

21.23.4 PA RCL Church Road – Shortcut Road: Schedule of Landscape Values

Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023. NB No text changes required.

Purple underlined and strikethrough text: corresponds to changes recommended in Council Reply Evidence, 15 December 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Church Road – Shortcut Road PA generally takes in the area known as the Clutha Triangle immediately to the north of Luggate and defined by SH6, Church Road, and Shortcut Road. The mapped extent of the PA also includes the flat land on the west side of SH6 and the rural land to the east of Church Road adjoining the Clutha River.

Commented [BG1]: Notified text of Schedule 21.23.3 generally supported by OS 67.30 Julian Haworth.

Physical Attributes and Values

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

Important landforms and land types:

1. The flat terraced glacial outwash plain with a patterning of shallow scarps which collectively form a series of degradational river terraces stepping down from the west to the east.
2. Sandy areas, boulder rises and shallow dry swales of former paleochannels in places.
3. An area where more recent fluvial processes of erosion and sedimentation have reworked older alluvium associated with historic glaciations affecting the landscape.

Important hydrological features:

4. Luggate Creek, which is a complex winding channel along the south-eastern edge of the PA (to the east of Church Road).
5. The ephemeral water courses draining from the mountains to the south across and around the terrace edges that are artificially channelled in places and discharge to the Clutha River. These channels tend to flow only during prolonged rainfall.

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:

a. Mature crack willow and broom along the margins of Luggate Creek.

Commented [BG2]: Consequential change, Council Reply Evidence 15 December 2023.

7. Other distinctive vegetation types include:
 - a. Grazing and cropping with scattered exotic shelterbelts throughout the land straddling SH6.
 - b. Tree crops, flower crops and orchards on the lower terrace.
 - c. Amenity and shelter plantings around rural and rural living dwellings and farm buildings.
 - d. Poplar and willow plantings across terraces bordering the true right bank of Luggate Creek.
 - e. Mature crack willow and broom along the margins of Luggate Creek.

Commented [BG3]: Consequential change, Council Reply Evidence 15 December 2023.

Important land use patterns and features:

8. Low-density rural living, horticultural and hobby farming dominate land use throughout the PA. Lot sizes are generally between 2 and 20ha in size.
9. Church Road and Shortcut Road as local rural roads.
10. The margins of the Luggate Creek along the south-eastern edge of the PA which are identified as a Marginal Strip.
11. SH6 which passes through the western side of the PA.
12. An small area of rural industrial type landuse extending along the east side of Church Road to near the Grandview Bridge.
13. 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 very close proximity of Luggate settlement which extends across the river terraces to the southeast of the PA, with some of the more elevated terraces having a visual connection to the PA.
 - b. The Te Rua Tupāpaku (Clutha River near Luggate) ONL and associated DoC Reserve and river track extending along the eastern side of the PA.
 - c. The Luggate River Track along the south (true right) side of Luggate Creek extending along the south-eastern side of the PA.
 - d. The open and flat expanse of the intensively farmed Hāwea Flats to the north of the PA.
 - e. The forestry plantings throughout the terrace escarpment along the western side of the PA.

Commented [BG4]: OS 146.2 Alpine Deer NZ LP.

Commented [BG5]: OS 146.2 Alpine Deer NZ LP.

Mana whenua features and their locations:

14. 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.
15. Parts of the RCL overlap with the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
16. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
17. Te Rua Tūpāpaku is recorded as a fortified permanent pā.

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 experiences are:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
19. The Mata-au (Clutha River) takes its name from a Kāi Tahu whakapapa that traces the genealogy of water. On that basis, the Mata-au is seen as a descendant of the creation traditions.
20. The Mata-au was part of inland mahika kai trails and was also a key transportation route for pounamu from inland areas to settlements on the coast.
21. Te Rua Tūpāpaku is a kāika mahika kai located on the Mata-au where weka, tuna (eels) and kauru (cabbage tree root) were gathered. It is also recorded as a fortified permanent pā.
22. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu.

Important historic attributes and values:

23. Association with early pastoral land use and gold mining.

Important shared and recognised attributes and values:

24. The identity of the area as a green edge to Luggate and, in the case of the land to the east of Church Road, an established rural industry area supporting the adjacent settlement.
25. The popularity of the area as an entry/exit point on the Upper Clutha River Track.
26. The close proximity of the PA to the Grandview Bridge (or the 'red bridge') to the north of the PA (which is described as one of the most attractively proportioned steel bridges in Aotearoa).

Commented [BG6]: OS 146.2 Alpine Deer NZ LP.

Important recreation attributes and values:

27. SH6 Wanaka Luggate Highway as a key scenic route linking between Wanaka and Cromwell.
28. Shortcut Road as a key scenic route linking between Wanaka (and the West Coast) and the Lindis Pass.
29. The Upper Clutha River Track in close proximity to the PA.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • 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 flat expanse of the outwash plain and river terraces are expressive of the interaction of the glacial and fluvial processes that have shaped, and are continuing to shape, the Upper Clutha valley.

Particularly important views to and from the area:

31. The sequence of attractive long-range and expansive 'rural' views from SH6, parts of Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. In views east from Church Road, the established rural industry area contributes to the outlook. The cropping and pastoral land of the majority of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation. The appearance of an almost continuous patterning of rural landuse across the PA and beyond to the north and west reinforces the coherence of the underlying river terrace landforms. The openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.
32. The expansive very long-range, predominantly 'rural' views from the elevated urban areas of Luggate to the southeast, in which the PA forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL). The established rural industry east of Church Road also contributes to the character of these views.
33. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges. These include localised views of the established rural industry area east of Church Road.

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Naturalness attributes and values:

34. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is compromised to some extent by the number of partially visible houses and the rural industry (east of Church Road).
35. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland, horticultural blocks, rural industry, and rural living is evident.

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Memorability attributes and values:

36. Memorable to residents and locals as a 'green edge' to Luggate.

Transient attributes and values:

37. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
38. Seasonal horticultural crop foliage and pasture colours.
39. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

40. Impressions of rural tranquillity and quietness which are localised to parts of Church Road away from rural living and rural industry uses and along stretches of the river edge tracks adjoining the PA where intervening landform and vegetation patterns screen views to buildings within the PA and further afield in Luggate.

Commented [BG14]: OS 146.2 Alpine Deer NZ LP.

Aesthetic qualities and values:

41. The attractive and distinctly rural 'big sky' views to the mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements including pasture, crops, and trees and the subservience of built elements play an important role in shaping the quality of these views.
42. The juxtaposition between the tamed rural land, the rougher character along the river and creek corridors and the urban grain of Luggate further afield.

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 Church Road – Shortcut Road can be summarised as follows:

43. **Moderate physical values** relating to the productive soils and associated agricultural and horticultural land uses, the glacially formed outwash plain/alluvial fans of the valley floor that have subsequently been reworked, the mana whenua features in the area and the strong patterns of rural land use and, to a lesser degree, rural industry landuse.
44. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of Te Rua Tupāpaku (Clutha River near Luggate) and Luggate Creek, and the shared and recognised values of the area for residents and locals as a green edge to Luggate.
45. **Moderate perceptual values** relating to the expressiveness of the river terrace 'tread and riser' landforms, the coherence of land use patterns, the strong rural character, the expansive and scenic rural views, and the moderate level of naturalness, with built development remaining subservient to more natural landscape elements and patterns.

Commented [BG15]: OS 146.2 Alpine Deer NZ LP.

Landscape Capacity

The landscape capacity of the PA RCL Church Road – Shortcut Road 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 modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.
- ii. **Visitor accommodation and tourism related activities – limited** capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. **Very limited to No Extremely limited** landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – very limited to no extremely limited** landscape capacity unless such development can: integrate a strong defensible boundary to avoid the potential future risk of settlement sprawl; is located and designed to connect with the existing settlement; protects ONF/L values; and complements the existing character of Luggate.
- iv. **Intensive agriculture – very limited to no extremely limited** landscape capacity where soils and available water allocation support the activity, and where aesthetic attributes and values are maintained.

Commented [BG16]: The changes to the landscape capacity rating scale recommended by S Edgar (OS 146) and which adopt Mr Espie's rating scale, are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie's landscape capacity rating scale.

Commented [BG17]: Consequential amendment arising from OS 74.2.

Commented [BG18]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG19]: Consequential amendment arising from OS 74.2.

Commented [BG20]: OS 74.2. John May and Longview Environmental Trust.

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Commented [BG26]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG27]: Change made by BG, relying on OS 42 Sunnyheights Limited.

- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns. Some landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.
- 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 –** some landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; ~~and maintain or enhance the landscape values of the PA.~~ **No Extremely limited** landscape capacity ~~for other transport infrastructure.~~
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are 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. ~~Production~~ **Forestry – very limited** landscape capacity for scattered small 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 PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; 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 the impression of expansive rural views from public vantage points.
- xiii. **Rural Industrial Activity – very limited** landscape capacity for rural industry that is: co-located with existing rural industry development; avoids the impression of development sprawl; protects ONF/L values; maintains the quality of views and aesthetic values; and complements the existing character of Luggate.

Commented [BG28]: Consequential amendment arising from OS 74.2.

Commented [BG29]: Consequential change, Council Reply Evidence 15 December 2023.

Commented [BG30]: Consequential amendment arising from OS 74.2.

Commented [BG31]: Consequential change, Council Reply Evidence 15 December 2023.

Commented [BG32]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG33]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG34]: Consequential change, Council Reply Evidence 15 December 2023.

Commented [BG35]: OS 40.45 Transpower New Zealand Limited.

Commented [BG36]: OS 70.46 Transpower New Zealand Limited.

Commented [BG37]: Typographical correction.

Commented [BG38]: Supported by OS 67.31 Julian Haworth.

Commented [BG39]: OS 146.3 Alpine Deer NZ LP.

Plant Pests

- 46. Plant pest species include crack willow and broom.

Commented [BG40]: Consequential change, Council Reply Evidence 15 December 2023.