

## 21.23 Schedule of Landscape Values: Upper Clutha Rural Character Landscape Priority Areas

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Schedule 21.23 – Upper Clutha Rural Character Landscape Priority Area identifies and describes 5 priority areas, as set out in Strategic Policy 3.3.36.

The schedules are a tool to assist with the identification of the landscape character and visual amenity values that are to be maintained or enhanced within each priority area and related landscape capacity.

The schedules contain both factual information and evaluative content. The description of each priority area must be read in full. Each description, as a whole, expresses the landscape character and visual amenity values.

The landscape attributes and values identified, relate to the priority area as a whole and should not be taken as prescribing the attributes and values of specific sites.

The landscape attributes and values may change over time.

A finer grained location-specific assessment of landscape attributes and values would be required for any plan change or resource consent. Other landscape values may be identified through these finer grained assessment processes

The capacity descriptions are based on the scale of the priority area and should not be taken as prescribing the capacity of specific sites; landscape capacity may change over time; and across each priority area there is likely to be variations in landscape capacity, which will require detailed consideration and assessment through consent applications.

## 21.23.1 Cardrona River/Mount Barker Road RCL

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### 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 Basin<sup>1</sup>;
  - 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.

<sup>1</sup> 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.

## 21.23.2 Halliday Road/Corbridge RCL

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### General Description of the Area

The Halliday Road/Corbridge PA is an area of rural land bounded by the Wanaka – Luggate Highway (SH6), the Cardrona River and the Clutha River Mata-Au on its southern, western and northern sides, respectively. To the east it extends to the escarpment between rolling glacial moraine and the flatter series of outwash terraces near Wānaka airport.

### 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. A series of alluvially formed terraces, with well-formed treads and risers, stepping down to the west to the Cardrona River.
2. A clearly defined scarp at the eastern edge of the terraces of up to 60 metres in height.
3. The sequence of landforms:
  - a. the alluvial bed of the Cardrona River;
  - b. an obvious series of terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;
  - c. a clearly defined prominent scarp of about 60 metres in height at the eastern edge of the terraces, with gently rolling glacial moraine downlands extending eastwards from the scarp.
4. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming and more intensive farming under irrigation.
5. 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:

6. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The lower reaches of the river adjacent to the PA have poor water quality (nitrogen enrichment from contaminated groundwater).
7. Irrigation reservoirs/ponds within the rolling glacial till downlands, with varying levels of permanent water.
8. The Wanaka Basin Cardrona riparian gravel aquifer, which underlies the PA and Wānaka township. Water abstraction from the aquifer is currently over-allocated.

### Important ecological features and vegetation types:

9. Conifer (mainly radiata pine) and eucalypt shelter belts, generally oriented north-south or west-east, and a few small conifer woodlots of around 1-6ha in size.



10. Large patch of kanuka near the junction of the Mata-Au (Clutha River) and the Ōrau (Cardrona River) and scattered regenerating kānuka and grey shrubland on bordering scarps, between the PA and the Clutha River.
11. Vegetation associated with rural living and hobby farming on the alluvial terraces, including roadside hedges and shelterbelts, driveway avenues, shelter trees around dwellings, orchards, and large gardens.
12. Plant pest species include wilding conifers, hawthorn, crack willow, broom, gorse and lupin.
13. Animal pest species include rabbits, feral cats, ferrets, stoats, weasels, possums, rats and mice.

### **Land use patterns and features:**

14. Predominantly pastoral farming or cropping, particularly on the rolling moraine downlands. The alluvial terraces support mainly hobby farming or more intensive farming, with vineyards, orchards and a plant nursery. Events such as weddings and concerts have been held at Corbridge Estate.
15. Established rural living and visitor accommodation is common on the alluvial terraces, mainly on lots of between 4 and 10 hectares in size. Only one dwelling is present on the escarpment. There are a few both smaller and larger lots in this western area of the PA. Four lots of around 20ha in size, created as part of the Poplar Beach Subdivision, are present at the eastern edge of the PA, but only two have been developed for rural living. An extensive film studio and tourism complex has been consented at Corbridge, located around the lake and screened from Wanaka Luggate Highway by topography. The development includes a film studio complex including film location sets, buildings for post-production facilities, film school, screening theatre, film exhibition centre and supporting facilities along with associated infrastructure for the film studio.
16. The land use context of the PA includes:
  - a. RCL land within the Ōrau (Cardrona River) floodplains (including some commercial recreation activities), developed Rural Residential zoning and urban Albert Town to the west.
  - b. The Mata-Au (Clutha River) ONF immediately adjoining the PA to the north.
  - c. Open pastoral RCL and Wānaka airport to the east.
  - d. PA RCL Cardrona River/Mount Barker Road across the Wānaka Luggate Highway to the south, which has a pattern of rural living and working farmland similar to that of the western half of PA RCL Halliday Road/Corbridge.

### **Important archaeological and heritage features and their locations:**

17. The 1927 Halliday Homestead at 85 Halliday Road (QLDC Ref. 522).

### **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:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
19. 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.
20. Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
21. 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:

22. The associations of the area with early European settlement and pastoral activities.

### Important shared and recognised attributes and values:

23. Valued as the scenic rural enclosure of Wānaka/Albert Town to the east. The Ōrau (Cardrona River) forms a natural boundary to the spread of urban or rural residential development to the east from Albert Town.
24. Valued as part of the rural approach to Wānaka from the east on Wanaka Luggate Highway, with open views across rolling or level pasture and cropping land.

### Important recreation attributes and values:

25. Recreational use of the Upper Clutha River walking and cycling track from the end of Halliday Road and from Albert Town across Pawsons Crossing bridge.

## 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:

26. The series of terraces leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion. In particular the prominent highest escarpment, which is visible from many parts of the surrounding landscape and from the summit of Mount Iron.
27. The gently rolling open landform of the glacial till moraine, appreciated from Wanaka Luggate Highway and from Mount Iron.

### Particularly important views to and from the area:

28. Highly attractive views from Wanaka Luggate Highway across open pasture or cropping land to the hills and mountainous ONL of the Upper Clutha Basin, or to rising moraine landform and shelterbelts. The highly coherent pattern of large open paddocks alternating with linear shelterbelts across the majority of

the PA, together with the undulating nature of the terrain, general lack of visible dwellings and changing pasture/crop colours across the seasons add to the pleasantness and strong rural character of the views.

29. Views from Halliday Road and the Upper Clutha River Track connection, enclosed by the prominent escarpment to the east but open to the Upper Clutha Basin mountains and hills to the north and west. Views characterised by rural living and farming, with sequential enclosure by roadside vegetation.
30. Views from the summit of Mount Iron, where the panoramic vistas available to the east take in the Cardrona River, the river terraces and prominent escarpment, and the undulating pastoral moraine land and shelterbelts extending to the east.

### **Naturalness attributes and values**

31. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people passing adjacent to the PA on Wanaka Luggate Highway. The river terraces accessed from Halliday Road are more domesticated by rural living and have a lower level of perceived naturalness. Overall there is a moderate level of naturalness, with a predominance of natural rather than built elements, but human intervention as managed farmland and rural living evident.

### **Transient attributes and values**

32. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts, and the presence of stock and wildlife such as hawks.

### **Remoteness/wildness attributes and values**

33. Rural tranquillity and quietness are currently experienced in those parts of the PA away from 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.

### **Aesthetic attributes and values**

34. The experience of all of the values identified above from public and private viewpoints.
35. More specifically, this includes:
  - a. Highly attractive views across large open paddocks to the mountains and hills of the Upper Clutha Basin or to moraine landforms and shelterbelts.
  - b. Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to Wanaka Luggate Highway, a sense of spaciousness, and rural living development generally integrated by topography and/or vegetation.
  - c. Aesthetic appeal of the prominent escarpment and the gently undulating 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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These various combined physical, associative, and perceptual attributes and values described above for PA RCL Halliday Road/Corbridge 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 rolling moraines and water bodies, and the strong patterns of rural shelterbelts framing large open areas of pastoral land.
- (b) **Moderate associative values** relating to the historic heritage of European pastoral farming, the recreational use of the Upper Clutha River Track and the shared and recognised values of the area as a rural edge to Wānaka/Albert Town and as the rural approach to the township on Wanaka Luggate Highway.
- (c) **Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness in places, 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 Halliday Road/Corbridge for a range of activities is set out below.

- i. **commercial recreational activities – some** landscape capacity for activities that are: located where they are screened from Wanaka Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- ii. **visitor accommodation and tourism related activities – limited** landscape capacity for rural farmstay/visitor accommodation or tourism related activities that are: either co-located with existing development or located where they are screened from Wanaka-Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; 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 scenic attributes and values are maintained.
- v. **earthworks – limited** landscape capacity to absorb earthworks associated with trails, farming and rural living/visitor accommodation/commercial recreation activities that maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns.
- vi. **farm buildings – some** landscape capacity for buildings that 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 PA's landscape character and visual amenity values.
- viii. **transport infrastructure – outside the state highway corridor, limited** 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 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** capacity for small scale wind or solar generation located where topography ensures it is not visible from public places. **Limited** capacity for larger scale commercial renewable energy generation.
- xi. **production forestry – 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 naturalness, aesthetic and rural character values. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka/Albert Town could be undermined by increased densities of rural living on the river terraces. Any additional rural living should be set well back from roads and public trails, 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.

## 21.23.3 West of Hāwea River RCL

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### General Description of the Area

The West of Hāwea River PA takes in the river terraces on the true right (i.e. west) of the Hāwea River, extending from approximately Horseshoe Bend in the south to Hāwea settlement in the north. SH6 Lake Hāwea Albert Town Road forms the western boundary except-at the northern end, where the PA extends westwards from the road to encompass the low-lying land along the toe of the south-eastern flanks of Mount Maude.

### 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 glacial outwash plain of the historic Hāwea Glacier, modified by the fluvial erosion and sedimentation of the Hāwea River that characterises the general area.
2. Maungawera Hill, roughly in the centre of the PA, separates the area into a northern and southern terrace. The hill itself comprises a terminal moraine of the Hāwea Glacier and extends broadly south-westwards from the south end of Mount Maude.
3. The patterning of shallow scarps and paleochannels throughout the northern terrace.

### Important hydrological features:

4. The ephemeral water courses from the mountains to the northwest, which flow only after prolonged or intense rainfall, that are artificially channelled in places and discharge to the Hāwea River.

### Important ecological features and vegetation types:

5. Particularly noteworthy indigenous vegetation features include:
  - a. Swathes and patches of regenerating kanuka, manuka, grey shrubland and bracken fernland across the lower slopes of Mount Maude.
  - b. Localised patches of kanuka and grey shrubland along with wilding conifers occupy the river terraces and escarpments bordering the Hāwea River.
  - c. Localised stands of kanuka and patches of short tussock grassland and matagouri shrubland occur on the expansive terraces between SH6 and the Hāwea River.
  - d. SNAs near edge of river terrace at end of Te Awa Road encompass small kanuka stands and patches of short tussock grassland and matagouri shrubland.
6. Other distinctive vegetation types include:
  - a. Grazed and cropped pasture with conifer and poplar shelterbelts. The latter are predominantly aligned west to east, perpendicular to the prevailing winds, and can be very long.
  - b. Forestry blocks throughout the sloping land in the centre of the PA, on the lower-lying gravel soils on the southern terrace adjacent the river and at the toe of Mount Maude.
  - c. Amenity plantings around rural and rural living dwellings and farm buildings.

- d. Wilding conifers in places, particularly throughout areas of regenerating scrub.

### **Important land use patterns and features:**

7. Low-density rural living, and hobby farming dominate land use throughout the PA. Rural living/hobby farming lots are generally between 4 and 20ha in size, with a few larger lots greater than 50ha.
8. Throughout the northern terrace, dwellings are set back from SH6, exploiting the integrating benefits of the low terrace riser extending throughout the area or configured along the true right bank of the river. Many of the consented building platforms in this area are yet to be built on. There is a relatively consistent patterning of rural living lots adjacent the river; and throughout which there has been extensive use of shelterbelt and specimen tree plantings to achieve visual integration and privacy. While this area is not visible from the highway, it forms a contrasting and more finely grained character to the more open and pastoral land to the west.
9. Built development throughout the gentle slopes flanking Mount Maude and the central moraine area are generally well integrated by the hummocky topography and/or existing vegetation; comprise a distinctly working rural character; and/or are not prominent in views from the road. The area of elevated moraine on the eastern side of SH6 is predominantly in pastoral and forestry use.
10. Across the southern terrace, a more working rural landscape prevails, with pastoral, cropping, and forestry evident. Rural lifestyle lots are clustered towards the north-eastern edge of the terrace adjacent the river (accessed via Camp Hill Road) and throughout the south-western quadrant (accessed via Kennels Lane). Many of the consented building platforms in this area are yet to be built on.
11. The Maungawera Rural Visitor Zone throughout the elevated central area of moraine on the east side of SH6. This provides for carefully located and visually discreet pods of visitor focussed development including hot tubs, motorhome sites and cycle trails. Future plans include other developments such as hospitality venues.
12. The Hāwea Flat Whitewater Park (The Wave) is a popular surfing, kayaking, swimming, and picnicking spot adjacent the PA and accessed via the PA (Camp Hill Road).
13. The margins of the Hāwea River along the eastern edge of the PA which are identified as a Marginal Strip.
14. The Hāwea River track on the opposite (true left) side of the river.
15. The Hāwea River ONL notation that applies to the stretch of the river adjoining the southern part of the PA.
16. SH6 which passes through the western side of the PA.
17. Other 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 generally open and flat expanse of the intensively farmed Hāwea Flats on the eastern side of the Hāwea River.
  - b. The reasonably close proximity of Hāwea settlement to the northern end of the PA.

### **Mana whenua features and their locations:**

18. 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.
19. The RCL overlaps the mapped wāhi tūpuna Hāwea River (including Camp Hill). overlay which applies to the Hāwea River and its margins.

## 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:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas
21. The Hāwea was part of a traditional mahika kai network.
22. The mana whenua values associated with this area include, but may not be limited to, awa, nohoaka and ara tawhito.

### Important historic attributes and values:

23. The historical and contextual association of the river as a landscape feature, which shaped the development of early local infrastructure and acted as a natural boundary.

### Important shared and recognised attributes and values:

24. The identity of the area as 'breathing space' or a somewhat untamed 'green belt' between Albert Town and Hāwea settlement.
25. The popularity of the Hāwea River Track, The (Hāwea River) Wave, and SH6.

## 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:

26. The flat expanse of the outwash plain and river terraces, along with the hummocky moraine, are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha valley.

### Particularly important views to and from the area:

27. The sequence of attractive and varied 'rural' views from SH6 across the PA. In places (and particularly towards the southern end of the PA), the seemingly untamed or rough appearance of vegetation throughout the area contributes the impression of a spacious and relatively undeveloped rural landscape. Elsewhere (and towards the northern end of the PA), the more open pastoral character of the PA enables views westwards to the proximate lower flanks of Mount Maude and the peaks beyond (ONL), and eastwards across the open expanse of the PA and Hāwea Flats beyond, to the Grandview Range (ONL), including Breast Hill and Corner Peak. However, such views are intermittent due to the screening effect of the frequent shelterbelts across the terraces along the eastern side of the highway. The shelterbelts and pastoral land of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation in views from public places. The localised openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.



28. Views to the PA from the Hāwea River track along its eastern edge (noting that the river corridor adjoining the southern end of the PA is ONL).

**Naturalness attributes and values:**

29. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the number of partially visible houses.
30. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland and rural living is evident.

**Memorability attributes and values:**

31. Memorable to residents and locals as a ‘green belt’ between Albert Town and Hāwea settlement.

**Transient attributes and values:**

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

**Remoteness/wildness attributes and values:**

35. Impressions of rural tranquillity and quietness are localised to parts of Camp Hill Road and environs away from rural living uses.

A dark night sky impression contributes to feelings of wildness.

**Aesthetic qualities and values:**

36. The attractive and distinctly rural views to the (ONL) mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements in the form of pasture and tree, and subservience of built elements, play an important role in shaping the quality of these views.
37. Visual connection with the Hāwea River corridor along the eastern side of the PA.
38. Juxtaposition between the tamed rural land, the rougher rural character in places and the urban grain of Hāwea settlement (and the golf course) and Albert Town 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 West of Hāwea River can be summarised as follows:

39. **Moderate physical values** relating to the glacially formed outwash plain/alluvial fans of the valley floor, being continually reworked by the Hāwea River, the strong patterns of rural land use and the man awhenua features of the area.

40. **Moderate associative values** relating the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as a spacious 'green belt' between Albert Town and Lake Hāwea settlement.
41. **Moderate perceptual values** relating to the expressiveness of the moraine, river terraces (including both their treads and risers), the coherent rural character, the scenic rural views across pasture to the surrounding 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 PA RCL West of Hāwea River for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.
- 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 modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. **No** landscape capacity for tourism related activities.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity where soils and available water allocation support the activity, and where the quality of views and aesthetic attributes and values are maintained or enhanced.
- 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.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity.
- viii. **Transport infrastructure – very limited** 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 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. **Very limited** capacity for 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 – 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 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.

## 21.23.4 Church Road – Shortcut Road RCL

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### 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.

### 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.
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.

### 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. A small area of rural industrial type landuse 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.

#### **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.
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).

### **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, Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. The cropping and pastoral land 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 '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).
33. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges.

### **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.

- 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.

**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.

**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.
- 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.

## 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); 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); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. **No** landscape capacity for tourism related activities.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity where soils and available water allocation support the activity, and where aesthetic attributes and values are maintained.
- 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.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity.
- 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; integrate landscape restoration and enhancement; and maintain or enhance the landscape values of the PA. **No** 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. **Very limited** landscape capacity for 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.





## 21.23.5 Maungawera Valley RCL

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### General Description of the Area

The Maungawera Valley PA is a rural valley about 6km north of urban Wānaka enclosed by Mount Brown to the south and Mount Maude to the north. The PA includes the northern flanks of Mount Brown and most of the valley floor extending towards Mount Maude/Mount Gold/Mount Burke ONL to the north, the hummocky moraine and Rods Creek catchment to the west, and the protruding moraine of Maungawera Hill to the east. The strip of land between Mount Brown and the Lake Hāwea - Albert Town Road (SH6) is also included.

There are two sub areas within the PA:

- The northern flanks of Mount Brown;
- The floor of the valley.

### 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. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by a veneer of glacial till deposits from successive glaciations. On the moderate to gently sloping northern flanks, the underlying schist bedrock has been overlain with till deposits from successive glaciations and eroded by subsequent fluvial action.
2. The valley floor: originally formed by a glacial tongue and overlain with glacial outwash gravels and more recent alluvial fan materials from the mountains to the north.
3. The relatively free-draining soils of the valley floor, making the area suitable for pastoral farming and cropping under irrigation.

### Important hydrological features:

4. Ephemeral water courses from the northern mountains that are artificially channelled across the valley floor and join to form Wai-utu-utu (Speargrass Creek) at the eastern end of the valley, flowing to the Hāwea River.

### Important ecological features and vegetation types:

5. Scattered regenerating kānuka forest on the northern flanks of Mount Brown, particularly on the steeper slopes, amongst rough and semi-improved pasture and pine woodlots.
6. Conifer and poplar shelter belts, generally oriented north-south across the valley to mitigate the wind tunnel effect created by Waiariki (Stevensons Arm) and the enclosing landforms.
7. A few small (1-4ha) forestry woodlots on the lower flanks of Mount Brown.

### Land use patterns and features:

8. Distinctive and coherent pattern of cropping and pastoral farming on the valley floor, with large landholdings, regular but widely spaced shelterbelts, farm infrastructure such as tracks, irrigation systems and a few sporadic farm buildings, and dwellings/homestead clusters (some of which provide visitor accommodation and event facilities).

9. Low density rural living and hobby farming on the lower flanks or toe of Mount Brown and adjacent to Lake Hawea - Albert Town Road. Mt Maude vineyard is also located on the lower Mount Brown slopes. Rural living/hobby farming lots are generally between 2ha and 9ha in size, with a few larger lots greater than 50ha. Dwellings are set back from Maungawera Valley Road, are generally well integrated by the hummocky topography of the mountain flanks or by existing vegetation and are not visually prominent from the road.
10. The land use context of the PA includes:
  - a. RCL open working farmland or kānuka-lined stream courses to the west as far as Waiariki (Stevensons Arm), including the distinctive Maungawera fan.
  - b. RCL open pastoral farming on foothills and terraces/alluvial fans at the base of the Mount Maude/Mount Gold/Mount Burke ONL to the north.
  - c. Pastoral farming, forestry and a small amount of rural living in the Maungawera Hill RCL to the north-east, and the PA RCL West of Hawea River to the east across SH6, where rural living development is largely set back from the highway and/or screened by vegetation.
  - d. The Dublin Bay ONL extending to the ridge of Mount Brown, and RCL on the eastern part of Mount Brown to the south. These areas have open working farmland with a very low density of built development and contain sensitive ridgelines that are visible from Lake Wānaka, Mount Iron and public places on the Upper Clutha Basin floor.

### **Important archaeological and heritage features and their locations:**

11. Fork Farm Homestead at 100-152 Maungawera Valley Road constructed in 1910, with a surrounding garden designed by Alfred Buxton in 1937.
12. Māori occupation or use of the area (for example, archaeological sites F40/12 and F40/13).

### **Mana whenua features and their locations:**

13. 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.

### **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.

### **Important historic attributes and values:**

15. Associations of the area with early European settlement and farming, including Fork Farm (formerly part of Wanaka Station and later the Forks Run).

### **Important shared and recognised attributes and values:**

16. The low population density and infrequent through traffic mean that the valley is not a significant component of the shared and recognised landscape values of the Upper Clutha. However, it is valued by local residents as part of their sense of place.

## 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:

18. The open flat expanse of the valley floor and the elongated and hummocky flanks of Mount Brown are expressive of the interaction of the glacial and fluvial processes that have shaped the valley.

### Particularly important views to and from the area

19. Highly scenic views from Maungawera Valley Road across open farmland to the northern mountainous ONL and to the southern flank of Mount Brown, which is somewhat foreshortened as a result of the proximity of the road to the mountain toe. Views have a strong 'working farm' rural character, with most rural living activity obscured by topography or vegetation.
20. The highly coherent pattern of large open paddocks alternating with north-south shelterbelts across the valley floor contributes strongly to the scenic values of the valley and allows unobstructed sequential views to the surrounding ONL and RCL landscapes.
21. Views from Lake Hāwea - Albert Town Road to the alluvially truncated escarpments at the eastern end of Mount Brown and to the eastern mouth of the Maungawera Valley at the road intersection. The farmed and managed flats contrast with the unmodified slopes of Mount Brown and more distant mountains in these views and the scattered patterns of regenerating kanuka on the escarpment contribute to perceptions of naturalness. Highly visible dwellings, domestication and earth mounding between the road and Mount Brown somewhat compromise the pleasantness, coherence and rural character of the views.

### Naturalness attributes and values

22. There is a moderate level of naturalness with a predominance of natural rather than built elements, but human intervention as managed farmland and rural living is evident. The variable but coherent patterns of rougher pasture and regenerating kānuka on the upper slopes of Mount Brown contribute to perceptions of naturalness.

### Memorability attributes and values

23. Memorable to residents and locals as an enclosed valley with a strong rural character.

### Transient attributes and values

24. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

### Remoteness/wildness attributes and values

25. The lack of through traffic and easy access to the lake, together with a low population density, give the valley a very strong sense of rural tranquillity, quietness and remoteness.

### Aesthetic attributes and values

26. Strong aesthetic attributes as a result of:
  - a. the highly attractive rural views across open pastoral/cropping land to the dramatic and sublime landforms of the Mount Maude/Mount Gold/Mount Burke range and to the elongated form of Mount Brown, with its regenerating kānuka cover;

- b. the coherent patterns of open farmland and shelterbelts;
- c. the spacious and tranquil 'working farm' rural character;
- d. the low density of domestication, particularly on the valley floor;
- e. the effective integration of dwellings by landform 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 Maungawera Valley PA can be summarised as follows:

- (a) **Moderate physical values** relating to the agricultural and horticultural land uses, the roche moutonnée landform of Mount Brown, the glacially formed outwash plain/alluvial fans of the valley floor, the strong patterns of rural land use, and the mana whenua features associated with the area.
- (b) **Low-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 and locals.
- (c) **Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the 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 Maungawera Valley for a range of activities is set out below.

- i. **commercial recreational activities – very 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 character and visual amenity values.
- ii. **visitor accommodation and tourism related activities – limited** landscape capacity for visitor accommodation activities that are: co-located with existing development; located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape character and visual amenity values. **No** landscape capacity for tourism related activities.
- 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/visitor accommodation activities that maintain naturalness and expressiveness 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** – **very limited** landscape capacity for farm-scale quarries that maintain or enhance the PA's landscape character and visual amenity values.
- viii. **transport infrastructure** – **very limited** 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 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 generation. **Limited** landscape capacity for larger scale commercial renewable energy generation.
- xi. **production forestry** – **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 naturalness, aesthetic, remoteness and rural character 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; 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.