

21.23.10 Northern End of Criffel / Pisa Range Foothills: Schedule of Landscape Values

General Description of the Area

The Northern End of the Criffel / Pisa Range area comprises rural land taking in the series of outwash terraces along the northern toe of the Criffel Range and Pisa Range. More specifically, the terraces extend around the western, northern, and eastern side of the prominent knoll referred to as A3KV (located within Lake McKay Station and Environs PA (ONL)).

To the west is Rural Lifestyle zoned land in the vicinity of Smith Road. Halliday Road/Corbridge PA (RCL) defines the north-western edge. SH6 runs along the north-eastern boundary, beyond which is the Wanaka Airport Zone and Wānaka Airport Environs area (addressed in 21.23.9). The eastern boundary is defined by Church Road Shortcut Road PA (RCL) and the Rural Lifestyle and Settlement zones on the western edge of Luggate. The south boundary coincides with Lake McKay Station and Environs PA (ONL).

Physical Attributes and Values

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

Landforms and land types

1. The surficial geology of the area includes glacial outwash gravels, fans and till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms includes:
 - a. a series of clearly defined and prominent terrace edges of approximately 40 to 70m height extending along the northern side of the Pisa / Criffel Range foothills and around the prominent knoll of A3KV;
 - b. the low ice-scoured schist knoll with numerous rock outcrops towards the western end of the area;
 - c. occasional moraine deposits; and
 - d. a series of degradational terraces stepping down to the northwest and northeast formed by glaciofluvial processes.
3. The relatively free-draining brown and pallic soils with reasonable fertility, reflect pastoral farming and more intensive farming under irrigation.

Hydrological features

4. A tributary of Luggate Creek that flows around northern side of A3KV and through a steep gully before joining the main creek at Luggate.
5. A series of shallow unnamed streams (and ephemeral water courses draining from the mountains and A3KV across the terraces that are artificially channelled in places and discharge to Mata-au (Clutha River). These channels tend to flow only during prolonged rainfall.
6. Irrigation ponds with varying levels of permanent water.
7. The Wānaka Basin Cardrona gravel aquifer, which underlies much of the area (excludes Luggate Creek catchment). Water take from the aquifer is currently over-allocated.

Ecological features and vegetation types

8. Particularly noteworthy indigenous vegetation features include:
 - a. Limited amounts of grey shrubland and kanuka regeneration in gully adjacent to Luggate campground and associated with rocky ground and knolls, including a small portion of Significant Natural Area E30D Luggate Creek.
9. Other distinctive vegetation types include:
 - a. Exotic shelter belts (conifer and poplar) including along the northeastern edge of the area and scattered eucalypt or conifer woodlots, particularly throughout the steep scarps. Many of the shelter and woodlot trees have wilding potential.
 - b. Prominent pine woodlot covers escarpment overlooking SH6 near Luggate.
 - c. Amenity plantings around the very few rural living lots in the area.
 - d. Extensive areas of improved pasture are favoured seasonal feeding grounds for Paradise shelduck, South Island oystercatcher, Black-billed gull and Spur-winged plover.
 - e. Areas of rank exotic grassland on steeper terrain may be utilised by skinks.

Land use patterns and features

10. SH6 which traverses the north-eastern edge, linking between Wānaka/Luggate and Cromwell.
11. Pastoral farming, orcharding or cropping, with irrigation predominantly via surface takes of Luggate Creek and its tributaries. Properties up to 1,000ha with landholdings extending outside the area into the Criffel and Pisa Ranges with large-scale farm buildings and farm races evident.
12. Rural dwellings are limited to a sparse scattering of rural homesteads, workers cottages with some smaller 3ha to 30ha rural living lots.
13. Commercial recreation opposite airport at corner of SH6 and Mt Barker Road.
14. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Cardrona River/Mount Barker Road PA (RCL) to the northwest, which includes a mix of working rural and rural living land uses.
 - b. Wānaka Airport Environs area (21.23.9) and Wānaka Airport Zone to the north-east dominated by working rural and airport-related activities and development. This area influences the strip of the area addressed in 21.23.10 between the escarpment and SH6.
 - c. The relatively abrupt settlement edge of Luggate (along the western side of the area), on the northern side of Atkins Road.
 - d. Church Road Shortcut Road PA (RCL) across SH6 to the southeast, where low-density rural living, horticulture, and hobby farming land uses dominate on the terrace, with forestry plantings throughout the terrace escarpment bordering the southern end of the area.
 - e. The working rural landscape associated with Lake McKay Station and Environs PA (ONL) to the south.
 - f. The Rural Lifestyle Zone to the west which influences the character of the western end of the 5.

- g. Overall, the area forms a transitional area of working farmland between the lower-lying and more expansive mixed working rural and rural living terraces to the north, and the relatively undeveloped foothills of the Criffel/Pisa Ranges to the south.

Archaeological and heritage features and their locations

15. Water races potentially associated with historic farming or mining activity near the western edge of the area.
16. Two gold mining tunnels at the southeastern periphery of the area (archaeological site G40/219).

Mana whenua features and their locations

17. The entire area is ancestral land to many whānau within the iwi of Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.

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.

Historic attributes and values

19. The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.
20. The southern periphery of the area, along Luggate Creek, is important as a focal point of mining from the 1870s and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining in this locale, and the sites associated with it, is characteristic of the more-intensive mining practice that was established around the district in the wake of the 1860s rushes.

Shared and recognised attributes and values

21. Valued as part of the scenic rural approach to Wānaka (from the east) and Luggate (from the west) via SH6.
22. Valued as the rural foreground and toe to the Criffel / Pisa Range and for the legibility of the glacial outwash terraces and escarpments.

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

23. The series of smooth terraces, fans and steep scarps interspersed with ice-scoured schist and moraine knolls, which are expressive of the glacial processes that have shaped the Upper Clutha valley. These landform features are reinforced the differing vegetation types and land management regimes on scarps and terraces.

Particularly important views to and from the area

24. The sequence of short-range 'rural' views from SH6 to the steep scarp defining the northern and eastern edges of the area. In these views, only the northern and eastern margins of the area are visible. The close proximity of the steep scarp to the road corridor provides a memorable contrast to the more open rural outlook afforded from the highway to the north in the view. Experienced travelling southwards, this creates an impression of departure from the environs of Wānaka township and a rural entrance to Luggate. Travelling northwards, the enclosing scarp landform signals the rural entrance to the Wānaka valley.
25. The intermittent sequence of longer-range views from Mount Barker Road and Ballantyne Road (both local shortcut routes) across the flat rural land (Cardrona River/Mount Barker Road PA (RCL)) to the knolls, terraces, and scarps of the area, backdropped by the dramatic and large-scale proximate landforms of the northern end of the Pisa Range and Criffel Range. The pastoral and cropping land use of the area 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 land use across the foreground terrace and beyond to the mountain backdrop reinforces the coherence of the underlying landform sequence. Roadside evergreen shelterbelt, woodlot, and amenity plantings serve to frame and obstruct longer-range views for parts of the road corridors, serving to accentuate the appeal and memorability of the open longer-range views, where they are available.
26. Views from the summit of Mount Iron PA (ONF), where the panoramic vistas take in the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL).
27. The expansive short to mid-range views from Luggate to the southeast, in which the area forms part of the attractive rural and mountain backdrop to the settlement.
28. The rural appearance of the area comprising of an attractive mix of pastoral land, shade and shelter plantings, serves to reinforce the connection of the area to the proximate pastoral mountain context.
29. Buildings are generally subservient and well-integrated by landform and/or vegetation in such views.

Naturalness attributes and values

30. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape.
31. Human intervention as managed farmland, production forestry and some limited rural living is evident. The terrace scarp and close proximity of the mountain context contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

32. Memorable to residents and locals as part of the 'rural gateway' to Wānaka and Luggate and as the legible foreground to the mountain range.

Transient attributes and values

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. Rural tranquillity and quietness are currently experienced in those parts of the area away from SH6 Wānaka Luggate Highway.
36. A dark night-sky impression contributes to feelings of remoteness.
37. The rough grey shrubland and kānuka vegetation throughout scarp and rocky areas along with its proximate connection to the surrounding mountains imbues an appealing perception of wildness.

Aesthetic attributes and values

38. The experience of all of the values identified above from public and private viewpoints.
39. More specifically, this includes:
 - a. The highly attractive views, often framed by trees, across pastoral land and the scarps to the northern end of the Pisa / Criffel Range;
 - b. Juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the terraces, the rough scarps within the area, and the rougher, browner, and the more visually complex rangeland of the Criffel Range slopes in the ONL 'backdrop';
 - c. Strong rural character, with an impression of openness (where there are pastoral or cropping uses), a sense of spaciousness, and very limited rural living development set well back from roads and integrated or screened by topography and/or vegetation.
 - d. Aesthetic appeal of the prominent scarps and the knoll/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 physical, associative, and perceptual attributes and values described above for the Northern end of Criffel / Pisa Range Foothills area can be summarised as follows:

40. **Moderate physical values** relating to the sequence of knolls, moraine, terraces and scarps, regenerating grey shrubland and kanuka, the productive soils (with irrigation) and associated agricultural land uses, and the strong patterns of rural land use.
41. **Moderate associative values** relating to the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as part of the gateway/rural edge to the Wānaka valley and Luggate, and as a working rural backdrop to Luggate.
42. **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 rural character, the

scenic views across open pasture, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness.

Landscape Capacity

The landscape capacity of the Northern End of Pisa / Criffel Range Foothills area for a range of activities is set out below.

- i. **Commercial recreational activities** – **some** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities** – **limited** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for small-scale and low-key tourism-related activities that are: visually recessive; designed to be small scale and have a low key 'rural' character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity where the quality of views and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.
- vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction** – **very limited** landscape capacity for farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure** – **very limited** landscape capacity 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. 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** landscape 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 or mature vegetation ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. **Forestry** – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without adverse effects on associative and perceptual values. The working rural character of the area is vulnerable to

fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

Plant and Animal Pests

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