

21.23.6 East of Wānaka – Mount Aspiring Road: Schedule of Landscape Values

General Description of the Area

The East of Wānaka – Mount Aspiring Road area is a small portion of RCL sandwiched between the wider ONL of Lake Wānaka and the Alpha Range, Rural Lifestyle Zone land on the western side of Wānaka – Mount Aspiring Road and urban zoned land to the east and southwest. The mapped extent includes two roche moutonnée and an undulating and relatively low-lying lakeside terrace. Ruby Island Road and Mount Alpha PA (ONL) adjoin the western boundary of the area. Roys Bay (Lake Wānaka) PA (ONL) abuts the eastern boundary; and the urban boundary of Wānaka adjoins the eastern boundary of the area.

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

Landforms and land types

1. Ice-scoured shelf approximating the alignment of Wānaka – Mount Aspiring Road. The area is characterised by a series of hummocky schistose landforms along the lake shore. These include smoothed bedrock surfaces eroded by glacial action and areas of terminal moraine. These largely glacial landforms are interspersed with areas of glacial till and outwash gravels formed by fluvial processes.
2. Schist-based soils deriving from gravel debris and the terminal moraine deposits.

Hydrological features

3. A remnant wetland feature on low-lying land adjacent Wānaka – Mount Aspiring Road and a pond in the hummocky terrain.

Ecological features and vegetation types

4. Particularly noteworthy indigenous vegetation features include:
 - a. Localised patches of regenerating kānuka along the lake shore, grey shrubland and bracken fern land across steeper hummocky terrain and escarpments.
5. Other distinctive vegetation types include:
 - a. Vineyard plantings and grazing land across the more gently sloping areas.
 - b. Native and exotic amenity plantings provide shelter and shade around rural and rural living dwellings, farm buildings, accessways and property boundaries.
 - c. Conifer and poplar shelterbelts in places.
 - d. Localised small-scale forestry woodlot plantings on steeper slopes.
6. Rank exotic grassland present along road margins and fence-lines and on steeper slopes may be utilised by skinks.

Land use patterns and features

7. Viticultural activities (including winery, cellar door and events facility), equestrian/agistment, horse riding tours, native plant nursery (Te Kākano) and hobby farming (including the Olive Grove wedding venue) dominate land use throughout the area.
8. Four properties with landholdings ranging in size from approximately 6ha to 34ha. One consented but unbuilt platform towards the southeastern end of the area.
9. Excepting equestrian-related facilities and property accessways, built development is generally located away from the road frontages and well-integrated by landform and/or plantings.
10. Infrastructure includes a Wānaka Water Supply Tank and a cell phone tower.
11. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. The margins and waters of Lake Wānaka to the east (Roys Bay PA) which includes the Waterfall Creek Track along the lake edge extending between Roys Bay in Wānaka and Ruby Island Road, and linking to Glendhu Bay via the Millennium Track. Both of these tracks form part of Te Araroa. Popular boat launching and parking area at the northern end of Ruby Island Road enabling access to the lake and track.
 - b. The dramatic Alpha Range PA to the west which includes the highly popular Roys Peak Track from which there are views of the area.
 - c. The scenic route of Wānaka – Mount Aspiring Road along the southwestern edge of the area which provides access to Mount Aspiring National Park and Treble Cone Ski Area and affords views of much of the area.
 - d. The urban edge of Wānaka (Urban Growth Boundary) along the eastern boundary, generally coinciding with the toe of steeper slopes associated with the moraine landform at the eastern end of the area. The northern and southern portions of the urban area form abrupt transitions with no discernible defensible landform or other 'landscape' edge, making the urban boundary potentially vulnerable to urban development creep.
 - e. Rural lifestyle development within the Rural Lifestyle Zone, the Mount Aspiring Holiday Park and residential development within the Large Lot Residential Zone, all located throughout the terraces and alluvial fans at the base of the Alpha Range on the south-west side of Wānaka – Mount Aspiring Road.

Mana whenua features and their locations

12. The entire area is ancestral land to many whānau within the iwi of Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua, and wai are all intertwined in te ao Māori.
13. The area is adjacent to the wāhi tūpuna Wānaka (Lake Wānaka). Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1988. It is also near to a contemporary nohoaka (camping site to support traditional mahinga kai activities) at Ruby Island Road, provided as redress under the Ngāi Tahu Claims Settlements Act 1998.

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

14. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
15. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rakatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
16. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai and nohoaka.

Historic attributes and values

17. The area has significance in its representation of the evolution of farming around Wānaka. The area was initially part of the nucleus of the expansive Wānaka Station during the 19th century. Later early-20th century agriculture at Wānaka Station was associated with fruit growing and irrigation schemes that ultimately anticipated the viticulture present today.

Shared and recognised attributes and values

18. The identity of the area as a ‘green belt’ on the north-western side of Wānaka, providing a sympathetic transition to the vast ONL beyond.
19. The long association of this part of the Wānaka local area with grapevines and wine production, with the Rippon vineyard hosting the annual Rippon Festival for 20 years prior to 2017.
20. The popularity of Wānaka – Mount Aspiring Road as a vehicular and cycling scenic route.
21. The high popularity of the lake edge trail for walking and cycling (known as the Millenium Track).
22. The very high popularity of the Roys Peak Track which affords elevated views out across the area, taking in the expansive lake and mountain setting of Wānaka.

Recreation attributes and values

23. Horseback riding and equestrian activity.

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

24. The roche moutonnée (as part of the more extensive sequence of these landforms stretching extending northwards to Damper Bay), hummocky moraine, alluvial depositions in valleys and Waterfall Creek paleo channel (in the vicinity of the equestrian facility and road) are expressive of the interaction of the glacial and fluvial processes that have shaped the Wānaka area.

Particularly important views to and from the area

25. The sequence of attractive and varied views across the area from Wānaka – Mount Aspiring Road and Rippon Vineyard. In these views the area is seen balanced by the dramatic and large-scale landforms of the Mount Alpha Range. The broader mountain and lake context of Wānaka forms the backdrop to the area in places, adding a sense of connection to the vast and rugged landscape context to the north. Framed vistas across the northern portion of the area to the lake are available from the stretch of road adjacent the northern end of the area. The distinctly rural appearance of the area comprised of an attractive mix of pastoral land, vineyard plantings, equestrian facilities, and extensive amenity plantings (and in which buildings are obscured from view) serves to reinforce the connection of the area to the proximate pastoral Alpha Range context.
26. Attractive views from parts of the lakeside track to the vineyards seen alongside expansive views of Lake Wānaka. Again, buildings are generally subservient and well-integrated by landform and/or vegetation in such views.
27. Pleasant parkland style views from Ruby Island Road across the northern portion of the RCL area in which there is an appreciation of the attractive interplay of grazing land and amenity plantings that dominates this part of the area. The careful siting of buildings so that they are not seen from the road reinforces the impression of a rural parkland setting.
28. Highly scenic and memorable views from Roys Peak Track out across the area. The expansive nature of such views and diminishing influence of distance serves to reduce the visual importance of the area in shaping the quality of the outlook. Nevertheless, the area plays an important role as a distinctly spacious and green edge to the north-western side of Wānaka.
29. Long-range views from Eely Point and eastern (urban) side of Roys Bay, in which there is an appreciation of the glacial landforms of area. The spacious appearance of the area, which is generally uncluttered by buildings, forms a distinctive rural bookend to the urban patterning along the eastern side of the lake and blends harmoniously with the Alpha Range backdrop.

Naturalness attributes and values

30. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the area, although this is undermined to some extent by the presence of driveways, the equestrian facility, gateways, signage, and the like.
31. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland and vineyards is evident.

Memorability attributes and values

32. Memorable to residents and locals as a 'green belt' to the north-western side of Wānaka.

Transient attributes and values

33. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees and grape vines.
34. Seasonal pasture colours.
35. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

36. Impressions of rural tranquillity and quietness are localised to Ruby Island Road and the lake edge track.
37. A dark night-sky impression contributes to feelings of wildness along the lake edge.

Aesthetic attributes and values

38. The experience of all of the values identified above from public and private viewpoints.
39. More specifically, this includes:
 - a. the highly attractive spacious rural views across the area to the surrounding mountain and lake context;
 - b. the appealing patterning of grazing land, viticulture and amenity plantings which creates a rural parkland impression in places;
 - c. the more spacious and tranquil landscape character associated with the eastern side of the area;
 - d. the distinctly rural character of the area arising from the visible vineyard and equestrian related uses; and
 - e. the low number of buildings and their effective integration by landform and/or vegetation.

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 physical, associative, and perceptual attributes and values described above for the East of Wānaka - Mount Aspiring Road area can be summarised as follows:

40. **Moderate physical values** relating to the glacial and fluvial derived landforms, the strong patterns of rural land use, and the mana whenua features associated with the area.
41. **Moderate associative values** relating to the mana whenua associations of the area, the historic heritage of European pastoral farming, and the shared and recognised values of the area for residents, locals, and visitors as a rural greenbelt/ buffer along the western side of Wānaka.
42. **Moderate-high perceptual values** relating to the expressiveness of the glacial landforms, the coherent rural character, the scenic rural views to the surrounding ONL lake and mountain context, and the moderate level of naturalness, with built development remaining subservient to natural landscape elements and patterns.

Landscape Capacity

The landscape capacity of the East of Wānaka – Mount Aspiring Road area for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where

appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for tourism related activities that are: visually recessive; designed to be small scale and have a low key 'rural' character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

- iii. **Urban expansions – extremely limited or no** landscape capacity. The absence of a discernible defensible edge to Wānaka makes the neighbouring parts of the area particularly vulnerable to urban development creep.
- iv. **Intensive agriculture – extremely limited** landscape capacity where the quality of views and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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 – very limited** landscape capacity for farm scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district-scale infrastructure that is buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks. **Very limited** capacity for other larger-scale regionally significant infrastructure.
- x. **Renewable energy generation – some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. **Forestry – limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the area is vulnerable to fragmentation and 'domestication' through rural living development and the absence of a discernible defensible edge to Wānaka makes the neighbouring parts of the area particularly vulnerable to urban development creep. Any additional rural living should be: set well back from roads and public tracks; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

Plant and Animal Pests

- A. Plant pest species include hawthorn, broom and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.