climb and lookout over Taradale and the coastal plains
Park Island	Former islands than now have short loop walks, contemplation in historic cemetery
Roro o kuri	Former island, historic Maori site, loop walk, climb and lookout over former lagoon
Lower Estuary	Loop walk around perimeter (also kayaking, sail board and small boat sailing in the Pandora Pond area
Westshore Wildlife Reserve	Bird watching
Inner Harbour	Urban-natural edge, and a relatively strong historical urban character
Middle and Upper Estuary (Main Outfall Channel)	Seasonal duck shooting, 'informal' jogging on stop banks

## Contemplative Values

Contemplative, or spiritual, values are associated by many people with certain landscapes. Values may include personal identity and sense of belonging; a sense of continuity associated with an unchanging landmark; a sense of transcendence or 'otherness' where natural landscapes represent existence beyond ourselves; and locations from where one can contemplate life from a detached perspective. Napier landscape features with which such values might be associated include the following:

- Shingle Spits - Hawke Bay - Strongest natural presence, outlook over ocean vastness
- Scinde Island/Bluff Hill – Napier's most distinctive and enduring landmark feature or emblem
- Sugar Loaf - Lookout from where one can view the city from a detached perspective
- Otatara and Roro o kuri - Places that are evocative of past times and a former landscape



Figure 14: 'Walkway Wanderer'. Entry by Rosana Jones, Telecom Art Awards 2006

27. Most recreation associated with the Esk River is within Hastings District.

28. There are increasing requirements for safe cycling and walking routes to connect these areas.

# ASSESSMENT OF FEATURES AND LANDSCAPES

*This section of the report focuses on Napier's landscape character areas,<sup>29</sup> each of which is assessed as follows:*

- Description and analysis -taking into account the factors set out in Table 1
- Evaluation of landscape significance
- Identification of possible threats to landscape values, and sensitivity to change
- Criteria against which to assess any impacts on landscape values

29. Landscape character areas are defined by topography and land use into logical areas with a coherent character.

## Scinde Island

### *Introduction*

Scinde Island and the shingle spits are interconnected. The shingle spits accumulated around Scinde Island, forming the distinctive 'blip' in the smooth sweep of Hawke Bay. The island and spits provided the sheltered harbour that led to Napier being settled in that location, but at the same time consigned the early settlement to a confined site on the hill and spits. Napier's existing urban form and street pattern still reflects that initial landscape.

### Scinde Island (Napier Hill - Bluff Hill)

#### *Description and Analysis*

Napier Hill is an urban precinct whose distinct character derives from the intricate manner in which the urban form relates to the landform. The hill is a bold block of limestone rising sharply from the surrounding plain, encircled by former sea cliffs. There is a framework of vegetation in gullies and steeper faces, with development concentrated more densely on the hill's flat top or squeezed into the main valleys.

The organic street pattern closely follows the topography. It's early confined nature means the hill has a range of activities and an intensity it might not otherwise have developed. For instance, it contains schools, former hospital, botanic gardens, historic cemetery, former prison, neighbourhood shop nodes, and a range of houses from grand residences to workers cottages.

At a broader scale, Napier Hill is a singular landmark in the middle of the coastal plains, and in the otherwise unbroken sweep of the bay. In particular, the 'Bluff' is a landmark feature prominent in views across Hawke Bay from the north and south and the backdrop to the Marine Parade.<sup>30 31</sup>

Landscape-based recreation opportunities include several parks, including the historic Botanical Gardens and cemetery and the more recent Centennial Gardens,<sup>32</sup> the Bluff Hill lookout, and several walks that engage with the landscape such as the 'Round the Hill Walk' (7.4kms), the 'Bluff Hill Walk' (4.4km), and the 'Ramp and Steps Walk' (5.3km).

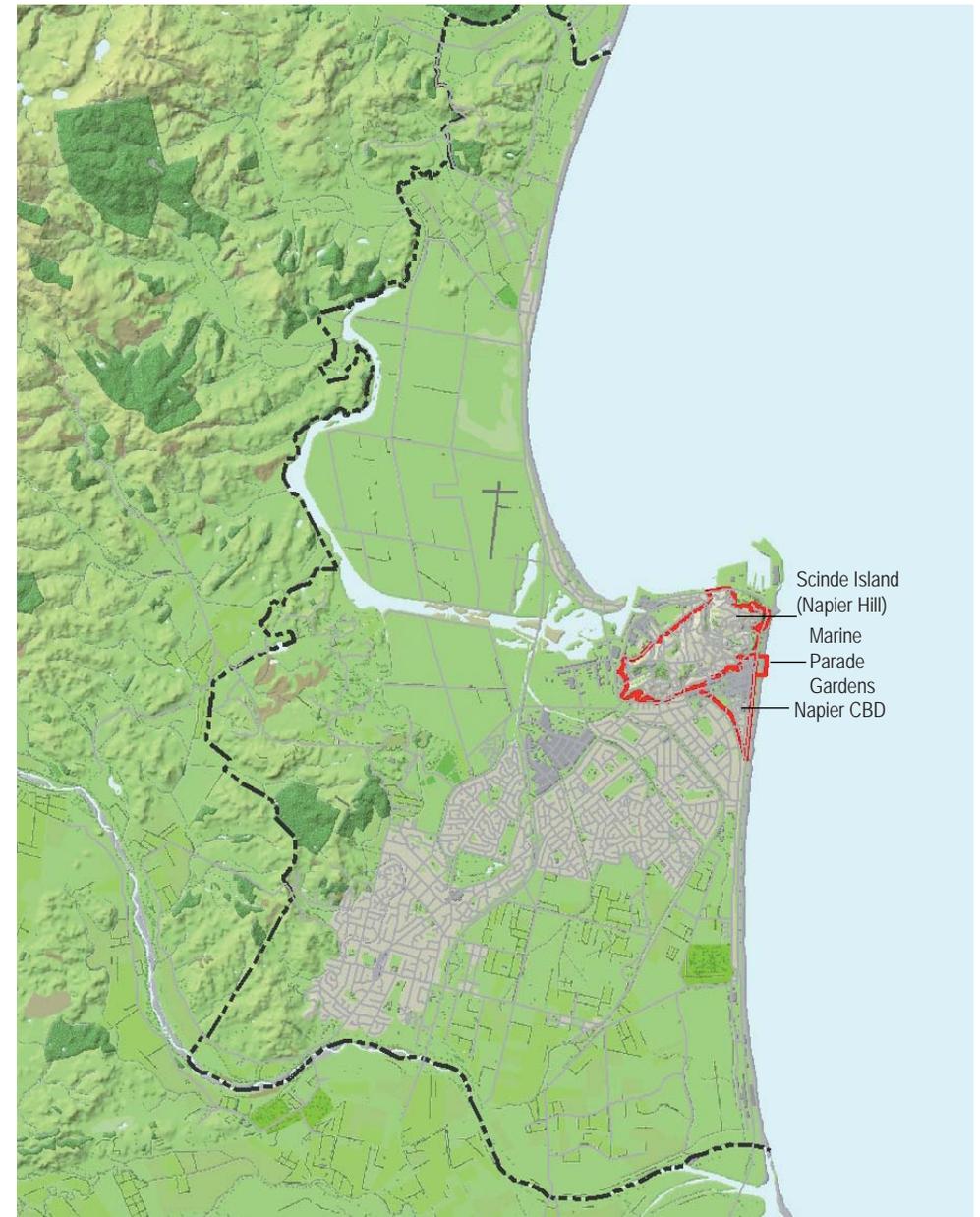


Figure 15: Scinde Island (Napier Hill), Napier CBD, and Marine Parade Gardens

30. Historical photos indicate that the cliffs are largely in their natural form despite construction of the port below. A section of the bluff collapsed in the 1931 Earthquake, but this was the section along the eastern side of the hill.

31. A specific site referred to as the 'Milton Road Macrofossils' in the cliffs near Milton Road is listed in the New Zealand Geopreservation Inventory.

32. Created in former prison quarry.

## Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical			✓		
Human Overlay				✓	
Perceptual				✓	
Associative					✓

Napier Hill has significant amenity value because of the interplay between urban form, landform, and history. The hill as a whole has a coherent character ('aesthetic coherence') that contrasts with the surrounding flat parts of the city. Chapter 4 of the District Plan recognises Napier Hill as a special character zone with the following characteristics:

- Diverse mix of housing styles, including art deco, bungalows, villas and modern architectural design;
- Close pattern of development
- Many houses close to or abutting the road, and garages common abutting the road reserve;
- Some houses built to side boundaries
- Houses typically taller with a smaller footprint;
- Development concentrated close to road, so that steep parts of sections are undeveloped
- Pattern of vegetation within undeveloped valleys and gullies



Figure 16: Historic map of Scinde Island and Napier CBD

In addition to these factors the character includes important historical associations and value to tangata whenua, and characteristic road and lot layout. At a broader scale Napier Hill has landmark qualities and is an important anchor of Napier's identity

## Threats, Sensitivity and Recommendations

The proposed 'Napier Hill Character Zone' in the District Plan provides some recognition and protection of the Hill's special character. However assessment criteria are general rather than specific, and controls are relatively modest. While the area has mixed building styles, it is underpinned by the historical C19th building fabric which could be eroded through demolition or insensitive refurbishment. The area also has relatively consistent patterns relating to building scale, setbacks and streetscape that could be eroded through, for instance, insensitive multi-unit or infill development.

Recommended methods:

- Carry out a detailed character analysis of Napier Hill based on historical principles and covering landform, street and lot pattern, streetscape, and building fabric
- Consider more detailed controls and assessment criteria to the District Plan



Figure 17: Napier Hill (Hawkes Bay Museum and Art Gallery)

## Napier CBD

### *Description and Analysis*

Napier's CBD is a well-recognised historic precinct that is on the list of sites New Zealand intends to nominate for World Heritage Status. Assessment of this precinct is outside the scope of this report. However it is worth noting the CBD's response to landform. The flat shingle delta is reflected in the grid street pattern in contrast to that of Bluff Hill. The orientation of the grid is influenced by the orientation of the hill, and the grid is truncated by the coastline along the Marine Parade and by the shoreline of the estuary along the alignment of Wellesley Road.

## Marine Parade Gardens

### *Description and Analysis*

The Marine Parade Gardens, (between the Soundshell and the floral clock), are one of New Zealand's most important designed landscapes. They were designed and built during the 1930s as part of Napier's reconstruction following the 1931 earthquake. In fact, they stand on top of earthquake demolition rubble.

The gardens have clearly defined boundaries and a coherent art deco design, comprising straight lines, basic geometric shapes, and simple forms in the art deco manner. Specific art deco elements or motifs include the Soundshell, geometric paving pattern, and the Tom Parker Fountain. The gardens and features were built between 1932 and 1939 and designed by members of the same small group of architects responsible for Napier's reconstruction. The layout was designed by Stanley Natusch, a partner in Natusch and Sons, a Napier architectural practice that played a leading role in reconstruction of the city, assisted by Louis Hay.<sup>33</sup> The Soundshell, Colonnade, Veronica Sun Bay and Tom Parker Fountain were designed by J.T.Watson, Borough Architect.

The Marine Parade Gardens are in the same style as the rest of the historic art deco precinct of the CBD, and they play an urban design role as the keystone connecting the CBD with the beach.

As well as owing their existence to the 1931 earthquake, there are additional historical details such as the Veronica bell<sup>34</sup> and inscriptions on the memorial arches<sup>35</sup> commemorating the earthquake.

Their main recreational use is as a strolling or promenading garden, with contemplative attributes, but they are also the venue for events such as concerts, markets, and activities associated with the Art Deco Festival.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical	✓				
Human Overlay					✓
Perceptual					✓
Associative					✓

The gardens warrant recognition in themselves as a heritage landscape in terms of s6(f) of the RMA. While New Zealand has a number of notable C19th parks and gardens, the Marine Parade Gardens are arguably New Zealand's most significant C20th gardens. They have even greater significance when considered as an essential component of a precinct that is listed for nomination as a World Heritage Site.



Figure 18: View down Marine Parade

33. 'Art Deco Walk' Eleventh Edition 2006, Art Deco Trust Inc, Napier.

34. The ship's bell from HMS Veronica whose crew helped in disaster relief.

35. "Courage is the Thing All Goes If Courage Goes", "Without Vision The People Perish", "The Pathway to Power is through Service". Although they are 'outstanding' they are not a s6(b) landscape because they are cultural in nature

### Threats, Sensitivity and Recommendations

While the Marine Parade Gardens are protected by the Recreation zoning, they are of such significance that more focused protection is warranted. The significance of the Gardens may not be as readily appreciated as that of Napier's better documented art deco buildings. The likelihood of change is low, but the sensitivity to change is high.

#### Recommended methods:

- Add the Gardens to Council's list of art deco features
- Specifically include the Soundshell on Council's list of art deco features
- Ensure the Gardens are included within the precinct recommended for World Heritage Status
- Prepare a Conservation Plan
- Classify the gardens as a significant 'historic heritage site' in relation to s6(f) of RMA

#### Criteria

- Historical integrity of garden design
- Retention of key elements including Soundshell, Paving, Colonnade, Tom Parker Fountain, Veronica Sun-Bay

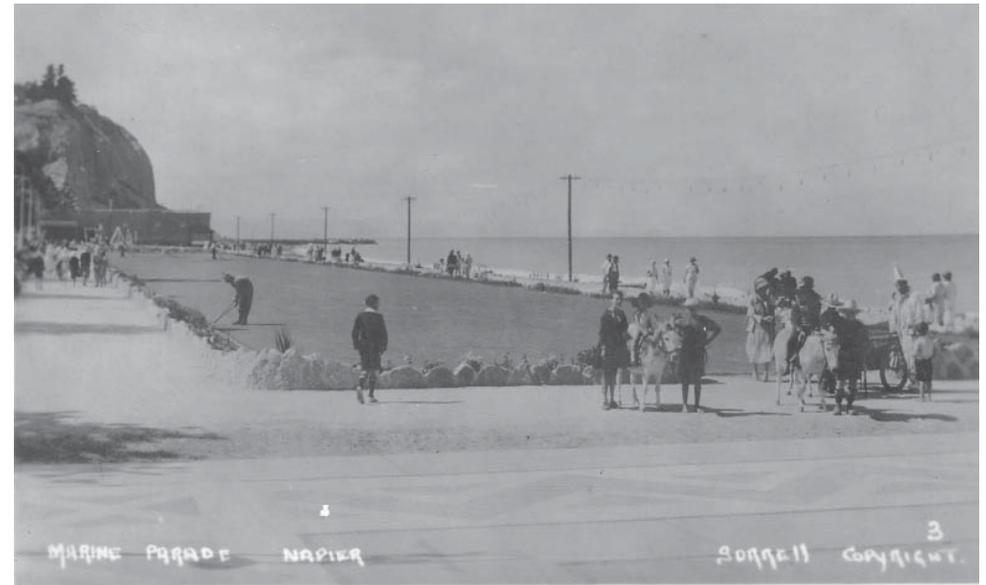


Figure 19: Marine Parade Napier, early construction of Marine Parade (Hawkes Bay Museum and Art Gallery)

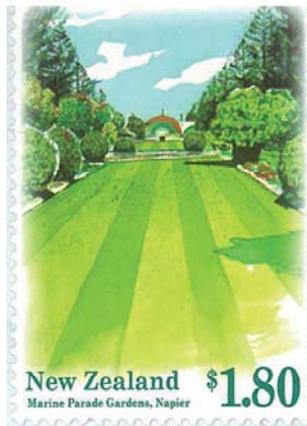


Figure 20: Marine Parade Gardens, 1996 Stamp



Figure 21: Art Deco inspired painting of Marine Parade Gardens



Figure 22: Postcard of Marine Parade Gardens c1940s



Figure 23: Art Deco advertisement 2008

## The Shingle Spits

### *Description and analysis*

As discussed, the greywacke shingle spits coalesced around Scinde Island. The main roads into Napier from the north and south follow these spits, and they are traced by ribbons of development.

The spits have a stark character. However, they have presence because of the scale of the bay; the views to landmarks of Scinde Island, Cape Kidnappers, and the Tangoio/Waipatiki cliffs; and their openness of the steep gravel beaches to the surf.

Their recreation use varies between the heavily used urban stretches (Westshore Beach,<sup>36</sup> Hardinge Road, Marine Parade) and the more natural and private stretches (Keteketerau-Beacons area, Napier Foreshore Reserve between the Marine Parade and Awatoto). Long distance walkways/cycleways built along the spits since 2002 are remarkably popular.<sup>37</sup> A concrete walkway/cycleway extends the length of the southern shingle bank between the CBD and Waitangi Estuary, and along the western shingle spit between Westshore and Bay View. It is worth noting that these pathways connect the heart of the CBD with natural areas south and north of the city.

The spits as a whole have significant amenity value, although they do not have the qualities of an outstanding natural feature or landscape. There are sections, such as at Awatoto, where the backdrop detracts from visual amenity such that they do not warrant recognition as a section 7 landscape. However the more natural sections of the spits have higher values as discussed below. Most of the coastline is protected by its foreshore reserve status, although its amenity is influenced by the adjacent land on the landward side of the foreshore.



Figure 24: The Shingle Spits

36. Westshore is the most popular swimming beach, also used for kite surfing, jet skis etc. The more natural areas tend to attract surfcasters, cyclists and walkers.

37. The Rotary Pathway Trust was formed in 2002 and is constructing a circular walkway/cycleway covering much of the City in conjunction with Napier City Council, Sections along the shingle spits have been completed.

## Napier Foreshore Reserve (Section of the Southern Spit)<sup>38</sup>

### Discussion and Analysis

The shingle bank between the south end of the Marine Parade and Awatoto is relatively broad and high. Although the ribbon of housing along Te Awa Avenue reduces its naturalness to some extent, the housing is set back some distance from the shoreline and is at a lower elevation on the back of the shingle bank. Likewise, the industrial area at Awatoto, which extends onto the shingle bank itself, detracts somewhat from views along the coast. Nevertheless the shingle bank and beach has a semi-natural character, and affords dramatic views to Cape Kidnappers and Bluff Hill. The Norfolk Island pines accentuate the line of the spit.

Awatoto has tangata whenua and historical associations as the location where inland tracks branched from the shingle bank to skirt the southern edge of the Ahuriri estuary. In early settlement years a pa occupied by the influential chief Tareha was located here, controlling the routes to the south and west.

The shingle banks have recreational value as a semi-natural area close to Napier from where to contemplate the expanse of Hawke Bay, as part of the long distance Rotary pathway, and for activities such as surfcasting. It is also the gateway to Napier from the south. The area has natural habitat values. It is the northern-most location (and sole location in Hawkes Bay) in which the spotted skink is found.<sup>39</sup>



Figure 25: Southern Shingle Spit

38. This relates to the more natural part of the Southern Spit south of the intersection of Warren Street and SH2. In other words it excludes the 'Marine Parade' area.

39. Department of Conservation, 2002, 'North Island Oligosoma spp. Skink Recovery Plan 2002-2012.

### Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical			✓		
Human Overlay					
Perceptual			✓		
Associative		✓			

The shingle bank has significant local amenity values, including aesthetic, recreational and biodiversity attributes.

### Threats, Sensitivity and Recommendations

While the Napier Foreshore Reserve status protects the shingle bank itself, there may be pressure for community facilities on the reserve that might detract from its qualities. Development on the inland side might also detract from the area's landscape qualities. Conversely, there may be opportunities to enhance amenity values. It is recommended that the shingle bank be classified as a Section 7 Amenity Landscape in order to highlight its landscape values. Overall the sensitivity is therefore relatively low.

### Criteria

- Naturalness and openness of shingle beach
- Recessiveness of development on the inland side of the bank
- Maintenance of avenue of Norfolk Island Pines
- Restoration of natural coastal vegetation

***“At Napier sprawled on the earthquake beach, Watch your children stumble in to bathe on pebbles black as flint...”***

-James K Baxter, 'At Napier' (1957)

## Keteketerau - Beacons (Section of the Western Spit)

### Description and Analysis

The section between Westshore and Bay View is the only part of the western spit not backed by a ribbon of houses.<sup>40</sup> It includes former outlet channels for the Te Whanganui-a-Orotu Lagoon at Keteketerau (opposite the intersection of Quarantine Rd and SH2) and just north of the beacons, which are marked by dips in the road and low-lying marshland on the inland side of the road. The spit is open on both seaward and inland sides. The walkway in this area enables experience of the simple elements of open coastline, the scale and sweep of Hawke Bay, the surf on a shingle beach, and the landmarks of Bluff Hill and Tangoio-Waipatiki cliffs.

The spit is elevated enough to provide inland views over the former estuary seabed, including the wetland areas opposite the channels, the backdrop of serrated hills, and from some places the distinctive Te Waka-Titiokura-Maungaharuru and Kaweka skyline.

This open section also provides the brief but strategic view of Hawke Bay and Bluff Hill from Napier's northern approaches SH2/SH5.

There are also incidental historical associations with WW2 'pillbox' gun emplacements, and the beacons on the opposite side of the road.

### Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay					
Perceptual				✓	
Associative				✓	

This section of the western spit has significant amenity values, including geomorphic (former outlet), aesthetic and recreational attributes, and because of views of Bluff Hill from Napier's northern approach.

### Threats, Sensitivity and Recommendations

While the Beacons Reserve zoning protects this section of the spit itself, it is recommended that the spit and an area on the inland side of the road in the vicinity of the former outlet channel be classified as a Section 7 Amenity Landscape in order to highlight the area's landscape values. This may help avoid, for instance, ribbon development on the landward side of the spit. Overall the sensitivity is moderate.

### Criteria

- Naturalness of shingle bank and marshland on opposite side of road
- Openness of outlook in both seaward and landward directions
- Retention of landform dip in SH2/SH5 and channel banks as evidence of former lagoon outlet
- Retention of views of Bluff Hill from SH5/SH2

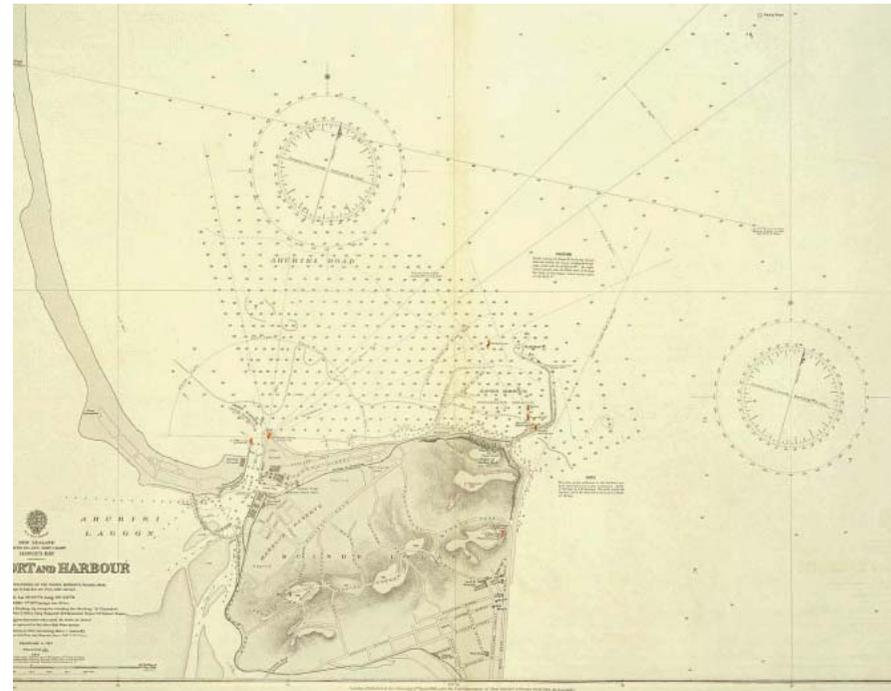


Figure 26: Scinde Island and Western Spit

40. Except for a short gap opposite the end of the Napier Airport cross runway.



Figure 27: View from Bay View Hills showing Western Spit



Figure 28: Southern Shingle Spit

## The Former & Remnant Lagoon, & Islands

### *Description and Analysis*

The existing estuary is a remnant of what was once an expansive lagoon, Te Whanganui-a-Orotu, approximately 3800ha in area, now reclaimed through a combination of earthquake uplift, drainage engineering, and localised reclamation. The lagoon as a whole comprises the following landforms:

- Remnant Ahuriri estuary
- Former seabed
- Former islands <sup>41</sup>
- Backdrop western hills
- Barrier shingle spit

The former lagoon makes up a significant proportion of Napier's non-urban landscape. It has presence because of its scale, openness, expansive sky, and backdrop of serried hills. It also contains a number of more subtle features such as the former islands and former shoreline along the western hills. Visually it is part of the approaches to Napier from the north, and part of Scinde Island's context. (i.e. contrast of Scinde Island with the surrounding plains)

Because it was the focus of Maori settlement, there is considerable history associated with Te Whanganui-a-Orotu, and these are important sites on the former islands and backdrop hills. There is also more recent history associated with boating on the lagoon and its uplift during the 1931 earthquake.

The remnant 275ha estuary has ecological and recreation value, in part because of its rarity.

Much of the former lagoon area is not accessible to the public. However it has high visual significance, and there is recreational potential.

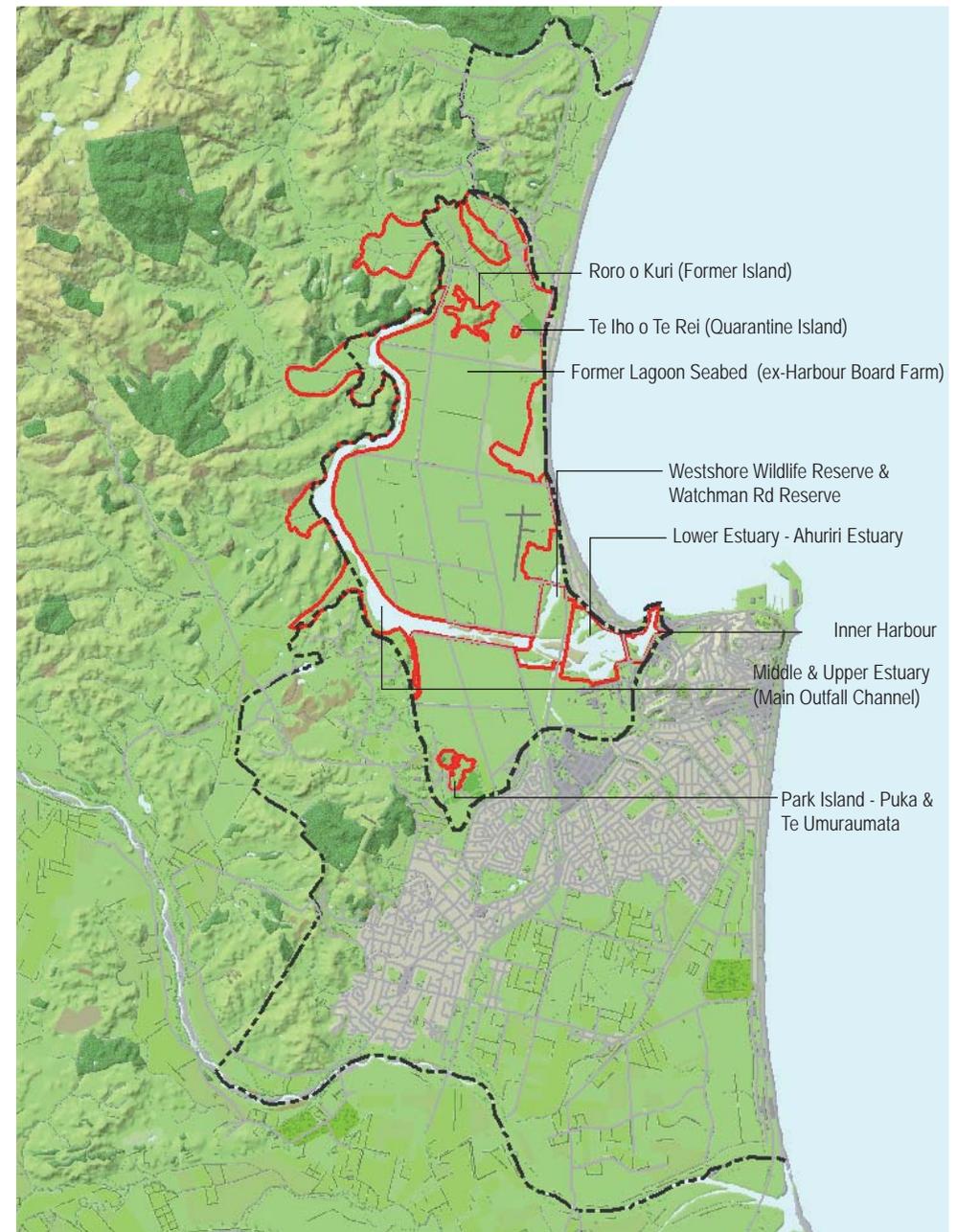


Figure 29: The Former Lagoon - Te Whanganui a Orotu

41. There were nine former islands, although some were low islands now difficult to distinguish from the plain of the former seabed.

The landscape components, some of which warrant individual recognition, are analysed under separate headings below. More importantly, the area has significance because of the combination of landforms, and their combined ecological, natural character, geomorphic, aesthetic, tangata whenua, historical and recreational attributes (and potential).

#### *Threats, Sensitivity and Recommendations*

Many of the components have protection as reserves of one sort or another, or as Crown conservation land. However such a reductionist approach does not recognise the significance of the area as a whole. The entire former lagoon, Te Whanganui-a-Orotu, warrants recognition as a Significant Amenity Landscape. Overall the sensitivity is moderate.

#### *Criteria*

- Openness and coherent land cover of former lagoon seabed
- Legibility of former islands as 'figures' set against the 'ground' of the former seabed
- Legibility of small features such as former cliffs, beaches, shell banks, and the Kitekiterau outlet channel
- Ecology of the remnant estuary
- Recognition of the history associated with the former lagoon



Figure 30: Te Roto o Kuri Lagoon before 1931 Earthquake



Figure 31: Te Roto o Kuri Lagoon following 1931 Earthquake



Figure 32: Te Ihu O Te Rei

## Remnant Ahuriri Estuary

The remnant 275ha estuary falls into four main parts, each of which is dealt with separately below:

### Inner Harbour

- Lower Estuary (between the Pandora Bridge and the old Embankment Bridge)
- Westshore Wildlife Reserve, Watchman Road Reserve<sup>42</sup> and Southern Marsh
- Middle and Upper Estuary (main outfall channel)

## The Inner Harbour

### *Description and Analysis*

The Inner Harbour is a distinctive and historic precinct. Prior to 1931 it was Napier's port,<sup>43</sup> and a major wool shipping centre. Now it is used by a fishing fleet and recreational craft and as an urban recreation precinct. The eastern side is defined by quays parallel to the harbour, lined by former wool-stores and warehouses. By contrast the western side of the Inner Harbour is characterised by individual buildings (rather than a wall of buildings defining a quay) and jetties / slipways aligned at right angles to the shore.

The precinct has relatively high aesthetic qualities because of the edge contact between city and water, the coherent form of the quays and wool-store buildings, the coherent scale and style, and the Bluff Hill backdrop that visually defines the precinct.

The area has historical significance, representing an era when Napier was one of New Zealand's main wool trading centres and ports, handling the fleece from a broad Hawkes Bay hinterland. There was also a freezing works established on the Whakarire Ave promontory around the late 1880's.

The Inner Harbour also has significant recreational value on both water and land. It provides access to sea-based recreation, being the only recreational mooring on Hawke Bay<sup>44</sup> and gentrification of former wool stores to cafes, restaurants and accommodation has promoted recreation based on landscape and urban form qualities: its historic urban character, sheltered harbour outlook, and views across Hawke Bay to the backdrop Maungaharuru Range.

Some recent re-development has eroded the integrity of the urban form of parts of West

Quay and Nelson Quay. However, there are sufficient intact stretches to retain heritage values of the precinct.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay				✓	
Perceptual				✓	
Associative				✓	

The Inner Harbour has significant amenity values, including moderately high historical, aesthetic, and recreational attributes.

### *Threats, Sensitivity and Recommendations*

The popularity of the area and high property value means there is likely to be pressure for redevelopment of sites. The urban fabric has already been eroded by some redevelopment. The sensitivity is high.

Separate initiatives have already been carried out for the built fabric around the Inner Harbour, including rules and assessment criteria incorporated in the Ahuriri Section of the District Plan. For instance any alteration of building facades on West Quay requires a heritage architecture review. A conservation plan has also been produced for the former British American Tobacco site which occupies an extensive area behind West Quay. It is recommended these provisions be incorporated within a wider 'Significant Urban Historic Precinct' incorporating broader urban form and landscape setting as well as buildings.

The following actions are recommended:

- Investigate classification of the Inner Harbour Area as a Significant Urban Historic Precinct. This would include a detailed study of existing urban fabric, principles and criteria for redevelopment.<sup>45</sup>

42. North Pond.

43. Construction of a deeper water breakwater port had already begun in the 1890s, although progress was slow. The reduction in water depth in the Inner Harbour following the 1931 earthquake sealed its fate as the main port.

44. It is the only mooring for boats between Gisborne and Wellington.

45. Such a detailed investigation is outside the scope of this landscape report. However the values of the area derive from a combination of urban form factors and the relationship with the inner harbour as a landscape feature.

*Criteria*

- Maintenance of quay typology on eastern side (parallel quay backed by wall of buildings, hard edges, working character)
- Maintenance of historic building fabric and character (character of warehouses and wool stores)
- Maintenance of coherent scale
- Maintenance of contrasting typology on western shore (separate 'lantern' buildings, jetties and slip-ways)



Figure 33: Coastal steamers and scows at Port Ahuriri West Quay (Hawkes Bay Museum and Art Gallery)



Figure 34: Former West Quay woolstores



Figure 35: Ahuriri Estuary

## Lower Estuary (Ahuriri Estuary) (Between Pandora Bridge and Embankment Bridge)

### *Description and Analysis*

The lower estuary is one of the more natural areas within Napier City. Although the margins are somewhat modified, and it is set against the backdrop of the city, the estuary itself comprises relatively natural tidal mudflats, areas of salt marsh, and some restored naturalistic planting around some of the shoreline.

It is recognised as a strategically important site for wildlife, including migratory waders such as the Bar-tailed Godwit.

A 3.8km walkway traces the perimeter of the estuary, taking in the historic Embankment Bridge and open salt marsh areas, as well as historical reclamation features. It provides a visual contrast to the city, and a contrast to the experience of the spit walkways. According to the Department of Conservation it is used by 35,000 visitors a year and is the most popular<sup>46</sup> of its Hawkes Bay walkways.<sup>47</sup> Water based recreational activities (board and dinghy sailing, kayaking, waka ama) also take place on the estuary, mostly in a dredged area in the eastern corner.

Aesthetically the estuary has a coherent natural character. There are picturesque views of the foreground estuary, middle-ground feature of the old Embankment Bridge, and backdrop of the western hills and Scinde Island.



Figure 36: Lower Ahuriri Estuary

The value of this landscape unit is a combination of biophysical, visual amenity and recreational attributes.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical					✓
Human Overlay					
Perceptual				✓	
Associative			✓		

Although it has high ecological significance, the lower estuary is not of sufficient overall landscape quality to be classified an outstanding natural landscape. However there are significant matters that warrant maintenance and enhancement under s7(c) and (g) relating to ecological, aesthetic, transient and recreational attributes. It may also warrant recognition as having significance under section 6(c) of the RMA as a matter of national importance.

### *Threats, Sensitivity and Recommendations*

Threats to its landscape qualities are most likely to arise from development in fringe areas around the perimeter. The lower estuary itself is protected. Sensitivity is low.

The following actions are recommended:

- Classify the lower estuary as a Significant Landscape

### *Criteria*

- Natural character of the estuary and margins
- Screening of adjacent industrial sites south of the estuary

46. 'Ahuriri Estuary Walk Upgrade', Department of Conservation media release, 28 March 2006, [www.doc.govt.nz/templates/news](http://www.doc.govt.nz/templates/news), accessed 31 August 2008.

47. Despite the fact it is not wheel friendly.

## Westshore Wildlife Reserve and Watchman Road Reserve

### *Description and Analysis*

Unlike the nearby tidal lower estuary and outfall channel, the Westshore Wildlife Reserve and Watchman Road Reserve<sup>48</sup> contain brackish ponds fringed by reeds and rushes. The area has high wildlife values, complementing the nearby lower estuary.

Aesthetically the ponds are visible to people travelling on the SH5 expressway, forming a landmark near the entrance to the city. An area on the east side of the expressway was modified during road construction to create 'scrape lakes' which provide additional habitat for migratory and wading birds.

The area is not generally accessible for recreation, although there is a small lookout adjacent to the lake for bird watchers.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical					✓
Human Overlay					
Perceptual				✓	
Associative		✓			

Although the reserve has high ecological amenity, it does not have sufficient landscape value to warrant classification as a Section 7 landscape. It is noted that its reserve status provides some protection of its wildlife value.



Figure 37: Westshore Wildlife Reserve



Figure 38: Westshore Wildlife Reserve

48. The Westshore Wildlife Reserve is south of Watchman Road, and the adjacent Watchman Road Reserve or North Pond is on the north side of Watchman Road.

## Middle and Upper Estuary (Main Outfall Channel)

### *Description and Analysis*

The remnants of the former lagoon inland of the Embankment Bridge are now limited to the canal-like Middle Estuary confined between stop banks and a perimeter Upper Estuary sandwiched between a stop-bank and the western hills. However, despite the degree of modification, the Upper Estuary retains moderately high landscape values.

This water body has moderately high natural values. The backdrop western hills are in open grassland but there are few human structures, with the exception of the Poraiti hills in the south-west corner of the area. The shoreline against the western hills is still essentially natural, containing a pattern of relict headlands-cliffs-beaches-inlets. The estuary and outfall channel contain extensive mud flats and salt marsh. The estuary has high value for wildlife.

The Upper Estuary has relatively high aesthetic qualities because views include foreground estuary, the intricate western shoreline, and relatively natural backdrop hills. Prior to the 1931 earthquake, Napier residents sailed on the lagoon and picnicked on beaches on the western shoreline.

However the estuary has low public visibility and recreational use. The western shoreline is not accessible or even visible from public places, and the main recreational use appears to be duck shooting and ornithology. It has become a forgotten corner of the city. There is, however, significant recreational potential as part of a circular route around the city (see below under heading 'Recreation' on page 93).



Figure 39: Middle Estuary (Main Outfall Channel) from SH2 Expressway

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay					
Perceptual				✓	
Associative		✓			

The Middle and Upper Estuary has significant amenity values, including moderately high geomorphic, ecological, and aesthetic attributes.

### *Threats, Sensitivity and Recommendations*

The qualities of the estuary itself depend on the surrounding former lagoon seabed and backdrop hills. Their openness, on which the lagoon seabed in particular relies for its aesthetic coherence, means the surrounding landscape is sensitive to development. It is worth noting the city's boundary along the western shoreline also means that the backdrop western hills, which are integral to the area's amenity, are within Hastings City. Overall the sensitivity is moderate.

The following actions are recommended:

- Classify the Upper Estuary as a Significant Amenity Landscape
- Investigate an extended pathway along the western perimeter of the estuary –preferably along the stop-bank

### *Criteria*

- Natural character of the estuary and margins
- Ecological health of estuary and margins

## Former Lagoon Seabed ('ex-Harbour Board Farm')

### *Description and Analysis*

Most of the former lagoon is now in open pasture, including the airport land, and is drained by a network of canals, stop-banks and pumping stations. Although modified, its openness means the expanse of the lagoon's former seabed can still be readily perceived, and its boundaries clearly defined by the perimeter western hills and contrasting ribbon of development along the shingle spit. The openness also helps ensure the legibility of the former lagoon islands discussed below. The New Zealand Geopreservation Inventory lists the 'Ahuriri Sea-Floor' as a feature of regional significance.

The former lagoon area has presence because of its scale and openness - its 'big sky' character.

There are historical associations relating to its former Maori focus for settlement and food, and for recreation. This is captured by a pepeha attributed to Kahungunu when he travelled through the area naming features:

*"Behold the sea-gulls flying and screeching over Taputerangi (Watchman Island), and Oh! the thoughts of the feeds on the thick-sided patiki (flounders) of Tiera (at Roro-o-kuri Island), and the delicious fern-root at Pukehou (at Petane), and the fat rats at Ramariki (near Arapauanui), and the glutinous pauas at Tahito (near Arapauanui)".<sup>49</sup>*

It is significant as part of the gateway experience of Napier from the north.



Figure 40: Boating on Former Lagoon (Hawkes Bay Museum and Art Gallery)

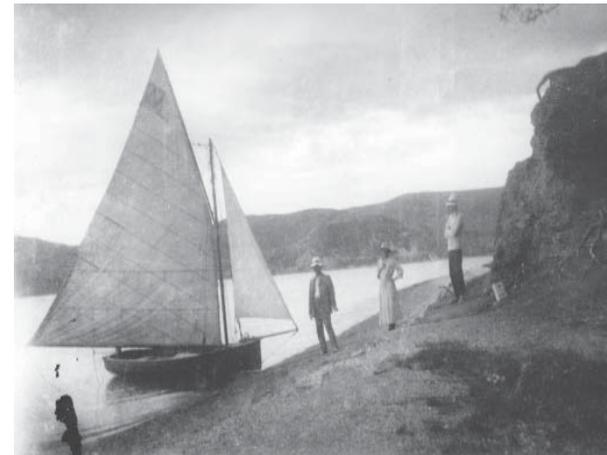


Figure 41: Boating on the Former Lagoon (Hawkes Bay Museum and Art Gallery)



Figure 42: Former Lagoon

49. The Migration of Tamatea and others from Hawaii and early Settlement of Hawkes Bay, Transactions and Proceedings of the Royal Society of New Zealand, Vol. 15, 1882, p. 449, National Library of New Zealand, [rsnz.natlib.govt.nz/volume/rsnz\\_15/rsnz](http://rsnz.natlib.govt.nz/volume/rsnz_15/rsnz), retrieved 30 August 08.

## Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay					
Perceptual				✓	
Associative		✓			

The former lagoon sea-floor in itself is unremarkable, but as an intact landscape including the defining hills, spit and islands, it has significant amenity values, including moderately high geomorphic and aesthetic attributes.

### *Threats, Sensitivity and Recommendations*

The former lagoon seabed depends on an uncluttered, open and coherent character for appreciation of its nature, and that of the former islands. Compartmentalisation with shelter belts, or a patchwork pattern resulting from subdivision, would destroy its coherence. Overall the sensitivity is moderate - high.

The following actions are recommended:

- Classify the former lagoon seabed as a Significant Amenity Landscape, in conjunction with the remnant estuary and islands
- As discussed above, investigate an extended pathway along the western perimeter of the estuary –either on the western shoreline or stop-banks

### *Criteria*

- Openness and uncluttered appearance
- Coherent (consistent) land use across entire sea-bed area

## Roro o Kuri (Former Island)

### *Description and Analysis*

Roro o Kuri is the largest of the former islands, now stranded as a hill amidst the plain of the former lagoon sea-bed.

The island has intricate marooned shoreline features –former beaches, cliffs, slender peninsulas, and inlets –many of which have Maori names. The open pastoral land cover of both the island and surrounding former sea-bed promote the legibility of the hill as an island.

Roro o kuri has high value to tangata whenua. It was one of the settlement sites around the former estuary, known for its patiki (flounder) and shellfish. There are remnant karaka trees and substantial pa earthworks. In particular Otaia Pa and Otiere Pa were the scene of battles and are regarded as wahi tapu. The Maori owners retained Roro o kuri when they sold the surrounding 'Ahuriri Block' to the Crown. The Waitangi Tribunal describes it as an "octopus shaped island with a pa on every tentacle".<sup>50</sup>

One of the headlands, O Kahungunu, commemorates the visit of Kahungunu in the process of naming features throughout Hawkes Bay, and the adjacent bay is recognised as an anchorage of the Takitimu waka.

There is a walking track around the island's perimeter<sup>51</sup> and a track to the 70m summit which provides wide views over the expansive former lagoon, and to Hawke Bay and Bluff Hill. The lookout enables one to envisage the pre 1931 landscape.

The 'island' is not a prominent landmark from the surrounding landscape, tending to merge with the backdrop hills. At close quarters, however, the intricate outline and distinctive former peninsulas and headlands, mean the island has moderately high aesthetic qualities.

50. Te Whanganui a Orotu Report 1995, section 4.5, The Reservation of Roro o kuri, Waitangi Tribunal, www.waitangi-tribunal.govt.nz/reports, retrieved 30 August 2008.

51. Approximately 60 mins, 2.8km.

## Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay				✓	
Perceptual				✓	
Associative				✓	

Roro o Kuri has significant amenity values, including moderately high geomorphic, aesthetic, historical, tangata whenua, and recreational attributes. Although it has high landscape qualities it is not sufficiently outstanding to be a s6(b) outstanding natural feature.

### Threats, Sensitivity and Recommendations

While Roro o Kuri is reasonably protected as Department of Conservation land, it is recommended that the island be classified as a Significant Amenity Landscape in order to highlight its landscape values. This may help prevent, for instance, insensitive development on the adjacent former seabed surrounding the island, or such works as the benched water tanks high on the hill. Sensitivity is moderate - high.

## Criteria

- Openness and uncluttered appearance, particularly on the island summit and spurs and around the former shoreline
- Openness and protection of archaeological features
- Protection of former shoreline features (cliffs, beaches, especially the tombolo and isthmus)
- Vegetation cover coherent with landform
- Openness of surrounding former lagoon seabed

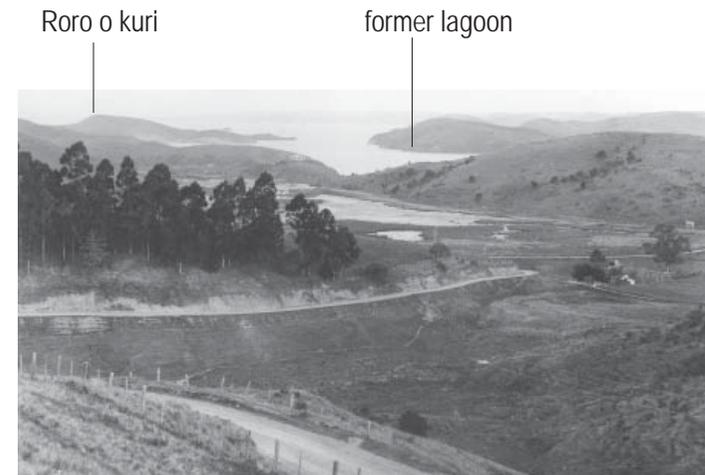


Figure 43: View from Hill Road Petane toward Roro o kuri and lagoon in background (Hawkes Bay Museum and Art Gallery)

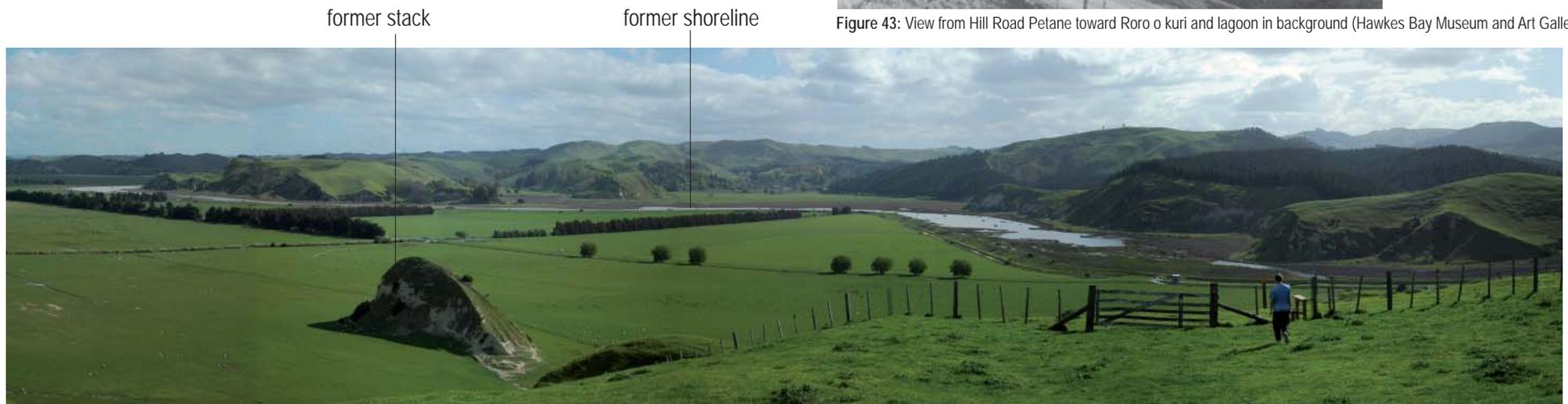


Figure 44: View from Roro o Kuri Island showing 'stack', and western shoreline of former lagoon

## Te Iho o Te Rei - Quarantine Island

### *Description and Analysis*

Quarantine Island is a much smaller former island a short distance east of Roro-o-kuri. It is a small hillock rising above the plains, with a flat top and steep wave-cut perimeter. There are several large old pines on top of the island, and a general cover of weed vegetation including wilding pines, wattle, and boneseed.

As with Roro o Kuri, Te Iho o Te Rei contained a pa and urupa. It also has historical interest because of its use as a quarantine island during early years of pakeha settlement.

The island is close to SH2/SH5 and contributes to the experience of arriving in Napier from the north. However former quarrying of part of the island and the location of the shooting club facilities squeezed onto reserve land against the base of the island detract from its aesthetic qualities.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay					
Perceptual			✓		
Associative				✓	

Quarantine Island has significant amenity values, including moderately high geomorphic, tangata whenua, and historical attributes, and moderate aesthetic attributes.

### *Threats, Sensitivity and Recommendations*

Threats to the island's landscape qualities may arise from further insensitive development on surrounding areas of the former seabed, and from invasion by weeds. While Quarantine Island is reasonably protected as a reserve, this has not stopped its values being somewhat compromised by adjacent development, and the island is overgrown.<sup>52</sup> It is recommended that island be classified as a Significant Amenity Landscape in order to highlight its landscape values. Overall sensitivity is low - moderate.

### *Criteria*

- Legibility and maintenance of historic features
- Legibility of the island's cliffs and flat summit
- Open and undeveloped character
- Openness of surrounding former lagoon seabed



Figure 45: View from Roro o Kuri 'Island' showing Te Iho o te Rei (Quarantine Island), former lagoon seabed, and Scinde Island. Also the welland marking the former Keteketerau Channel.

52. It is understood that iwi prefer the vegetation to be left in its current state for cultural reasons.

## Tapu te Ranga - Watchman Island

### *Description and Analysis*

Watchman Island is little more than an isolated 'stack' marooned amongst the dead flat former seabed. It appears to have been damaged by quarrying. However, its solitariness amidst a featureless plain highlights the fact that it was once a tiny island. It is an intriguing feature of local interest, with somewhat romantic names. The New Zealand Geopreservation Inventory records the 'Watchman Island Macrofossils' as being of regional significance.

There is no public access to the vicinity of Watchman Island, and from a distance it is screened by existing shelterbelts and tends to merge with the background hills. There is therefore little awareness of it amongst the wider community.

Tapu te Ranga was associated with baptismal rites, and was a resting place of Tamatea and Kahungunu. A line in the pepeha attributed to Kahungunu mentioned earlier captures the memory of the island.

*"Nga karoro tangitararau mai i runga o Tapu Te Ranga  
The many screaming seagulls above Tapu Te Ranga"<sup>53</sup>*

Tapu te Ranga (Watchman Island)



Figure 46: Tapu te Ranga – Watchman Island

## Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay					
Perceptual				✓	
Associative				✓	

Although a small feature, Tapu te Ranga – Watchman Island has significant amenity values, including geomorphic, geological, aesthetic, tangata whenua, and historical attributes.

### *Threats, Sensitivity and Recommendations*

Tapu te Ranga's qualities would be easily lost by insensitive actions because of the island's small size and the fact it relies on the openness of the surrounding farmland for its context. It is recommended that it be classified as a Significant Amenity Feature in order to highlight its landscape values. Overall sensitivity is moderate.

### *Criteria*

- Preservation of the existing island form
- Legibility of the island's cliffs and former shoreline features
- Open and undeveloped character
- Openness and uncluttered form of surrounding former lagoon seabed



Figure 47: Park Island

## Park Island – Puka and Te Umuraumata<sup>54</sup>

### *Discussion and Analysis*

'Park Island' is actually two islands and an islet (or stack) side-by-side. The two larger islands were previously connected by a short shell bank. They have flat summits and steep sea-cut perimeter cliff escarpments now clad in trees, similar in form to Quarantine Island. The Taipo Stream entered the former lagoon at Park Island. It now flows between the main Park Island and the islet, Te Umuraumata, which was a pa.

The islands now have mainly aesthetic, recreational and historic value. Prior to the 1931 earthquake, Shelly Beach on the north side of Park Island was a popular picnic spot for people sailing on the lagoon.

The islet, Te Umuroimata Pa, is listed as a heritage site for tangata whenua. The middle island was used as Napier's 'Park Island Cemetery' between 1917 and until just after WWII. Although now closed, the quiet park-like grounds are a place of contemplation. It includes a mass grave and art deco cenotaph memorial for victims of the 1931 earthquake.

The eastern island is currently in use as the Western Hills Cemetery, providing the backdrop to the sports fields and suburban area to the east. Park Island offers an elevated perspective from which to view the entire former lagoon, including views to Scinde Island, Roro-o-kuri and the former shoreline along the base of the western hills.

A walking track skirts the former shoreline cliffs around both islands, and the longer distance pathway also travels around the base of Park Island.

54. There appear to be two spellings, Te Umuraumata and Te Umuroimata, and the names applied to two different islands. Some maps show the island occupied by Park Island Cemetery as 'Te Umuraumata' and the island occupied by the Western Hills Cemetery as 'Puka'. Examples include the map reproduced in page 72 of Mills, I.L., (1999), 'What's in a Name, A History of the Streets of Napier', and the map of 'Napier 1865' offered as download on Council's web site. The gazetteer in Buchanan, J.D.H. (1973), 'The Maori History and Place Names of Hawkes Bay' similarly refers to Te Umuraumata as 'Park Island'. However the District Plan refers to the smaller islet north of Park Island Cemetery as Te Umuroimata Pa.

### Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical			✓		
Human Overlay			✓		
Perceptual				✓	
Associative				✓	

Park Island has amenity value of local significance, including geomorphic, aesthetic, historical and recreational attributes. It is neither natural nor outstanding enough to be considered a s6(b) outstanding natural feature.

### Threats, Sensitivity and Recommendations

Park Island is protected by its reserve status. Nevertheless, it is recommended it be classified as a Significant Amenity Landscape in order to highlight its landscape values. This may help prevent insensitive development on the adjacent former seabed surrounding the islands. Overall sensitivity is moderate.

### Criteria

- Legibility of the islands' cliffs and former shoreline features
- Openness and uncluttered form of surrounding former lagoon seabed
- Visual connection with former lagoon area to north



Figure 48: View of Scinde Island from Park Island

## The Rivers and Alluvial Plains

### Tutaekuri River

#### *Description and Analysis*

The Tutaekuri River forms the boundary between Napier City and Hastings District. While it mostly flows within a single channel, it has occasional 'braids' and meanders over a grey, stony bed. Stop-banks confine the river corridor which is further defined by characteristic exotic trees, such as poplars and willows.

The river is a prominent natural line/edge in the landscape, accentuated in places by Lombardy poplars following the stop-banks.

Each of the four bridge crossings is a strategic node:

- Waiohiki Bridge (adjacent to Otatara, the southern bulwark of the western hills)
- Expressway Bridge –SH50
- Brookfields Bridge (one-lane bridge amidst a horticultural landscape)
- Waitangi Bridge (adjacent to river mouth and estuary)

The stop-banks and vegetation mean the river has a rural and somewhat secluded character. It is one of the few places within the city boundaries where one can experience a relatively natural landscape, although the stop-banks are elevated enough to also provide views over adjacent rural or suburban landscapes.

Road ends are popular areas for picnics and swimming. Trout fishing is still relatively popular. A walking and cycling track<sup>55</sup> has been constructed along the river between Otatara and Waitangi, where it connects with the coastal pathway.

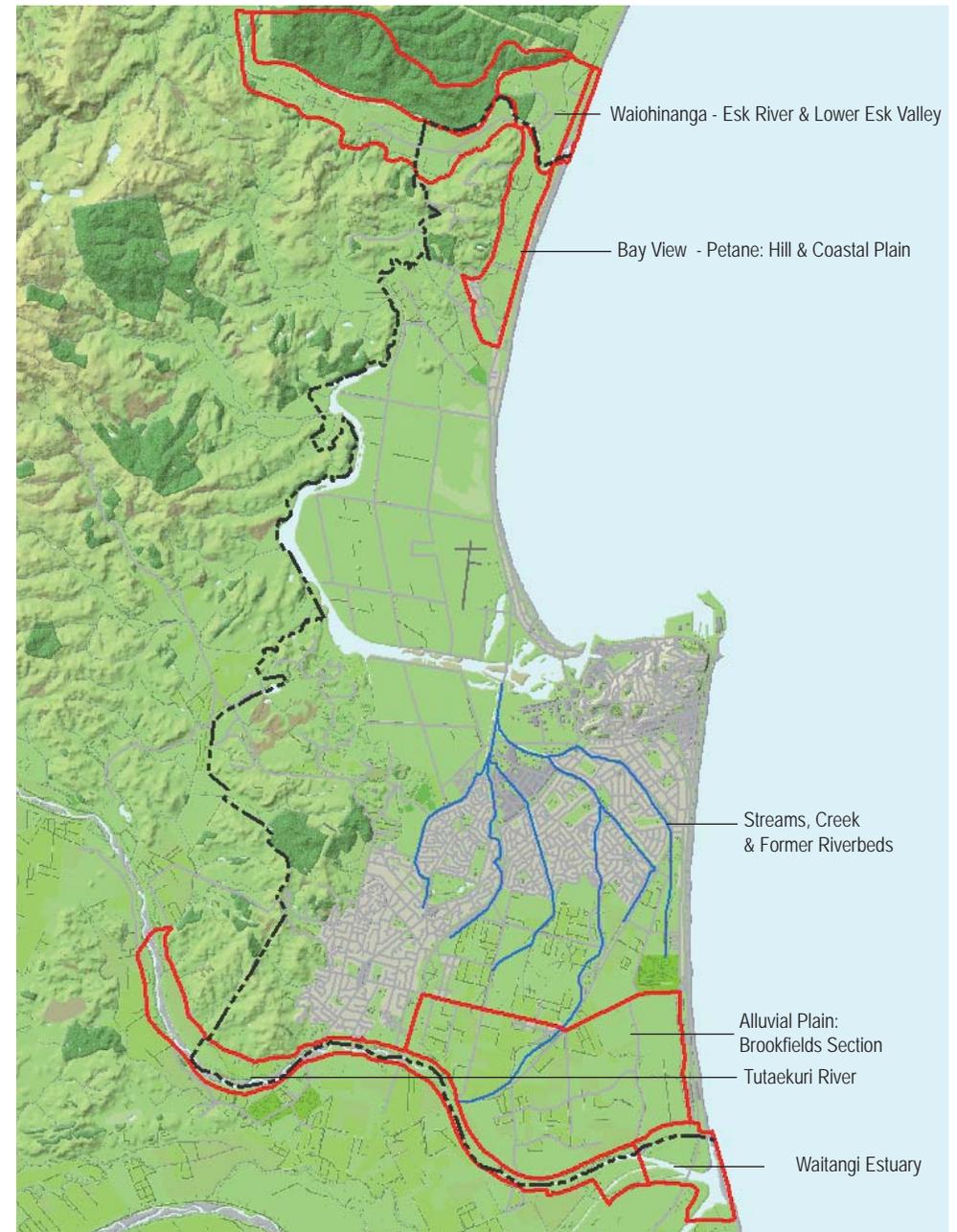


Figure 49: Map showing rivers

*Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay					
Perceptual			✓		
Associative			✓		

*Criteria*

- Natural and rural character of river margins
- Maintenance of traditional lombardy poplars
- Restoration of areas of natural vegetation

The Tutaekuri River has significant amenity values of local significance, including aesthetic, legibility, ecological, and recreational attributes. It is not outstanding enough to be considered a s6(b) outstanding natural feature.

*Threats, Sensitivity and Recommendations*

The main potential threats to landscape qualities of the river appear to relate to uncontrolled vehicle access in places. It is recommended the river corridor be classified as a Significant Amenity Landscape in order to highlight its values. There may be opportunities to enhance the amenity, for instance through restoration planting in some locations. Overall sensitivity is moderate.



Figure 50: Tutaekuri River from stop bank at Brookfields Bridge

## Waitangi Estuary

### *Description and Analysis*

The Waitangi Estuary is a relatively complex confluence of rivers, tidal estuary, backwaters, wetlands and shingle spits. Although it straddles the boundary between Napier City and Hastings District, it is in reality a single landscape unit. Three rivers converge on the estuary: Tutaekuri River, Ngaruroro River, and the Karamu Stream (a backwater former course of the Ngaruroro). The estuary is contained on the seaward side by exposed grey shingle spits, while the inland banks are a mixture of pasture and mostly exotic weed vegetation. The three converging river corridors are confined by stop-banks.

Despite the extent of river engineering and adjacent landscape modification, the estuary, wetlands and shingle banks have significant habitat values.

Aesthetically the area has an exposed and somewhat stark character. The nearby backdrop of the fertiliser works detracts from its amenity. Nevertheless it has a semi-wild natural character; made up of the interplay of river, surf and tide, and a dramatic outlook across Hawke Bay to Cape Kidnappers and Bluff Hill. It is a 'big sky' landscape.

The estuary and shingle spits are important for recreational use for surfcasting, white-baiting, 'wilderness' beach walking, and kite-surfing. The area is also an important breeding colony for the white fronted tern.

There are historical associations with the 'Colenso' mission station site on the estuary banks.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical				✓	
Human Overlay					
Perceptual			✓		
Associative				✓	

The Waitangi Estuary, in conjunction with that part of the estuary in Hastings District, has significant amenity values at a local level, including ecological, natural character, aesthetic, legibility, and recreational attributes. It is not outstanding enough to be considered an outstanding natural landscape.

### *Threats, Sensitivity and Recommendations*

The main potential threats to landscape qualities of the river appear to relate to uncontrolled vehicle access, dumping of fill, and weed growth. It is recommended the estuary be classified as a Significant Amenity Landscape, mirroring the Special Landscape Character Area classification of that part which is within Hastings District. There may be opportunities to enhance the amenity, for instance through restoration of natural vegetation around some of the estuary margins. Overall sensitivity is moderate.

### *Criteria*

- Naturalness of estuary margins
- Replacement of exotic weeds with natural vegetation
- Habitat quality of estuary margins

## Alluvial Plain: Brookfields Section

### Description and Analysis

The section of the Heretaunga alluvial plain between Napier's southern outskirts and the Tutaekuri River is the main area of high quality soils within the City boundaries, and is a closely cultivated area of crops, vineyards, and orchards, partitioned by shelter belts. It is an enclosed, compartmentalised, small-scale landscape, contrasting with the expansive, open landscapes of the former lagoon north of the city.

Aesthetically it is a pleasant area without any notable features. Its value is that it is a rural retreat adjacent to the city, and keys Napier into the wine trails in the Heretaunga Plains. The through-route via Brookfields Road and Brookfields Bridge is a quiet rural byway used for recreational driving and cycling. 'Wine Trail' destinations include the Filter Room Cidery at Meeanee and Brookfields Winery.

### Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical			✓		
Human Overlay					
Perceptual				✓	
Associative				✓	

The Brookfields section of the Heretaunga Plains has amenity values of local significance, including aesthetic and recreational attributes.

### Threats, Sensitivity and Recommendations

Potential threats include erosion of the enclosed and productive rural character through peri-urban activities or life-style subdivision. Although it is the only landscape of this type close to the city, it is not considered to have sufficient value to warrant classification as a Significant Amenity Landscape. Overall sensitivity is low-moderate.

However consideration should be given to maintaining a route with high rural amenity between Napier and the wider Heretaunga Plains, by way of Meeanee and the Brookfields Bridge, for recreational cycling and driving.

### Criteria

- Maintenance of rural character
- Maintenance of productive primary land use
- Maintenance of characteristic pattern of fields and shelterbelts
- Recessiveness of buildings and infrastructure (e.g. car-parking)
- In particular, maintenance of a rural amenity corridor between Napier and the wider Heretaunga Plains by way of the Brookfields Bridge



Figure 51: Meeanee section of Heretaunga Plains from Tutaekuri River stopbanks near Brookfields Bridge.

## Streams, Creeks and Former Riverbeds

### *Description and Analysis*

Prior to being diverted to the Waitangi Estuary in 1934, the Tutaekuri River flowed across the alluvial plain via Meeanee to the Ahuriri Estuary. Earlier courses of the river are traced by Riverbend Road, Georges Drive and Wellesley Road.<sup>56</sup> Other creeks or streams draining northwards to the Ahuriri Estuary include Saltwater Creek, Purimu Stream and Tannery Stream. Each of these has been straightened, canalised, and controlled by means of a pumphouse at the estuary. However the drainage reserves through which they flow have been developed into linear parks which divide the city into compartments.

The streams provide local linear reserves for walkers and people exercising dogs. Alexander Park, following the old Tutaekuri River bed parallel to Georges Drive, has somewhat higher amenity than the others.

The streams and creeks have only modest landscape value in their current state.

### *Threats, Sensitivity and Recommendations*

Their value could be enhanced through landscape design, including further naturalisation of the streams, and by connecting them into a wider network of reserves.

### *Criteria*

- Naturalisation of stream bed, banks and riparian vegetation where practicable
- Strong tree planting design that highlights the course of streams through urban parts of the city
- Enhanced amenity for walking tracks following the reserves
- Connections between the linear reserves and the wider landscape network where practicable, including connections between the reserves and the Ahuriri Estuary



Figure 52: Esk River

56. The river was deliberately manipulated in such a way that its silt was used to reclaim land in Napier South between Wellesley Road and Georges Drive.

## Waiohinganga - Esk River and Lower Esk Valley

### *Description and Analysis*

The lower 4km of the Esk River forms the boundary between Napier City and Hastings District. Apart from glimpses from the SH2 bridge, the section of the river within Napier City has low visibility and little public use, although its course is evident from the willows following the toe of the hills on the north side of the valley. It flows over a shingle and silty bed.

Only a small part of the lower Esk Valley falls within Napier City.<sup>57</sup> The valley has a simple pattern: orchards and vineyards on the valley floor; pine plantation on the hills on the north side of the valley; and a relatively dense pattern of rural residential properties on the hills on the south side. The area contains the historic Eskdale Cemetery. The Whirinaki pulp mill, 2km – 3km away, is framed in views along the valley.

The Esk Valley as a whole has a moderately high aesthetic quality, recreational attributes, and historical associations, and forms a gateway experience for travellers arriving in Hawkes Bay.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical		✓			
Human Overlay					
Perceptual		✓			
Associative		✓			

The Esk Valley should be considered as a whole. The part in Napier City is integral to the rest of the valley. Taken as a whole, the Esk Valley retains significant amenity values, although these have been eroded during the last decade through some of the lifestyle subdivisions that have taken place on the hills. Its landscape values include aesthetic, legibility, historical and recreational attributes, and the role of the valley as part of the gateway experience to Hawkes Bay.

### *Threats, Sensitivity and Recommendations*

Potential threats include erosion of the rural character through peri-urban activities, and ribbon development along SH5, that might reduce the coherent pattern of primary horticulture, viticulture, or cropping on the valley floor. The coherence of the landscape patterns on the hills framing the valley has already been compromised to some extent by the pattern of lifestyle development. There may be opportunities to enhance amenity through a more coherent broad scale approach to tree cover on the hills. There will be impacts on amenity of the valley during the harvesting of the plantation crop on the northern side of the valley, although this area is within Hastings District. Overall sensitivity is moderate.

It is recommended the valley be classified a Significant Amenity Landscape, mirroring the classification of that section of the valley which is within Hastings District.

### *Criteria*

- Maintenance of productive primary land use on valley floor
- Avoidance of ribbon development on SH5
- Cohesiveness of land cover on hills framing the valley
- Avoidance of dominant buildings, especially on steep hill faces framing the valley, and silhouetted on skyline ridges

## Bay View – Petane: Hill and Coastal Plain

### Description and Analysis

- Bay View-Petane is a junction ('hotspot') between the following different landscape character areas:
- Western hills
- Esk River - Waiohinganga
- Former Te Whanganui-a-Orotu lagoon
- Coastal alluvial strip
- Coastal shingle bank

The narrow alluvial plain is sandwiched between the hills and the coastal shingle bank. It is closely cultivated with orchards, vineyards and cropping. It is an enclosed, compartmentalised landscape in strong contrast with the open expanse of the former lagoon seabed immediately to the south. The steep hill faces of the Bay View hills rise abruptly from the surrounding flat land. While the flat summit ridges have been developed for rural residential development the escarpment face is largely undeveloped, although some earthworks and houses detract from its coherence. The Esk River, which formerly flowed across the alluvial strip to Te Whanganui o Orotu lagoon, now follows a more direct route to the coast. Its mouth is a small lagoon impounded behind the shingle bank. The former river course is marked by a small and modified stream. There is a ribbon of houses along the coastal shingle bank.

A significant pa and settlement site, Heipipi, was located on the hills above Bay View, commanding the northern end of the former lagoon, the Waiohinganga (Esk) river, the horticultural soils of the alluvial strip, and the coast. It mirrored the Otatara-Hikurangi settlement at the opposite end of the lagoon. The two largest pa acted as 'bookends' to Napier's coastal plain.

The area is part of the arrival sequence for travellers from the north. SH2 / SH5 traces the boundaries between the different landscape character types: It skirts the edge of the coastal strip along the base of the Bay View hills; skirts the head of the former lagoon; and follows the western shingle spit between the coast and former lagoon. The strength of experience is reduced somewhat by the ribbon development along SH5 south of Bay View village, particularly on the south-western side of the road.

Landscape-based recreation includes two Bay View wineries. Esk Valley Winery occupies a terraced valley in the Bay View hills while, by contrast, Crab Farm Winery is located on the edge of the former lagoon seabed.

### Evaluation Bay View Coastal Strip

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical		✓			
Human Overlay					
Perceptual			✓		
Associative		✓			

### Evaluation Bay View Hills

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical		✓			
Human Overlay					
Perceptual				✓	
Associative			✓		

The Bay View – Petane area has significant amenity values because of its strategic location. It needs to be considered as a single unit comprising hill, coastal alluvial strip, and the head of the former lagoon. It includes historical, tangata whenua, aesthetic, and legibility attributes –including its significance as part of the arrival experience into Napier.



Figure 53: 'Crab Farm' winery's name refers its location on the former lagoon seabed. (Crab Farm winery website)

### *Threats, Sensitivity and Recommendations*

Potential threats include erosion of the legibility of the edges between the different character types through such activities as ribbon development along SH2/SH5; enclosure of the landscape at the head of the former lagoon (south west of SH2/SH5); and lifestyle subdivision on the Bay View Hills that might compromise the openness, rural character and cohesiveness of the hill escarpment, or lead to houses dominating the skyline. Landscape qualities have already been eroded to some extent, but may be remedied through future development that is more responsive to the area's landscape qualities. Overall sensitivity low - moderate.

It is recommended the area be classified a Significant Amenity Area to highlight these qualities.

### *Criteria*

- Contrast between landscape character types
- Maintenance of enclosed, productive primary land use on alluvial strip
- Cohesiveness of land-cover on Bay View hill escarpment
- Avoidance of dominant buildings, especially on skyline ridge and escarpment face

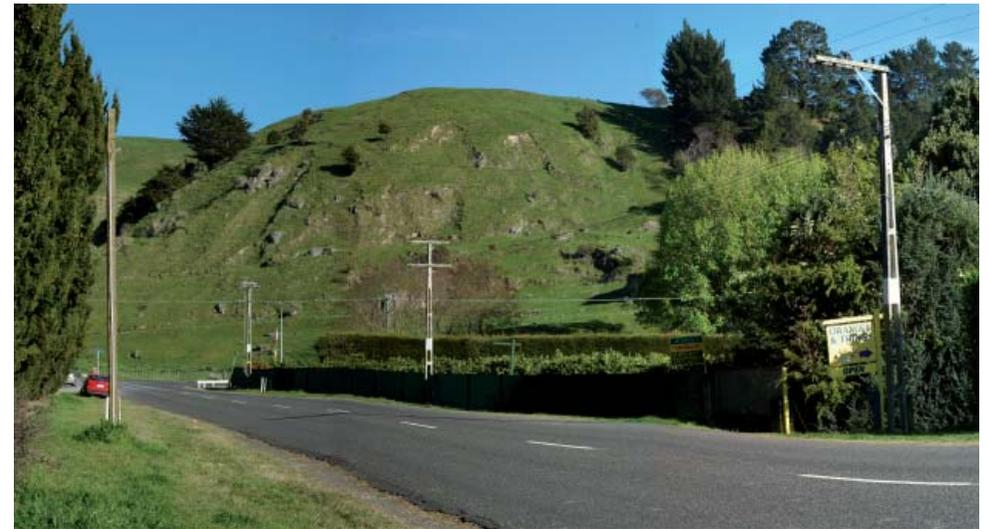


Figure 54: Bay View Hills



Figure 55: Bay View Hills

## The Western Hills

### *Description and Analysis*

While parts of the western hills, such as Sugar Loaf, Otatara and 'The Mission', are separate character areas in their own right, at a broader scale the Western Hills are a single landscape unit that provides the backdrop to Napier, and defines the western boundary of the coastal plain.

The hills are only moderately high, typically rising to an elevation of around 100-120m, and have a long undulating ridgeline with few distinctive features apart from Sugar Loaf. The dominant land use is open pasture, but there are also pine plantations (e.g. behind the Mission), amenity tree planting and small scale native re-vegetation (e.g. Dolbel Reserve), and patchwork vegetation patterns associated with rural residential properties. There are areas of rural-residential development, and pockets of medium-density residential development (Otatara Heights, Cumberland Rise).

Together with Scinde Island,<sup>58</sup> the Western Hills provide topographic relief and orientation from the coastal plains. They provide a largely rural and 'natural' contrast to the city. The hills rise abruptly from the coastal plains so that the front escarpment is particularly prominent. As a whole, they also provide the context for those features with more specific value, namely Sugar Loaf, Otatara and the Mission.

Recreational attributes associated with the Western Hills include the historic Otatara Pa, Sugar Loaf lookout, the Mission/McDonalds wine trail destinations, the woodland area and walking tracks at Dolbel Reserve, and the walkway through the Terraces Development linking Kent Terrace with Sugar Loaf. The hills' prominence also reinforces the visibility of their recreation attributes.

The residential area at Otatara Heights is on lower slopes and is generally subservient to the backdrop landform. The residential area at Cumberland Rise, although on lower slopes, has reduced the strength of the contrast between Sugarloaf and the plains.

Much of the rural residential development is also in discrete and relatively non-prominent locations. For instance, Poraiti has an extensive rural residential landscape but it is located on lower hills, and amongst a framework of vegetation. Those houses that do reduce the landscape qualities are occasional houses located on the steeper hill faces or skyline

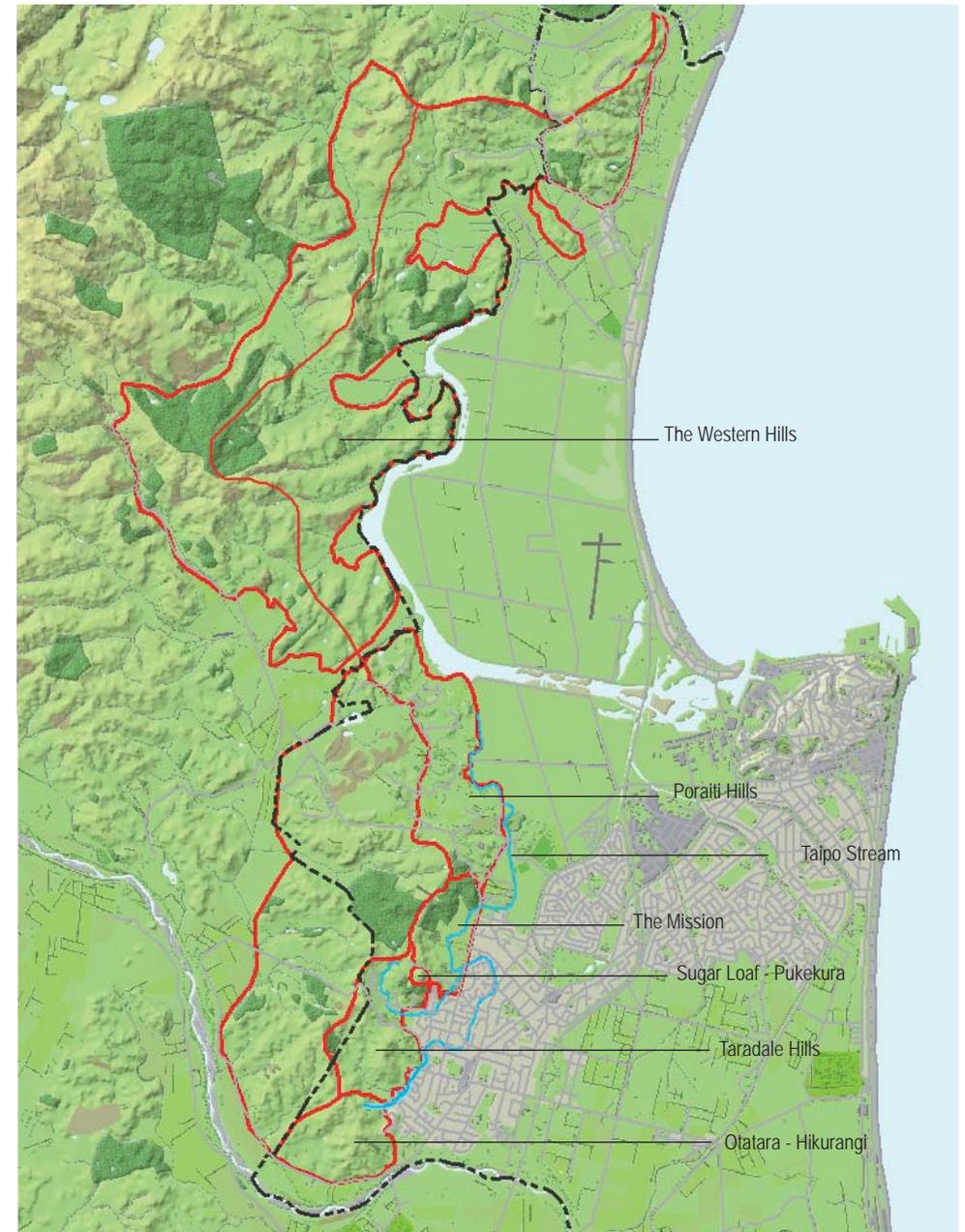


Figure 56: Western Hills

58. i.e. Napier Hill, 'Bluff Hill'.

behind Taradale, those which have used prominent earthworks to provide access and building platforms, and those that are highlighted by discordant vegetation patterns. The openness of the hills tends to accentuate any development.

It is worth highlighting that much of the Western Hills back-dropping the northern parts of the City are located in Hastings District. These hills are important as they provide the backdrop to the open expanse of the former lagoon.

behind Taradale, those which have used prominent earthworks to provide access and building platforms, and those that are highlighted by discordant vegetation patterns. The openness of the hills tends to accentuate any development.

It is worth highlighting that much of the Western Hills back-dropping the northern parts of the City are located in Hastings District. These hills are important as they provide the backdrop to the open expanse of the former lagoon. The Western Hills as a whole have significant amenity values that warrant maintenance and enhancement given their context as the backdrop to Napier City. The values are strongly related to context rather than the intrinsic qualities of the hills. They include aesthetic and recreational attributes, with historical associations at specific locations. There is also potential for greater recreational value if the existing reserves could be connected along the hills.

#### *Threats, Sensitivity and Recommendations*

Threats to the natural and rural landscape backdrop include patchwork patterns of subdivision; development in prominent locations (particularly on the steep hill faces and along the skyline); and prominent earthworks –especially on the steep upper faces. Some further development could be carried out on the hills without compromising landscape values so long as it was in appropriate locations and designed to avoid adverse landscape and visual effects. There are also opportunities to enhance visual and recreational amenity, and natural patterns and processes. For instance, by restoring natural vegetation in gullies and watercourses, and providing a connected public recreation route along the length of the Western Hills. Subdivision could compromise potential opportunities to create a connected pathway network along the hills, although at the same time such access could become established through a coordinated approach to reserve acquisition through the subdivision process.

There are also threats as a result of rural residential development on the areas of the Western Hills within Hastings District.

Recommended methods include the following:

- Classify the Western Hills as a Significant Amenity Feature
- Revise District Plan controls to promote development that enhances landscape qualities
- Revise District Plan controls to avoid prominent houses and earthworks on upper surfaces, skyline ridges
- Take a strategic approach to acquire a connected network of reserves and paths along the Western Hills
- Approach Hastings District with a view to taking a joint approach in dealing with cross boundary effects on the Western Hills west of the main outfall channel

#### *Criteria*

- Maintenance of broad scale rural land use patterns
- Vegetation patterns that are coherent with landform (e.g. avoiding geometric boundaries, following natural contours and water-courses)
- Upper slopes (generally above the 60-70m contour) that are uncluttered by development
- Connected access with a rural or natural character is established more or less along the hill summit ridges.



Figure 57: Sugar Loaf from Taradale (Hawkes bay Museum and Art Gallery)

## Sugar Loaf – Pukekura

### *Description and Analysis*

Sugar Loaf is the most prominent landmark knoll amongst the western hills ridgeline.<sup>59</sup>

It has a distinctive symmetrical shape, steep sided and with a flat summit. Its open land-cover accentuates its shape and silhouette. Although not much higher than the nearby hills, Sugar Loaf is prominent because it rises more abruptly from the plains and stands forward of the adjacent ridgelines.

Houses built on the flanks of the knoll have diminished its presence from certain view points. Likewise the houses on Cumberland Rise, although on lower slopes, disrupt the coherence of Sugar Loaf as a distinct landform rising from the edge of the plains. Rather than climbing from the base of the hill, visitors now have a short climb from a road head close to the summit.

Sugar Loaf is an emblem of Taradale. It was the site of a pa, Pukekura, although there are few earthworks evident.

Sugar Loaf's distinctive summit is a reserve and lookout reached by a short, steep climb. It is the best and most readily accessible lookout over the coastal plain between Taradale and Napier.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical		✓			
Human Overlay					
Perceptual			✓		
Associative			✓		



Figure 58: Sugar Loaf from Taradale

59. Sugar Loaf forms part of the Mission landscape

Sugar Loaf has significant amenity values, relating to its aesthetic, legibility, recreational attributes, and its high value for local identity. While it does not have regional significance, it has strong local significance. Sugar Loaf is not sufficiently outstanding to be a s6(b) outstanding natural feature.

#### *Threats, Sensitivity and Recommendations*

While the summit of Sugar Loaf is protected within a reserve, its qualities could be further eroded by insensitive development on surrounding slopes. Overall sensitivity is moderate - high.

It is recommended that the hill be classified as a Significant Amenity Feature in order to highlight its landscape values. This may help avoid, for instance, further insensitive development.

#### *Criteria*

- Maintenance of an open pastoral land cover
- Land surface and silhouette are uncluttered by development or planting
- Coherent land cover is maintained, as far as possible, between the summit reserve and the eastern base of the hill



Figure 59: Sugar Loaf behind the Mission

## Otatara - Hikurangi

#### *Description and Analysis*

Otatara - Hikurangi is the bulwark at the southern end of the western hills, strategically located where the Tutaekuri River enters the coastal plains. It overlooks the Waiohiki Bridge, one of Napier City's gateways.

The hill is covered in archaeological earthworks of the Otatara-Hikurangi pa complex. There is significant Maori history associated with the pa, it being associated in particular with the critical battle by which Ngati Kahungunu moved into the Heretaunga area. Between about 1550 and the 1820s it was one of the two dominant centres of Maori life in Hawkes Bay, controlling the Napier area. Much of the lower pa was destroyed through quarrying of a spur commencing in the 1930s. The prominent earthworks resulting from the quarrying have had palisades erected on them that now form a local landmark. But the intact upper pa covers a very large area extending up on to the main ridgelines. The section of the Tutaekuri River valley overlooked by the pa was also a densely settled area with significant Maori history.

Visually the hill has considerable presence. Although it is part of the long ridgeline of the Western Hills, it rises abruptly from the coastal plain as a 'bookend' at the southern end of the hills. It commands extensive views over Napier, the coastal plain, the Heretaunga Basin, and inland along the Tutaekuri River.

Otatara - Hikurangi attracts visitors because of its archaeological and historical significance. It is also used for walking and as a place of retreat for residents and for those people at the adjacent Eastern Institute of Technology.

Most of the hill is a reserve, although the prominent spur directly opposite the Waiohiki Bridge does not appear to be covered by reserve status.

## Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical			✓		
Human Overlay					✓
Perceptual				✓	
Associative					✓

Otatara-Hikurangi has significant amenity values including high archaeological, tangata whenua and historical values, and moderately high aesthetic and recreational attributes. Although it has outstanding values, Otatara-Hikurangi is more correctly categorised as a heritage site, or heritage landscape, under s6(f) of the RMA, rather than an outstanding natural landscape.

## Threats, Sensitivity and Recommendations

While Otatara - Hikurangi is within a reserve, its qualities could be compromised by development on adjacent parts of the hill, especially on upper slopes and skyline to the north. Similarly, insensitive development could compromise the visual connection between the hill and the adjacent Tutaekuri River. Overall sensitivity is moderate - high.

It is recommended the hill be classified a Significant Amenity feature in order to highlight its landscape values, and consideration be given to classifying it an Historic Heritage site under s6(f) of the RMA.

## Criteria

- Maintenance of an open pastoral land-cover
- Legibility of archaeological features
- Protection of archaeological features from recreational damage
- Open, uncluttered land cover is maintained between the hill and the Tutaekuri River

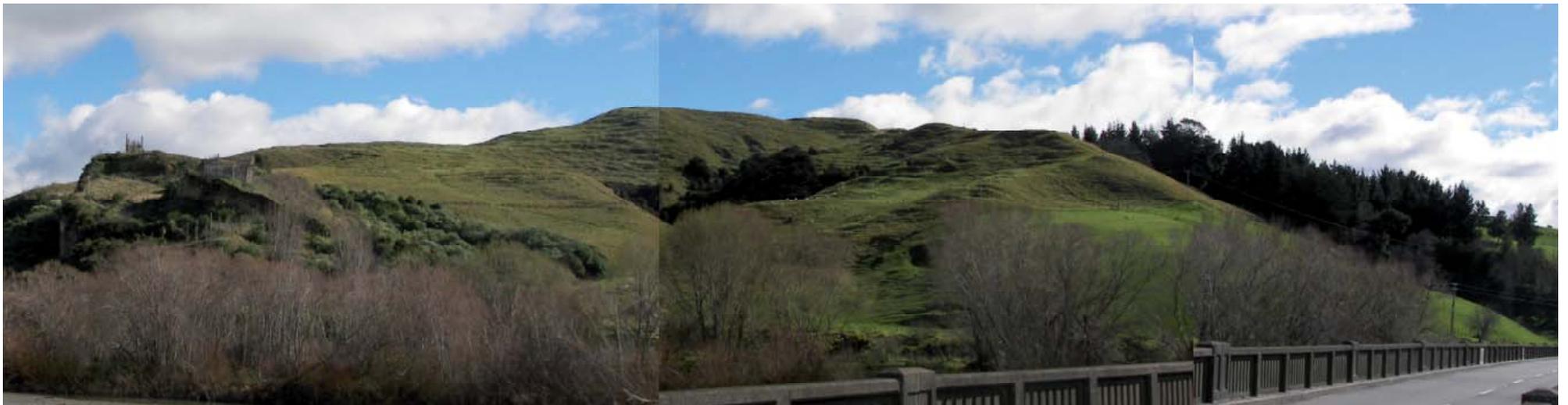


Figure 60: Otatara / Hikurangi at southern end of Taradale Hills.

## Taradale Hills

### *Description and Analysis*

The Taradale Hills extend between Otatara and Sugar Loaf. They are relatively high and have a steep escarpment rising abruptly from the plain. Taradale's built up area extends to the toe of the escarpment, and suburban housing climbs spurs onto lower slopes at Cumberland Rise and Otatara Heights, and extends up the valley at Kent Terrace. There is also rural residential development on parts of the Taradale Hill, interspersed with areas of open hillside.

The background land use is open pasture, although there are overlying patterns including small plantations; the rural residential development set within treed areas, and the planted area at Dolbel Street Reserve.

Dolbel Street Reserve is the only reserve area of significance on the hills, although there are some narrow linear reserves that form part of what could become a connected network. Dolbel Street Reserve has been planted with native and amenity trees. It is strategically located on the viewshaft along Meeanee Road.

The other main feature is Taradale Cemetery located in the valley below Puketapu Road.



Figure 61: Taradale School onion patch and backdrop Taradale Hills (Hawkes Bay Museum and Art Gallery)

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical			✓		
Human Overlay			✓		
Perceptual				✓	
Associative			✓		

The Taradale Hills have amenity values that derive mainly from the context. They have aesthetic value as the backdrop to Taradale and Napier, and recreational value associated with Dolbel Street Reserve. There is potential to create a connected reserve network along the hills connecting the landmarks of Otatara and Sugar Loaf. However they do not have any additional significance over and above that of the Western Hills as a whole.

### *Threats, Sensitivity and Recommendations*

These are similar to those for the Western Hills as a whole, and include insensitive development on steep prominent escarpment faces and near upper slopes, particularly on the skyline ridge. At the same time there is potential to enhance natural amenity and to create a connected access along the hills. Overall sensitivity is moderate - high.

### *Criteria*

- Vegetation patterns that are coherent with landform (eg restoration of natural gullies, softening the un-natural geometric edge to Dolbel Street Reserve planting)
- Upper slopes uncluttered by development
- Connected access along the hills between Otatara and Sugar Loaf

## The Mission

### *Description and Analysis*

The Mission is a memorable landscape occupying a broad amphitheatre in the western hills. It comprises vineyards on the valley floor; the historic Marist Brothers seminary precinct in parkland gardens on a terrace; and a backdrop of encircling hills. The backdrop hills have a land use of pasture and pine plantation.

The aesthetic qualities of the landscape are a combination of picturesque compositional qualities (foreground, middle-ground, backdrop); the coherence of the three main components to landform (vineyards on valley floor, seminary precinct on terrace, pasture and plantation on backdrop hills); the distinctiveness of the historic seminary buildings; and the presence of Sugar Loaf behind the amphitheatre. Other memorable details include the distinctive avenue of pollarded plane trees, and the meandering course of the Taipo Stream across the rows of vines.

As well as providing the rural backdrop that is integral to the amenity of the Mission itself, the hills provide a rural backdrop to the adjacent Greenmeadows urban area.

There are historic associations with the 100 year presence of the Marist Brothers seminary on the site; and the Mission's pioneering role in New Zealand winemaking.<sup>60</sup>

The Mission attracts locals and visitors and, along with the adjacent McDonalds winery, is the nearest connection Napier City has with the vineyards and wineries that characterise the region (i.e. the wine trail). There are also significant recreation opportunities if access were to be negotiated to the ridge behind the Mission which could connect Sugar Loaf and existing walkways to the south, with the walkways to the north at Park Island.



Figure 62: Mission Vineyard  
(Hawkes Bay Museum and Art Gallery)



Figure 63: Pollard plane trees



Figure 64: St Mary Seminary, the Mission  
(Hawkes Bay Museum and Art Gallery)

60. The original Mission winemaking commenced on another site in 1851. A vineyard was established on the current site in 1897, and the seminary moved onto the site in 1910, including relocating the main building (1880) on to the site.

## Evaluation

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical		✓			
Human Overlay				✓	
Perceptual				✓	
Associative					✓

The Mission has high landscape value, but it is a cultural landscape rather than an outstanding natural landscape. It is not therefore a s6(b) landscape in terms of the RMA. It has significant amenity values, including high or moderately high historical, aesthetic and recreational attributes, and significance for regional identity. It might also warrant consideration as an historic heritage landscape under s6(f) of the RMA.

### *Threats, Sensitivity and Recommendations*

Potential changes to any of the Mission three main landscape elements could have significant effects. For instance, changes in the vineyard land use on the valley floor and lower slopes; insensitive development or changes to the historic seminary precinct; subdivision and development of the backdrop hills/skyline. Lesser impacts could also arise from changes to signature elements such as the avenue of planes. Overall sensitivity is high.

The following options are recommended:

- Classify the Mission as a Significant Amenity Landscape
- Protect the undeveloped nature of the hills and foreground vineyards
- Promote public access along the hills behind the Mission
- Consider classifying the site as a heritage landscape under s6(f) of the RMA

### *Criteria*

- Maintenance of vineyard on the valley floor
- Maintenance of the integrity of historic buildings and grounds within the terrace seminary precinct
- Maintenance of a rural hill backdrop uncluttered by structures
- Maintenance of the avenue of planes•

## Taipō Stream

### *Description and Analysis*

The Taipō Stream collects all the run-off from the eastern side of the Western Hills between Otatara and Park Island. It rises on the northern face of Otatara and follows a meandering course along the base of the hills through Taradale. It entered the former lagoon at Park Island, and now follows the base of the Poraiti Hills to the 'Main Outfall Channel' at the junction of the 'middle' and 'upper' Ahuriri Estuary.

The stream has been significantly modified and degraded, and in some places is little more than an open drain. However the meandering course has some attractive sections, for instance where it traverses the Mission Vineyard. Sections of the stream are within a ribbon reserve, and there is a walkway in places.

The Taipō Stream has potential to contribute more significantly to amenity and environmental quality. There is the opportunity to restore the banks as a green corridor connecting the hills with the estuary, and to extend the walkway access connecting Taradale with the open landscape around the upper Ahuriri Estuary.

### *Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical		✓			
Human Overlay					
Perceptual		✓			
Associative		✓			

The Taipō Stream has only modest landscape value in its current state, but considerable potential for amenity, recreation, and natural values.

*Threats, Sensitivity and Recommendations*

There is significant potential to restore the stream and its margins and to create a green connection between the Taradale Hills and the Upper Ahuriri Estuary -for ecological, aesthetic, and recreational purposes.

*Criteria*

- Naturalisation of stream bed, banks and riparian vegetation where practicable
- Restoration of natural vegetation in Western Hills headwaters
- Walking access along the stream where practicable

Poraiti Hills

*Description and Analysis*

The Poraiti Hills are somewhat lower than the Taradale hills, rising to only approximately 60m ASL. They also have a different 'grain': Whereas the Taradale Hills have an escarpment parallel to the edge of the coastal plains, the Poraiti Hills intersect the plains with a series of spurs and valleys so that the edge is more convoluted. (This pattern continues to the north of the Poraiti Hills behind the former lagoon).

The Poraiti Hills is an established lifestyle area with a relatively mature and treed landscape. The hills provide the backdrop to the south-west corner of the former lagoon. However they are relatively less prominent than other backdrop hills for several reasons: They are lower; from angles there are higher backdrop hills, and from some angles Park Island forms a more prominent foreground.

The Poraiti-Wharerangi area traditionally had substantial Maori settlement. Landscape-based recreation use appears to be low. There is potential to continue a pathway along the embankment following the Taipo Stream along the toe of the Poraiti Hills, connecting the walkways at Park Island with the Middle and Upper Estuary.

*Evaluation*

	<i>low</i>	<i>low-mod</i>	<i>moderate</i>	<i>mod-high</i>	<i>high</i>
Natural Biophysical		✓			
Human Overlay					
Perceptual			✓		
Associative			✓		

The Poraiti Hills have amenity values that warrant maintenance and enhancement given the context as the backdrop to Napier City. The values relate mainly to aesthetic attributes. However the hills not have any additional significance over and above that of the Western Hills as a whole.

#### *Threats, Sensitivity and Recommendations*

It is recommended that actions be undertaken to secure pathway access along the base of the Poraiti Hills as part of a long distance pathway discussed below on page 93. Overall sensitivity is low - moderate.

#### *Criteria*

- Vegetation patterns that are coherent with landform (eg restoration of natural gullies)
- Buildings are set back from escarpment faces and visually anchored by backdrop trees
- Connected access more or less along the former shoreline at the base of the Poraiti Hills



Figure 65: Poraiti Hills from expressway

## Upper Estuary Backdrop Hills

The hills between Poraiti and Bayview, which backdrop the Upper Estuary, are within Hastings District. These hills are relatively undeveloped at present, but are zoned for rural residential development. Such development could potentially change the natural backdrop to the northern part of Napier City, and place greater emphasis on those remaining parts of the western hills that are within Napier City.



# S U M M A R Y   A N D R E C O M M E N D A T I O N S

## *Landscape Qualities*

- Napier has a number of diverse landscapes with significant amenity values ranging from human landscapes, such as the Marine Parade Gardens, to natural areas such as Ahuriri Lagoon. Some of these, including Otatara, the Marine Parade Gardens and The Mission, have particularly high significance.
- No outstanding natural features or outstanding natural landscapes in terms of s6(b) of the RMA were identified,<sup>61</sup> although the Marine Parade Gardens, Otatara and possibly The Mission warrant recognition as 'historic heritage landscapes' in terms of s6(f) of the RMA.

*Areas recommended to be recognised as Significant Amenity Landscapes are summarised in Table 5.*

Each of Napier's significant amenity landscapes has greater value when seen in context. For instance, the Marine Parade Gardens are important themselves, but are even more important as an integral part of the internationally significant Napier art deco precinct. Similarly the Western Hills might be unremarkable in another context, but they have significant amenity value because they are the backdrop to Napier and the topographical relief from the coastal plains.

A 'whole of landscape' approach is therefore recommended, by which is meant that Napier's landscapes are managed as a connected network. The recommendations and criteria for each of the landscape character areas are written in a way that promotes their contextual qualities including difference, variety, and connections. As well as better achieving landscape amenity goals, such a 'whole of landscape' approach will also have recreation and ecological benefits.

## Recreation

Napier faces increasing demand for landscape-based recreation at the same time that development threatens to decrease the opportunities for such recreation.

*Demand factors include the following:*

- Further growth will increase the demand for recreational open space. The Napier City Council Long Term Council Community Plan (LTCCPP) 2006/07 to 2015/16 forecasts a 3% population increase and a 8% increase in households. 60% of new housing expected to be 'greenfields' development and 40% 'infill'.
- There are increasing trends to landscape-based recreation such as walking and cycling.<sup>62</sup> The popularity of the Rotary Pathways illustrates a previously unfulfilled demand.
- There is also an increasing focus on landscape-based tourism. The 'Hawkes Bay Wine Country' theme revolves around enjoyment of wine and food within the landscape in which it was produced. Experiencing the landscape is part of the theme.
- There is likely to be increasing demand in the future for recreational landscapes close to home because of increasing fuel costs and the need to reduce carbon emissions.

*At the same time, Napier's constraints include the following:*

- Napier is constrained to a landscape between the coast and the western hills.
- Development is encroaching across the western hills, which provide the rural and natural backdrop to the city.

61. In terms of s6(b) of the RMA.

62. SPARC surveys show that walking is the most popular active leisure pursuit for adults. Sport and Recreation New Zealand (SPARC) Sport and Physical Activity Surveys, 1997/98, 1998/99, 2000/01.

- Most 'greenfield' suburban development is anticipated to be near the base of the western hills (Citrus Grove, Park Island, Lagoon Farm, Kent Terrace).<sup>63</sup> Likewise most rural residential development is anticipated in the western hills, notably Mission Heights which is anticipated to provide approximately 350 sections.
- A large proportion of the city's rural or natural land, the former lagoon area, is inaccessible to the public.

## Existing Reserves

*The Napier LTCCP<sup>64</sup> 2006/07 – 2015/16 classifies reserves as follows:*

Category	Area and Distribution <sup>65</sup>	Comments
Neighbourhood Reserves	35 reserves (15.7 ha) Distributed, although cluster in western Tamatea	These tend to be small and pepper-potted through the city, serving local areas.
Public Gardens	6 public gardens (11.3 ha), mostly in central Napier.	These are the main 'destination' gardens: the Marine Parade, Botanic Gardens, Centennial Gardens, Kennedy Park Rose Gardens, Taradale Town Clock gardens.
Greenbelt and other Open Space Reserves	52 reserves (253.5ha) distributed throughout the city	Linear reserves networks along drainage lines, rivers, and larger naturalistic open space landscapes such as Anderson Park, the Westshore Wildlife Reserve, and Dolbel Reserve.
Foreshore Reserves	7 reserves (103.4 ha) along the eastern edge of the city	Also linear, extending along the entire except for the port area and the foreshore industrial area at Awatoto.
Pathway Track Systems	24km <sup>66</sup>	Although not a type of reserve, walkways are listed as a specific important category. Linear.

*The 'Key Message' of the LTCCP in respect of reserves is as follows:*

- Parks and Reserves are well networked, freely accessible, and well distributed throughout the city.
- Existing Parks and Reserves are maintained to a high standard
- Parks and Reserves are managed in an environmentally friendly manner
- Greater recreational use of all Parks and Reserves pathways is encouraged
- An aesthetically pleasing environment is continuously maintained and developed <sup>67</sup>

*The LTCCP also includes the following planned initiatives relevant to landscape matters:*

- Provision of additional formal pathway systems
- Continued development of a network of pathways throughout the city
- Complete a long distance city circuit pathway
- Investigate the acquisition of additional recreational reserve areas to provide for the long term development of the city <sup>68</sup>

*The Napier City Council (2000) Essential Services Development Report: Reserves sets out Council's strategy to acquire and develop reserves, and includes the following:*

- Processes by which Council might acquire reserves
- Ratio of new reserve land required in areas of residential development
- Criteria for selecting land for acquisition
- Concept plans (or 'Structure Plans') for reserve locations and linkages within anticipated development areas

63. Approximately 1200 residential sections are anticipated in this area, including sections recently developed at Kent Terrace and Citrus Grove. The only other substantial area of suburban development is Te Awa with possibly 600 residential sections. Te Awa is adjacent to the southern shingle bank, although separated from it by railway line and SH2.

64. The LTCCP sets out the long term vision and direction for Council's programmes.

65. Areas are taken from the Reserves Development Report 2000

66. From LTCCP 2006/7-2016/17

67. LTCCP 2006/7-2016/17, p.40

68. LTCCP 2006/7-2016/17, p.40

A strategic short-coming of the Essential Services Development Report is that it focuses on the individual areas where residential development is anticipated, rather than taking a big picture view of future reserve networks throughout the whole City.

Rather than focus on particular areas, or fragments, richer opportunities are possible if the City is viewed as an integrated network of landscapes. These diverse landscapes could be tied together into a single network encircling the city. The Rotary walkways have already taken this approach by creating a broad loop, mostly through the southern part of the City. This could be expanded as follows:

- From the Tutaekuri River along the Western Hills connecting Otatara, Dolbel Reserve Hill, Sugar Loaf, and the ridge behind the Mission.
- From the Mission, following the Taipo Stream, skirting Park Island and the base of the Poraiti Hills, to the Upper Estuary (Main Outfall Channel)
- Crossing the main outfall channel by new footbridge, and following the stop bank around the upper estuary and edge of the former lagoon to Roro o kuri.
- Skirting Roro o kuri and Te Iho o Terei Islands and connecting with Western Spit at Bay View.<sup>69</sup>

This network would tie together the following existing diverse landscape types:

Table 4: Napier Areas for Landscape Based Recreation

Landscape Feature	Type
Marine Parade	Heritage gardens -part of art deco historic precinct
Southern Shingle Bank–Napier Foreshore Reserve	Coastal shingle bank –semi-natural
Waitangi	River mouth and estuary -semi-wild
The Tutaekuri River	River -rural and semi-natural
Otatara,	Heritage Pa
Sugar Loaf	Prominent knoll lookout -rural
The Mission	Heritage religious and vineyard landscape
Park Island	Historic cemetery and former island
Roro o kuri	Heritage Pa –former island
Western Spit: Kitekiterau-Beacons	Coastal shingle spit -semi-natural
West Quay Precinct	Historic quay overlooking inner harbour
Lower (Ahuriri) Estuary walkway	Tidal lagoon estuary, natural

69. Connections could also be extended to the Esk Valley by way of Hill Road, Seafield Road (Hastings District), or along the coastal alluvial strip.

## Such a network would:

- Ensure **variety**, connecting contrasting places and experiences.
- Follow landscape **edges** and connect **landmark destinations**.
- Form a **circuit** approximately 50km long encircling the City and **linking all of Napier's iconic landscapes** including natural landscapes, important cultural features such as Otatara, and supporting activities or destinations such as wineries,<sup>70</sup> cafes,<sup>71</sup> and the Marine Parade/CBD.<sup>72</sup>
- Provide **contrast** between the flat landscapes of the plains and the topographic relief of the backdrop hills.
- Be **continuous**, providing a 'starting point' from anywhere on the circuit, and opportunities for either short or long duration use.<sup>73</sup>
- Connect with features that reinforce Napier's **identity** including art deco, the earthquake, 'Wine Country', and the dry hills and blue sea associated with Napier's Mediterranean climate.
- Be **visible**. Landscape opportunities for recreation are more readily appreciated and taken up where they are visible.
- Provide opportunities to tie a perimeter network with reserves and paths crossing the city, including those following the Old Tutaekuri Riverbed Reserves (Alexander Park/Te Awa Park and Riverbend Road).

As well as fulfilling recreation needs, such a network would celebrate the City's setting and enhance how people understand and feel about Napier. It would increase Napier's 'sense of place'.

## Ecological

A whole of landscape approach also provides opportunities for natural restoration with ecological benefits. Similar principles to those that apply to creating a strong landscape setting and strong recreation network also apply in relation to enhancing natural values.

**Variety:** There are opportunities to restore diverse natural areas: including areas of coastal shingle spit; the margins of the estuaries; the margins of smaller streams on the coastal plains; and parts of the backdrop limestone hills.

**Edges:** The recommended network connects landscape edges and margins, typically the richest areas ecologically.

**Connections:** The different fragment ecotypes can be connected into functioning networks. For instance the restoration planting could extend from water catchment areas in the Western Hills, to the estuary by way of restored stream banks. It would improve water quality and flood control, and create habitat links between the hills and coast.

70. For instance McDonalds/Mission, Crab Farm, and Brookfields/Esk Valley with short diversions.

71. For instance Westshore, West Quay, Marine Parade.

72. Such a premier path may attract visitors to Napier.

73. A principle to promote active recreation is the 'make the active choice the easy choice' or what urban planners describe as 'door step decision making'. People are more likely to regularly undertake an activity such as walking or cycling if it there are good opportunities close to home. One also anticipates that residents would feel motivated to undertake (in stages) the whole circuit of a prestige pathway that encircles their city's landscapes.

## Recommended Priorities

Recommended priorities are set out in Table 5. These are based on the high values or opportunities for each of the landscape units, and their 'sensitivity' –in other words the likelihood of change and the potential consequence of change in terms of effects or lost opportunities to maintain and enhance amenity.

Table 5: Recommended Priorities

Landscape Unit	Recommendations
1. Marine Parade Gardens	<ul style="list-style-type: none"> <li>(a) Add the gardens to Council's list of art deco features</li> <li>(b) Ensure the gardens are included within the precinct recommended for World Heritage status</li> <li>(c) Classify the gardens as a significant 'historic heritage' site in relation to s6(f) of the RMA</li> <li>(d) Prepare a Conservation Plan</li> </ul>
2. Scinde Island	<ul style="list-style-type: none"> <li>(a) Carry out a detailed character analysis of Napier Hill based on historical principles</li> <li>(b) Consider more detailed controls and assessment criteria to the District Plan</li> </ul>
3. Mission	<ul style="list-style-type: none"> <li>(a) Classify as a 'Significant Amenity Landscape'</li> <li>(b) Protect the undeveloped nature of the hills and foreground vineyards</li> <li>(c) Promote public access along the hills behind the Mission</li> <li>(d) Consider classifying the site as a heritage landscape under Section 6(f) of the RMA</li> </ul>
4. Otatara	<ul style="list-style-type: none"> <li>(a) Classify the hill as a 'Significant Amenity Landscape'</li> <li>(b) Classify as an Historic Heritage Site under Section 6(f) of the RMA</li> </ul>
5. All Units	<ul style="list-style-type: none"> <li>(a) Adopt a strategy to create a Napier-wide connected network of natural and high amenity landscapes.</li> <li>(b) Identify the connections (missing links) required to complete the network in strategic documents (LTCCP, Reserves Strategy).</li> <li>(c) Ensure District Plan provisions protect the opportunity to complete the network.</li> </ul>

