

## 21.22.22 PA ONL Dublin Bay: Schedule of Landscape Values

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### Key

**Blue text:** matters of disagreement remaining from expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

**Red text:** Ms Smetham's recommendations following discussion with the Panel at the hearing on 7 November

**Green text:** Te Arawhiti's relief sought at hearing

### General Description of the Area

The Dublin Bay PA encompasses the Dublin Bay foreshore and flats on Lake Wānaka and extends to the crests of the landforms enclosing the bay and the Clutha Mata-au outlet – Mount Brown, the glacial moraine behind the bay, the headland on the northern side of the outlet, and the landforms enclosing the southern side of the outlet. The PA is a landscape unit within the wider Lake Wānaka ONL and its boundaries form the visual catchment of the lake when viewed from the lake surface.

There are four sub areas within the PA:

- The area of rural living on the flats and undulating gentle slopes of Dublin Bay itself;
- The south-west slopes of Mount Brown and the remaining pastoral or conservation areas on the moraine and headland;
- The land on the southern side of the Clutha Mata-au outlet from Penrith Point to the Outlet Motor Camp;
- The waters of the bay and river outlet.

### 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 ~~I~~Landforms and land types:

1. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by glacial till deposits from successive glaciations. The steep relatively even south-eastern faces of the hill have been eroded by glacial scraping of the schist bedrock.
2. Ice-front scarp from the Hāwea Glacial Advance, framing Dublin Bay, with the inland boundary of the scarp forming the skyline to the lake above the bay. A series of terraces, ledges and benches stepping down within the bay, formed during glacial retreat.
3. Glacial till and outwash gravels on the headland between Dublin Bay and the Clutha River Mata-au, and south of the river outlet, eroded on the edges by lake and river action.
4. Lake beach deposits on the flatter parts of Dublin Bay.

### Important ~~h~~Hydrological features:

5. Lake Wānaka, including the Clutha River Mata-au outlet. Important attributes include the clarity, quality and significant extent of the water body, its character as a deep glacial lake surrounded by ice-eroded landforms and terminal moraines, and the distinctive feature of Stevensons Arm, divided from the main lake by The Peninsula.
6. Lake Wānaka is a nationally significant fishery.

7. A small unnamed creek on the flank of Mt Brown.

**Important ecological features and vegetation types:**

8. Particularly noteworthy vegetation types include:
  - a. Regenerating kānuka to natural forest successional processes with kōhūhū dominant shrubland and bracken on the south-western flanks of Mount Brown;
  - b. Regenerating kānuka, with kōwhai, kōhūhū, matagouri, mingimingi and tī kōuka (cabbage tree) and other indigenous shrubs, on the lake edges, in the DOC-managed Dublin Bay-Outlet-Albert Town Recreation Reserve, and around the Outlet Motor Camp.
9. Other characteristic vegetation types (which are present in the PA, but which may not contribute to its outstanding natural values) are:
  - a. Domestic garden vegetation on rural living properties;
  - b. Wilding radiata pine and Douglas fir, particularly on the headland within the reserve.
  - c. Plantation conifer forest at Sticky Forest.
10. Potential for enhancement of ecological attributes through control of wilding conifers and other exotic weeds and/or through ongoing indigenous regeneration.
11. Regenerating kānuka shrubland and broadleaf shrubland successional to native forest provide important feeding and nesting habitat for small insectivorous native birds such as South Island tomtit, grey warbler, fantail and silvereve.
12. Animal pests include rabbits, stoats, possums, rats and mice.

**Commented [JH1]:** Di Lucas EIC for UCESI (OS 67) requests deletion of 9c. Relying on his knowledge of the area as set out in his EIC, JH considers that this text is appropriate and does not support deletion.

**Commented [JH2]:** Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pest species in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

**Commented [JH3]:** Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pests in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

**Important land use patterns and features:**

13. Predominantly farmland and reserve/conservation land, but diverse land uses, including:
  - a. Rural living/hobby farming on large lots of between 4ha and 38ha around Dublin Bay itself, with four small lots clustered in the centre of the bay. Associated visitor accommodation and events;
  - b. Pastoral farming on the slopes of Mount Brown and on the headland;
  - c. Conservation land and recreation reserve along the lake and outlet foreshore, with a larger area of conservation land in southern Dublin Bay. Used for walking, running and cycling, picnicking, horse trekking, swimming and boating; and
  - d. Plantation forestry and informal use of mountain bike trails on private land at Sticky Forest; and
  - e. The Outlet Motor Camp, which is partly on private land and partly on recreation reserve.

**Commented [JH4]:** Diane Lucas EIC for UCESI (OS 67) requests that [13 a - e] be 'deleted' and/or 're-written regarding the overall value.' Ms Lucas does not provide further detail in how this paragraph, if retained may be re-written. JH is of the view that this would be appropriately and usefully addressed in expert conferencing.

**Commented [JH5]:** Diane Lucas EIC for UCESI (OS 67), Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188) and Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57) request deletion of 13d. The plantation forest comprises a significant part of the landcover of the PA. The addition of 'informal use of' was sought through earlier submissions. JH is of the view that this request would be appropriately and usefully addressed in expert conferencing.

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

14. Māori use or occupation of the land around the lake foreshore and outlet (archaeological site F40/11).
15. Mature exotic trees within the bay and along the lakeshore relate to the history of pastoral farming.
16. Lombardy poplars and willows around the lake edges, particularly at Dublin Bay.

**Mana whenua features and their locations:**

17. 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.

18. The ONL overlaps with mapped areas within wāhi tūpuna 34 and 41: Wānaka (Lake Wānaka) and Lake Wānaka (Dublin Bay) (Nohoanga).
19. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
20. Within the ONL is a contemporary nohoaka - Lake Wānaka (Dublin Bay) - provided as redress under the Ngāi Tahu Claims Settlement Act 1998.
21. Sticky Forest is land being held by the Crown under the Ngāi Tahu Claims Settlement Act 1998 for successors to SILNA<sup>1</sup> beneficiaries to be identified by the Māori Land Court. The Sticky Forest land is in substitution for SILNA land at 'The Neck' which their tūpuna were allocated but did not receive. While currently in plantation forest, future owners may seek different uses for this whenua.

### 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. 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.
24. Identified Kāi Tahu values in this area may include, but are not limited to, wāhi taoka, mahika kai, ara tawhito, nohoaka.
25. The mamae (pain) generally felt by Kāi Tahu associated with land dispossession and alienation from traditional resources is represented by the Sticky Forest substitute land and the difficulty in accessing and using this whenua. Kāi Tahu considers that allowing for future uses of the land to realise whānau aspirations is in accordance with the principles of Te Tiriti o Waitangi.

### Important ~~h~~Historic attributes and values:

26. History of high-country farming as part of the East Wanaka Run (Forks Run), then amalgamated into Wanaka Station, and later part of Mount Burke Station.

### Important ~~s~~Shared and recognised attributes and values:

27. Strong shared and recognised attributes as a recreational destination and as part of the landform framing and enclosing Lake Wānaka.

### Important ~~r~~Recreation attributes and values:

28. Highly valued as locations for swimming (safe shallow beach at Dublin Bay), picnicking, boating, water skiing, walking and mountain biking, including along the lake shore, and camping at The Outlet. Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance. Tracks along the lakeshore and river outlet, including the Outlet Track and Dublin Bay Track (linked by the Deans Bank Track outside PA), the East Dublin Bay Track and Sticky Forest tracks are all

<sup>1</sup> [South Island Landless Natives Act 1906, repealed in 1909.](#)

is valued for mountain biking. Sticky Forest is currently accessible at the discretion of the landowners. Tracks extend both inside and outside of the PA although as discussed in paragraph 2021 above, public access to this area may change in the future. Future planned connections in the tracks network include a bridge across the Clutha Mata-au at the Outlet and an extension of East Dublin Bay Track through to Maungawera Road.

29. The Clutha Mata-au Outlet is a popular start/ finish point for jetboating activities on the Clutha River.
30. Te Araroa (New Zealand's Trail) and Ngā Haerenga (New Zealand Cycle Trails) passing along the outlet and lakefront from Albert Town to Beacon Point.

### 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:

31. Legibility and expressiveness of Mount Brown as an ice-eroded landform enclosing Dublin Bay, and of the landforms around the lake outlet, where the erosive action of the Clutha Mata-au has carved through the terminal moraine at the distal end of Lake Wānaka.

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

32. Highly attractive views from Dublin Bay and the conservation reserve/headland across the waters of Lake Wānaka to The Peninsula and the more distant mountains to the west. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.
33. Highly attractive views from the walking/cycling tracks and recreation areas on the southern side of the Outlet across the lake waters to the northern foreshore of the Outlet, Mount Brown, Stevenson Arm, The Peninsula and more distant mountains to the north. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.
34. Views from the lake waters and lake shore to the landforms enclosing the lake, including Mount Brown and the terminal moraines. The relative naturalness, indigenous vegetation patterns and, in places, openness of these landforms add to the aesthetic qualities of the PA, as does the contrast between the lake waters and the mountains and moraine features surrounding them.

#### Naturalness attributes and values:

35. Overall, a moderate-high level of perceived naturalness. However, rural living, plantation forestry and wilding conifer spread are apparent within the PA and do not contribute to naturalness attributes or values. Harvesting processes **will** serve to (temporarily) further reduce the perception of naturalness in this part of the PA. In addition, inconsistent land use and vegetation patterns across the southern face of Mount Brown detract from the naturalness and coherence in this part of the PA. Perceptions of naturalness are higher on the lake waters and foreshore, where natural elements and processes of indigenous regeneration are dominant.

#### Memorability attributes and values:

36. Memorable as an accessible area of the lake and lakeshore that is strongly enclosed by relatively unmodified natural landforms.

### Transient attributes and values:

37. The influence of wind and ~~cloud~~clouds on the lake surface colour and texture, autumn colours of willows and Lombardy poplars along the lakeshore, changing colours of pasture areas, which are green in some seasons and tawny brown in others.

### Remoteness and wildness attributes and values:

38. Due to its proximity to urban Wānaka, the popularity of the camping ground and tracks, and the rural living land uses, the majority of the PA does not have a strong sense of remoteness. However, people in boats on the lake or using less frequented tracks can experience a sense of relative remoteness.

### Aesthetic attributes and values:

39. The experience of the attributes outlined above by people living within the landscape or using the popular reserves, campground, track network and lake waters.
40. More specifically, this includes:
  - a. The highly attractive views available from within the PA across the lake to surrounding hills and mountains.
  - b. The legibility, expressiveness, openness and relative naturalness of Mount Brown.
  - c. The regenerating indigenous vegetation on Mount Brown, along the foreshore areas and within the recreation reserves.
  - d. The contrast between the lake waters and the enclosing landforms, including the changing colours and textures of these elements across different seasons and weather conditions.
  - e. The high degree of naturalness of the lake and the foreshore areas.
  - f. The low-density rural living character within Dublin Bay itself, with widely spaced and largely screened dwellings, and mature integrating vegetation.
  - g. The autumn colours of willows and poplars along the lake edge, and the contrast of these yellows with the blue of the lake and the tawny brown or green of the enclosing land.

## 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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The physical, associative and perceptual attributes and values described above for PA ONL Dublin Bay come together and can be summarised as follows:

- (a) **Moderate-high physical values** due to the clarity, quality and enclosed nature of the lake waters, the largely unmodified roche moutonnée and moraines surrounding the lake, and the mana whenua features associated with the area.

- (b) **High associative values** relating to the mana whenua associations of the area, the strong recreational attributes of the landscape, and the shared and recognised values as part of the natural landform framing and enclosing Lake Wānaka.
- (c) **Moderate-high perceptual values** relating to:
  - i. The expressiveness values of Mount Brown and the moraines and terraces enclosing the lake and outlet;
  - ii. The aesthetic and memorability values due to the accessibility of the PA for residents of and visitors to Wānaka, the highly attractive views available across the lake waters to the enclosing landforms, the extent of regenerating indigenous vegetation or open pasture, and the naturalness of the lake and lake foreshore.

**Commented [JH6]:** Diane Lucas EIC for UCESI (OS 67) requests that a 'high' rating would be appropriate as the values are 'under-recognised'. JH is of the view that 'high' perceptual values are not met due to the presence of Sticky Forest and other exotic coniferous tree and wilding cover which obscures large parts of the underlying moraine landform topography. The EIC of Nikki Smetham for OS 57 at [41] - [42] appears to support this view.

## Landscape Capacity

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

- i. **Commercial recreational activities** – **some** landscape capacity for small scale and low-key activities that do not require permanent built infrastructure or are co-located with existing development; complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access.
- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity for visitor accommodation on the south-western flanks of Mount Brown, the headland north of the Outlet and the land south of the Outlet (apart from at the motor camp). **Some** landscape capacity within the rural living area at Dublin Bay for visitor accommodation activities and **extremely limited** landscape capacity for tourism related activities that are co-located with existing consented facilities, are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **limited** landscape capacity in the rural living area within Dublin Bay (excluding the south-western flanks of Mount Brown).
- v. **Earthworks** – **limited** landscape capacity for earthworks and **some** capacity for public trails (walking and cycling) subject to protecting naturalness and expressiveness attributes and values and those activities being sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of mountain slopes and moraines.
- vii. **Mineral extraction** – **very limited** landscape capacity for small scale extraction.
- viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low key 'rural' roading in the rural living area of Dublin Bay that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited**

landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.

- x. **Renewable energy generation – extremely limited** landscape capacity for commercial-scale renewable energy generation in the rural living area of Dublin Bay (excluding the south-western flanks of Mount Brown) that is positioned to optimise the integrating benefits of landform and vegetation patterns and is reasonably difficult to see from the lake or public places. **Very limited** landscape capacity for discreetly located and small-scale renewable energy generation that is barely discernible from the lake or public places.
- xi. **Forestry – very limited** landscape capacity for small scale production forestry. **Extremely limited or no** capacity for [establishing new](#) exotic forestry [where it has not been carried out previously](#).
- xii. **Rural living – very limited** landscape capacity for additional development in the rural living area of Dublin Bay itself – with the location, scale and design of any proposal ensuring that it is generally difficult to see from external viewpoints. Developments should be of a modest-scale; have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access.