

21.23.1 Cardrona River/Mount Barker Road RCL

General Description of the Area

The Cardrona River/Mount Barker PA is a triangle of rural land to the east of urban Wānaka. It is bounded by the Ōrau (Cardrona River) to the west, Wānaka Luggate Highway to the north and generally by the toe of the Criffel Range to the south. The Mount Barker ONF is within the PA, adjacent to its southern boundary.

Physical Attributes and Values

Geology and Geomorphology • Topography and Landforms • Climate and Soils • Hydrology • Vegetation • Ecology • Settlement • Development and Land Use • Archaeology and Heritage • Mana whenua

Important landforms and land types:

1. The geology of the area includes glacial outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms:
 - a. the alluvial bed of the Ōrau (Cardrona River);
 - b. the legible series of degradational terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;
 - c. a clearly defined scarp at the eastern edge of the terraces, with gently rolling glacial moraine downlands extending eastwards;
 - d. an outwash plain in the eastern triangle between Wānaka Luggate Highway and Mount Barker Road, extending to the foothills of the Criffel Range.
3. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming and more intensive farming under irrigation.
4. The semi-arid climate with hot dry summers and cold dry winters, leading to dry brown grasslands where there is no irrigation and summer dust clouds from the Cardrona riverbed and exposed gravel roads or soils.

Important hydrological features:

5. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The section of river adjacent to the PA is seasonally ephemeral due to natural losses to groundwater and extraction for irrigation. There is relatively poor water quality (nitrogen, E coli, ammonium) in this reach.
6. Irrigation water races leading from the Ōrau (Cardrona River).
7. The Wānaka Basin Cardrona gravel aquifer, which underlies the PA and Wānaka township. Water take from the aquifer is currently over-allocated.

Important ecological features and vegetation types:

8. Conifer, eucalypt and Lombardy poplar shelter belts throughout the PA and scattered eucalypt or conifer woodlots generally around 1-3ha in size. Many of the shelter and woodlot trees have wilding potential.

9. Vegetation associated with rural living, including roadside hedges, driveway avenues, shelter trees around dwellings and large gardens.
10. Small areas of indigenous revegetation, with potential for further enhancement.
11. Extensive areas of improved pasture and areas used for cropping that are favourable seasonal feeding grounds for Paradise shelduck, South Island oystercatcher and Spur-winged plover.
12. Rank exotic grassland along road margins may be utilised by skinks.
13. Plant pest species include wilding conifers, hawthorn, crack willow, broom and lupin.
14. Animal pest species include rabbits, stoats, possums, rats and mice.

Land use patterns and features:

15. Pastoral farming or cropping, with irrigation from the Cardrona River water races and bores to the Wanaka Basin Cardrona gravel aquifer. The PA includes vineyards, a lavender farm, an equine facility and a firewood supply operation.
16. Rural living and hobby farming is common, mainly on lots of between 4 and 10 hectares in size. Areas of this type of land use are present around Black Peak Road, as well as south of Ballantyne Road east of the river, at the intersection of Morris and Ballantyne Roads, at the intersection of Ballantyne Road and the Wānaka Luggate Highway, and at the southern end of Mount Barker Road. Larger rural living properties of about 20ha are in the eastern part of the PA. There are also several small lots of one to two hectares in size that were subdivided from larger farms in the late 1990s. Additional residential building platforms have been consented, with potential for additional domestication and further dissection of open pastoral land.
17. Rural living dwellings are generally well set back from roads and screened and integrated by planting. Dwellings include substantial homes or visitor accommodation lodges with large gardens and curving tree-lined driveways.
18. The land use context of the PA includes:
 - a. Rural Lifestyle zoning and the Wānaka Urban Growth Boundary across the Ōrau (Cardrona River) to the west.
 - b. PA RCL Halliday Road to the north across the Wānaka-Luggate Highway, which has a pattern of rural living and working farmland similar to that of PA RCL Cardrona River/Mount Barker Road in the western half and a consented but unimplemented film studio and tourism development at Corbridge in the eastern half.
 - c. Wānaka airport (with the associated node of commercial and commercial recreation development) and working farmland with an open character to the east.
 - d. Rural Lifestyle Zones, the Criffel Range ONL and working farmland on terraces at the base of the Criffel Range to the south.
 - e. The PA forms a transitional area of pastoral farming and rural living between Wānaka township and more open rural land to the east.

Important archaeological and heritage features and their locations:

19. Two PDP Category 3 historic buildings within the PA - the cob house and stone shed at 107 Maxwell Road (QLDC Ref. 526), and the Pearce clay stone hut at 590 Mt Barker Road (QLDC Ref. 525).
20. Remains of the Hudson cottage (archaeological site F40/126) south-west of the intersection of Ballantyne and Morris Roads - a small timber cottage constructed about 1900 and later demolished.

Mana whenua features and their locations:

20. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
21. The western part of the RCL overlaps the mapped wāhi tūpuna Ōrau (Cardrona River).

Associative Attributes and Values

Mana whenua creation and origin traditions • Mana whenua associations and experience • Mana whenua metaphysical aspects such as mauri and wairua • Historic values • Shared and recognised values • Recreation and scenic values

Mana whenua associations and experience:

22. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
23. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-wai-Māori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
24. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
25. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

Important historic attributes and values:

26. The associations of the area with early European settlement and farming, where land was initially held as part of the larger Wanaka pastoral lease and gradually broken down into smaller grazing runs from the 1880s, evidenced by the remaining historic buildings and some place names.

Important shared and recognised attributes and values:

27. Valued as the scenic rural enclosure of Wānaka township to the east. The Ōrau (Cardrona River) is a natural boundary to urban and rural residential or rural lifestyle development on the southern and eastern sides of Wānaka and District planning documents indicate that the local community values the maintenance of rural character outside this boundary. These include the 2002 Wānaka 2020 community plan, the 2007 QLDC Growth Management Strategy and the PDP.
28. Valued as a pleasant rural living location close to Wānaka, with spacious pastoral surrounds and a high level of visual and rural amenity.

Important recreation attributes and values:

29. Recreational use of the Ōrau (Cardrona) riverbed and its margins for fishing, swimming, walking and cycling. A walkway/cycleway is planned for the true left bank of the river.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • Coherence • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values

Legibility and expressiveness attributes and values:

30. The series of degradational terraces and fluviially-eroded scarps leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion.
31. The gently rolling landform of the glacial moraine appreciated from public roads, particularly from Ballantyne, Morris, Boundary and Faulks Roads.
32. The outwash plain in the eastern part of the PA, which extends further north-east across Wānaka airport to the Clutha Mata-Au escarpments and is notable for its flatness, openness and physical extent.

Particularly important views to and from the area:

33. The key public routes through or around the PA are the Wānaka Luggate Highway and Ballantyne Road, a local shortcut between Wānaka and Luggate. From these key viewing locations, long views across terraces, moraine and outwash plains are often prevented by either rolling terrain or roadside shelterbelts (particularly from the highway). Moving through the landscape provides intermittent vistas across open pastoral land to the mountainous ONL that surround the Upper Clutha Basin and to Mount Iron and Mount Barker. Views are important to the sense of scale of the landscape and to its amenity and visual coherence. The patterns of open pasture alternating with lines or stands of vegetation and scattered rural dwellings are moderately complex, but highly coherent across the PA. Rural living development is largely set back from roads to maintain views to open pasture and many rural lifestyle dwellings are screened from public roads by topography or planting.
34. Highly appealing intermittent views from Faulks Road and Mount Barker Road across the foreground of pastoral rural land to Mount Barker, the Criffel Range and more distant mountains in the north. The subservient nature of built development within the views contributes to the quality of the outlook.
35. Views from the summit of Mount Iron, where the panoramic vistas available to the south-east take in the Cardrona River and the rolling pastoral expanse of the PA in the mid-ground, contrasting with Mount Barker and the Criffel/Pisa Range in the background. The balance between rural living development and open pastoral land within the PA is important to the amenity and perceived naturalness of the views.

Naturalness attributes and values:

36. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the high number of road crossings, letterboxes, tree-lined driveways, entry features and partially visible houses. There is a moderate level of naturalness, with a predominance of natural rather than built elements. Human intervention as managed farmland and rural living is evident.

Transient attributes and values:

37. Transient elements of the landscape include seasonal foliage and pasture colours, the changing shadow patterns from shelter belts, the varying water flow characteristics of the Cardrona and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

38. Rural tranquillity and quietness are experienced in those parts of the PA away from Ballantyne Road and Wānaka Luggate Highway, where there are low traffic volumes and the levels of activity are consistent with 'working farmland', hobby farming and low-density rural living (on lots of 4ha and greater).

Aesthetic attributes and values

39. The experience of the values identified above from public and private viewpoints.
40. More specifically, this includes:
- a. the highly attractive views, often framed by trees, across pastoral land to Mount Barker, Mount Iron and the mountain ranges surrounding the Upper Clutha Basin¹;
 - b. Juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the PA and the rougher browner and more visually complex rangelands of Mount Barker and the Criffel Range slopes;
 - c. Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to main roads, a sense of spaciousness and rural living development integrated by topography and/or vegetation;
 - d. Aesthetic appeal of the gently rolling moraine landforms.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

Rating scale: seven-point scale ranging from **Very Low** to **Very High**.

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative and perceptual attributes and values described above for PA RCL Cardrona River/Mount Barker Road can be summarised as follows:

- (a) **Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the patterns of rural shelterbelts, hedgerows and mature exotic trees framing open areas of pastoral land, and the mana whenua features associated with the area.
- (b) **Moderate associative values** relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Cardrona River and the shared and recognised values of the area as a rural edge to Wānaka township and a pleasant rural living location.
- (c) **Moderate-high perceptual values** relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the framed scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the PA RCL Cardrona River/Mount Barker Road for a range of activities is set out below.

- i. **commercial recreational activities – limited** landscape capacity for small scale and low-key activities based on the rural land resource that are: visually recessive; of a modest scale; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.

¹ Mount Iron and the mountain ranges surrounding the Upper Clutha Basin are outside of the PA.

- ii. **visitor accommodation and tourism related activities** – **some** landscape capacity for rural farmstay/visitor accommodation within existing or consented buildings/building platforms. **Very limited** capacity for small scale and low-key tourism related activities that are: visually recessive; of a modest scale; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- iii. **urban expansions** – **no** landscape capacity.
- iv. **intensive agriculture** – **some** landscape capacity where soils and available water allocation support the activity, and where expressiveness and aesthetic attributes and values are maintained or enhanced.
- v. **earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living activities that maintain naturalness, expressiveness and aesthetic attributes and values and integrate with existing natural landform patterns.
- vi. **farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **mineral extraction** – **limited** landscape capacity for ongoing gravel extraction from the Ōrau (Cardrona) riverbed in accordance with Otago Regional Council river management strategy. **Very limited** landscape capacity for farm-scale quarries elsewhere within the PA that protect the naturalness and aesthetic attributes and values of the PA.
- viii. **transport infrastructure** – outside the State Highway corridor, **some** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.
- ix. **utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district scale infrastructure that is co-located with existing distribution lines or roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure.
- x. **renewable energy generation** – **some** landscape capacity for discreetly located and small-scale renewable energy regeneration. **Limited** landscape capacity for larger scale commercial renewable energy generation.
- xi. **production forestry** – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **rural living** – **very limited** capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, rural character and shared and recognised attributes and values. The rural character of the PA is vulnerable to further fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka would be undermined by increased densities of rural living. Any additional rural living should be set well back from roads; integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.