

21.22.21 West Wānaka ONL

General Description of the Area

The West Wānaka PA extends from the Mātakitaki (Matukituki River) mouth to Damper Bay on Wānaka (Lake Wānaka). This includes Roys Peninsula, the Motatapu River valley, the roche moutonnée down its eastern side, and much of the Alpha Range. It also encompasses parts of Wānaka (Lake Wānaka), including Paddock Bay, Bishops Bay, Parkins Bay, and Glendhu Bay. The Fern Burn Valley also falls within this area.

Physical Attributes and Values

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

Important landforms and land types:

1. The Harris Mountains: these form the western boundary of the Fern Burn and Motatapu Valleys. These contain extremely steep and visually rugged landforms, including deeply incised gorges and canyons, extensive rock outcrops, and bluffs. Treble Cone and End Peak are prominent features along the eastern ridge of the range.
2. The Alpha Range: which defines the eastern side of the Fern Burn valley, capped by the distinctive peaks of Mt Alpha and Roys Peak.
3. A series of roche moutonnées to the north-west include:
 - a. Pt 782m between Hospital Flat and Parkins Bay and the Glendhu and Emerald Bluffs;
 - b. Rocky Mountain north of Hospital Flat; and
 - c. Roys Peninsula north of Glendhu/Parkins Bay.
4. A number of moraine outwash areas: which are located below these features, including along the western side of Fern Burn Valley. These contain material deposited by retreating ice and now have the form of long moraine ridges that are characterised by their undulating profiles, together with extensive ablation and terminal moraine material.
5. The fan of the braided Mātakitaki (Matukituki River): comprising fluvial gravels with sand and loess deposits around Paddock Bay and the base of Roys Peninsula. The river flats, delta, and fluvial terraces of the Mātakitaki (Matukituki River) include that system's valley floors and floodplains.
6. The western Wānaka (Lake Wānaka) shoreline: comprising the indented bays of Parkins, Paddock and Glendhu Bays, which are separated from the main lake by Roys Peninsula. A gravel foreshore and low-lying lake and river terraces, resulting from both lake shore deposits and post-glacial river alluvium, are apparent towards the south, interspersed with distinctive steep banks and escarpments. The outwash material of the Fern Burn Fan separates Glendhu Bay from Parkins Bay.

Important hydrological features:

7. The western arm of Wānaka (Lake Wānaka) notable for its scale, largely undeveloped mountain context, intricate patterning, unmanaged lake level, high water quality, clear visibility, and attractive water colour.

8. The Mātakitaki (Matukituki River). Corresponds to the lower reaches of a largely glacier-fed braided river system draining broadly south eastwards from the Main Divide in Mt Aspiring National Park to Wānaka (Lake Wānaka). Subject to periodic flooding and inundation of the adjacent floodplain.
9. The Motatapu River is part of the lower reaches of a larger river system draining north eastwards from Roses Saddle to Wānaka (Lake Wānaka). Consists of comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
10. The Fern Burn and Alpha Burn rivers which comprise comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
11. Wetland to the west of Damper Bay.

Important ecological features and vegetation types:

12. Particularly noteworthy indigenous vegetation features include:
 - a. The stands of beech forest through the steeply incised gullies on the western side of the Alpha Range.
 - b. The subalpine and alpine vegetation across the Alpha Range, including snow tussocklands, cushionfields and herbfields.
 - c. The diverse broadleaved shrublands throughout the roche moutonnée west of Fern Burn, the steep north-eastern slopes of the Glendhu Bluff Conservation Area, the bluffs and slopes of Roys Peninsula, in gullies around Rocky Mountain and across the Emerald Bluff. The shrublands occur in association with large areas of bracken fernland and to a lesser extent matagouri-mingimingi dominant shrublands.
13. Other distinctive vegetation types include:
 - a. Grazed pasture with shelterbelts and clusters of shade trees typical of the Fern Burn valley floor, the Fern Burn fan, the Alpha Burn, Motatapu River, Fern Burn and the flats either side of Buchanan Road leading out to Roys Peninsula.
 - b. The grazed and gently flat river terraces behind Parkins Bay and Glendhu Bay.
 - c. The willows and poplars that dominate the majority of the lake shore between Damper Bay and Roys Peninsula.
14. High value wetlands (sedgeland) are located in natural depressions bordering roche moutonnée west of Damper Bay.
15. The PA possesses a diverse range of valued habitats from the lake to the mountain tops for New Zealand falcon, Australasian harrier, kea, tui, bellbird, New Zealand pipit, grey warbler, fantail, tomtit, NZ shoveler, paradise shelduck, grey teal, Black shag, Little shag and New Zealand scaup. Kea are nationally threatened with a threat status of nationally endangered.
16. The lower braided reach of the Mātakitaki (Matukituki River) north of Roys Peninsula is likely to provide favoured feeding and nesting habitat for the nationally threatened black-fronted tern (nationally endangered) and banded dotterel (nationally vulnerable).
17. Valued habitats for koaro, brown trout, rainbow trout, Chinook salmon, common bully, brook char, banded kokopu and long-finned eels.
18. Valued habitat for sports fishing spawning in Fern Burn.
19. Valued habitat for game birds at Paddock Bay.

20. High indigenous invertebrate values associated with high alpine and tussock areas, including a potentially new species of weevil. Aquatic invertebrate communities throughout the high alpine areas are healthy and consistent with a pristine environment.
21. Valued habitat for skink and gecko, particularly in the rock outcrops, boulderfields and rock strewn tussock and exotic grasslands. The nationally threatened Roys Peak (*Haplodactylus* sp. "Roys Peak") and Cromwell geckos (*Hoplodactylis* aff. *maculatus* "Cromwell") have been recorded in the PA. Both species are classified as At-Risk Declining.
22. Animal pest species include red deer, chamois, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
23. Plant pest species include sweet briar, broom, gorse and wilding pines.

Important land-use patterns and features:

24. Human modification which is currently concentrated around Glendhu Bay, with its existing campground, woolshed wedding venue, Bike Glendhu bike trails and facility and farm buildings, as well as Parkins Bay with its consented golf resort/ homesite development.
25. Throughout the remainder of the area, development is largely restricted to isolated farm buildings and a scattering of rural residential dwellings around Emerald Bluff and Roys Peninsula. Generally, such development is characterised by very carefully located and designed buildings, accessways, and infrastructure, which is subservient to the 'natural' landscape patterns. Typically this sees buildings well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.
26. Several moorings at Glendhu Bay and along the western side of Paddock Bay. Marked water ski lanes to the northwest of Parkins Bay. Consented jetty at Parkins Bay.

Important archaeological and heritage features and their locations:

27. Sites associated with historic farming in the area. For example, the remains of the Motatapu homestead site (including archaeological sites F40/121-123).
28. Māori archaeological sites (e.g. F40/3 and F40/5).

Mana whenua features and their locations:

29. 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.
30. Much of the ONL is mapped within the wāhi tūpuna: Wānaka (Lake Wānaka), Mātakitaki (Matukituki River), or Area surrounding Te Poutu Te Raki.
31. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

Associative Attributes and Values

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

Mana whenua associations and experience:

32. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
33. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
34. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna (eels), kāuru (cabbage tree root), weka, kākāpō and aruhe (fern root) were gathered throughout the area.
35. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, urupā, kāika and nohoaka.

Important historic attributes and values:

36. Early Māori occupation associated with the lakeshore and local rivers.
37. Historic farming patterns, especially early pastoralism.
38. Historic recreational use of the lake and lakeshore.

Important shared and recognised attributes and values:

39. The descriptions of the area in tourism publications.
40. The very high popularity of Roys Peak Track (noting that most of the track is in Mount Alpha PA ONL).
41. The very high popularity of the Roys Peak Track Lookout as a vantage point for social media photographs.
42. The high popularity of the biking routes, walking trails and camping grounds/spots in the area.
43. The importance of the natural heritage area to the local community as evidenced by the efforts of Wai Wanaka in the area.

Important recreation attributes and values:

44. Aotearoa’s National Walkway, the Te Araroa Trail runs along the lakeshore between Damper Bay and Glendhu Bay, Motatapu Road, and the Motatapu Track (adjacent Fern Burn).
45. The highly popular walking trail of Roys Peak Track.
46. Wānaka Mt Aspiring Road as a key scenic route providing access to Treble Cone ski field and Mt Aspiring National Park.
47. Popular walking trails including: Spotts Creek Track; Roys Peak Track; the Motatapu River track; the northern flanks of Pt 782 (Main Wall Track and Little Big Wall Track); the trail to the crest of Pt 442 (to the east of Paddock Bay); and the trail to the crest of Roys Peninsula.
48. Boating, water skiing, kayaking, fishing, and swimming at Wānaka (Lake Wānaka).

49. Nationally significant fishery at Wānaka (Lake Wānaka), sports fishing spawning habitat in the Fern Brun and game bird habitat at Paddock Bay.
50. Picnicking around the lake shoreline.
51. Highly popular mountain and road biking routes throughout the area, including at Bike Glendhu, along the Glendhu Bay Track, and along Wānaka Mt Aspiring Road.
52. Highly popular public campground at Glendhu Bay.
53. Fishing and duck shooting on the Mātakitaki (Matukituki River).
54. Canoeing, tubing, rock climbing, and informal camping on the Motatapu River.
55. Extensive rock climbing at Hospital Flat and Diamond Lake Conservation Area.

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:

56. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes.
57. Indigenous gully and stream plantings reinforce the legibility and expressiveness values in places.
58. More generally the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying areas and natural vegetation cover apparent across more elevated areas.

Particularly important views to and from the area:

59. The sequence of highly attractive, frequently dramatic, and varied views from Wanaka-Mt Aspiring Road between Damper Bay and Emerald Bluff of the lake and mountain context.
60. The striking mid and long-range views from Glendhu Bluff lookout (layby on Wanaka-Mt Aspiring Road) out over the lake, Roys Peninsula, Paddock Bay, Parkins Bay, Glendhu Bay, Roys Peak, and the Alpha Range.
61. A series of highly attractive close to long-range views from the Glendhu Bay Track along the largely undeveloped lake margins and across Wānaka (Lake Wānaka) to the surrounding mountain context.
62. The series of appealing views from the 'inland' sections of the Te Araroa Trail across the open pastoral river terraces backdropped by the Alpha Range and the Harris Mountains.
63. Views from Wānaka (Lake Wānaka) within Glendhu / Parkins/ Paddock Bays.
64. The expansive long-range views from the Roys Peak lookout and track over almost the entire area.
65. The visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Naturalness attributes and values:

66. Wānaka (Lake Wānaka) as a central feature of the ONL.
67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
68. The Fern Burn valley floor is the least natural part of the ONL because of the presence of the campground and pastoral farming activities. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, notwithstanding the presence of scattered farm buildings and dwellings.
69. Parkins Bay which conveys a sense of transition, away from the rural environs of Glendhu Bay and the lake margins into a more natural landscape: in particular, the managed pasture across the Fern Burn fan and lower terraces transitions into the more vegetated and hummocky terrain around the base of the roche moutonnée. This culminates in the natural shrubland and roche moutonnée landforms of Pt 782m, Glendhu Bluff and Emerald Bluff. The vegetation within this area of change includes the shrubland revegetation that has occurred as part of the Parkins Bay development. It also encompasses the development consented by the Environment Court, including:
 - a. the golf course;
 - b. a jetty;
 - c. a clubhouse and visitor accommodation, which is carefully sited amongst existing mature vegetation, set back from the lakefront, and constrained with respect to its height and extent so that it is visually recessive in views from the lakeshore, lake, and road; and
 - d. residential homesites that are subject to specific controls in relation to their location, integration with natural landforms, and related mounding, building height, roof materials, building extent, curtilage, and native restoration planting, to ensure built development is 'difficult to see' from external locations.
70. Overall, the area displays naturalness values that rate towards the moderate to higher end of the spectrum as a consequence of the dominance of the more natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest, and/or relatively low-key character plays an important role in this regard.

Memorability attributes and values:

71. The highly memorable views of the lake and its surrounding mountain frame.

Transient attributes and values:

72. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
73. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).

Remoteness and wildness attributes and values:

74. The parts of the PA that are set apart from the more developed lake shore and immediate hinterland at Parkins Bay and Glendhu Bay (which includes the lower reaches of the Fern Burn, and the Bike Glendhu area) and with a distinctly increasing impression of remoteness as one travels westwards along Wānaka – Mount Aspiring Road.
75. A localised sense of remoteness along the Parkins Bay lakeshore, where the landform and/or vegetation serves to obscure views of (land based) built development.

76. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness.

Aesthetic attributes and values:

77. The experience of the values identified above from a wide range of public viewpoints.

78. More specifically, this includes:

- a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
- b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying land at Paddock Bay, Parkins Bay, and Glendhu Bay that is engaging and appealing.
- c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the bold bluffs and rock outcrops set within a native vegetation context;
 - ii. the indigenous vegetation covered hummocky moraine;
 - iii. the relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development;
 - iv. the contrasting columnar forms of Lombardy poplars at Parkins Bay; and
 - v. the willows and poplars along the lake shore and the Fern Burn, including its delta, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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 ONL West Wānaka can be summarised as follows:

79. **High physical values** due to the proliferation of high-value and large-scale landforms, landforms reflecting the interaction of a range of geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area .

80. **High associative values** relating to:

- a. The mana whenua associations of the area.
- b. The strong shared and recognised values associated with the area.
- c. The popularity of the area for a wide range of recreational activities.

81. **High perceptual values** relating to:

- a. The legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.

- b. The aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values also play a role in this regard.
- c. A moderate to high impression of naturalness arising from the dominance of the natural landscape and the generally relatively modest or visually recessive nature of built development.
- d. A sense of remoteness and wildness in places, particularly away from the lake shore and hinterland at Parkins Bay and Glendhu Bay, and where the landform and/or vegetation obscures views of built development.

Landscape Capacity

The landscape capacity of the PA ONL West Wānaka for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for 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 visually recessive, of a modest scale and have a 'low key' rural character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **very limited** landscape capacity for visitor accommodation and tourism related activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low-key' rural character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – no** landscape capacity for extraction larger than farm-scale quarries. Limited capacity for farm-scale quarries and gravel extraction in riverbeds that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Limited** 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 protect the area's ONL values.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for 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.

- x. **Renewable energy generation** – **no** landscape capacity for commercial-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Production forestry** – **no** landscape capacity.
- xii. **Rural living** – **very limited** landscape capacity for rural living development located on lower-lying terrain and sited so that it is contained by landforms and vegetation – with the location, scale, and design of any proposal ensuring that it is barely discernible from external viewpoints. The exception to this is views from Roys Peak, where rural living development should be extremely visually recessive. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values.
- xiii. **Lake Structures and Moorings** - **no** landscape capacity.