

## 21.23.2 PA RCL Halliday Road/Corbridge: Schedule of Landscape Values

### 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 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. The terraces include a 322 hectare site to the west of Wānaka airport where a film studio and associated activities has been recently consented.

**Commented [JH1]:** OS 77.34 Kai Tahu ki Otago  
OS 188.34 Te Rūnunga o Ngāi Tahu

**Commented [JH2]:** OS 175.2 Silverlight Studios Limited

**Commented [JH3]:** OS 175.2 Silverlight Studios Limited

### 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 Mata-au (Clutha River) and the Ōrau (Cardrona River) and scattered regenerating kānuka and grey shrubland on bordering scarps, between the PA and the Mata-au 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.

**Commented [JH4]:** OS 77.34 Kai Tahu ki Otago  
OS 188.34 Te Rūnanga o Ngāi Tahu

**Commented [JH5]:** OS 77.34 Kai Tahu ki Otago  
OS 188.34 Te Rūnanga o Ngāi Tahu

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

14. Predominantly a combination of pastoral farming or cropping and latterly, commercial activity, particularly on the rolling moraine downlands. The alluvial terraces support mainly hobby farming or more intensive farming, with vineyards, orchards and a plant nursery. A 322 hectare site comprises over half of the Halliday Road/Corbridge PA, part of which includes a recently consented film studio and associated activities. 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 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.

**Commented [JH6]:** Typographical correction to align with standard Schedule format.

**Commented [JH7]:** OS 175.2 Silverlight Studios Ltd  
OS 175.3 Silverlight Studios Ltd  
OS 175.4 Silverlight Studios Ltd

**Commented [JH8]:** OS 175.2 Silverlight Studios Ltd  
OS 175.3 Silverlight Studios Ltd  
OS 175.4 Silverlight Studios Ltd

**Commented [JH9]:** OS 175.2 Silverlight Studios Ltd  
OS 175.3 Silverlight Studios Ltd  
OS 175.4 Silverlight Studios Ltd

**Commented [JH10]:** OS 77.34 Kai Tahu ki Otago  
OS 188.34 Te Rūnanga o Ngāi Tahu

#### **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:**

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 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:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
21. The Ōrau is a traditional ara tawhito (travel route) linking ~~Whakatipu-wai-Māori~~ ~~Whakatipu-Waimāori~~ with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
22. Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
23. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

Commented [JH11]: OS 188.47 Te Rūnanga o Ngāi Tahu  
OS 77.47 Kāi Tahu ki Ōtago

### Important historic attributes and values:

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

### Important shared and recognised attributes and values:

25. 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.
26. 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:

27. 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:

28. 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.
29. 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:

30. 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.

31. 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.
32. 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

33. 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 is evident.

### Transient attributes and values

34. 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

35. 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~~ working farmland, hobby farming and low-density rural living.

Commented [JH12]: OS 19.4 Aitkens Folly Vineyard Ltd

### Aesthetic attributes and values

36. The experience of all of the values identified above from public and private viewpoints.
37. 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
----------	-----	---------	----------	----------	------	-----------

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. Recently consented activities may alter this for parts of the PA.

**Commented [JH13]:** OS 184.2 SIO No 12 Ltd

## 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 **small scale and low-key** 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 **and some capacity for public trails (walking and cycling)** associated with **trails** farming and rural living / visitor accommodation / commercial recreation activities, **subject to protecting that maintain** naturalness and expressiveness attributes and values and those activities being sympathetically designed to 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.

**Commented [JH14]:** OS 77.5 Kai Tahu ki Otago.

**Commented [JH15]:** OS 73.7 Bike Wanaka Inc

**Commented [JH16]:** OS 73.7 Bike Wanaka Inc

**Commented [JH17]:** OS 73.7 Bike Wanaka Inc

**Commented [JH18]:** Typographical error.

**Commented [JH19]:** OS 184.6 SIO No 12 Ltd

- 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. 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 – 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.

**Commented [JH20]:** OS 70.44 Transpower NZ Ltd

**Commented [JH21]:** Typographical correction.

## 21.23.2 Halliday Road Corbridge RCL Schedule

11 AUGUST 2023 FINAL

Blue highlighted text: captured in "Response to Submissions (version of) 21.23.2 Halliday Road Corbridge RCL Schedule". New text to be underlined with black line, deleted text to be strike through.

Red text relates to a submission point that has not been specifically captured in the "Response to Submissions (version of) 21.23.2 Halliday Road Corbridge RCL Schedule". This is typically because the submission point is general rather than confined to specific text amendments. One example identified.

Green wash line: Submission point re-notified 22 June 2023.

### Submissions Summary: Landscape Comments

Original Submission No	Submitter	Position	Submission Summary	JH comments	JH recommendation
OS 19.4	Ian Percy (Aitkens Folly Vineyard Ltd)	Oppose	That the rural character landscapes 21.23 are amended to remove quotation marks on the terms 'working farm', and 'rural'.	<p>Quotation marks are only used once around 'working farm' at [35]. I recommend they can be removed as follows:</p> <p>[35] 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 <del>working farmland</del> <u>working farmland</u>, hobby farming and low-density rural living.</p> <p>However, the quotation marks around 'rural' is only used twice - in the capacity section where 'rural' is used to help describe the desired character of built activities that aren't strictly rural, and as such helps the reader understand what is expected.</p>	Accept submission in part.
OS 19.11	Ian Percy (Aitkens Folly Vineyard Ltd)	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be rejected as notified.	Addressed by reporting planner in S42A Report.	N/A
OS 19.12	Ian Percy (Aitkens Folly Vineyard Ltd)	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be amended to remove vague terms such as 'dramatic', 'sublime', and 'tranquil' as they are purely subjective.	<p>No technical evidence is provided in support of this submission point.</p> <p>Ms Gilbert's evidence in chief (EIC) addresses such wording where she notes that:</p> <p><i>"...the PA Schedules have been drafted in accordance with best practice landscape assessment. This inevitably introduces vocabulary that is not referenced in the District Plan (such as 'shared and recognised values', 'expressiveness', 'modest', 'small scale', 'low key', 'dramatic', 'muscular', 'sublime', 'tranquil' etc)." And: "The PA Schedules are intended to provide a guidance resource that incorporates technical landscape vocabulary to describe the landscape values and landscape capacity (at a PA level). In my opinion, the terminology used within the PA Schedules is generally well understood by the landscape profession and is acknowledged and referenced in landscape related case law. So, while such terminology may not be evident in the District Plan, it has an established and accepted use within the lexicon of the landscape profession."</i></p> <p>In my opinion, the terms are appropriate to assist plan users to understand how the landscape has been described in evaluative terms.</p>	Reject submission.
OS 19.13	Ian Percy (Aitkens Folly Vineyard Ltd)	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be amended to provide explicit definitions for terms 'limited', 'very limited', 'some' in regard to landscape capacity.	Section 3 of the PA Schedules Methodology Report explains the capacity rating scale (and this explanatory detail is incorporated into the Response to Submissions Version of the Schedule 21.22 Preamble to assist plan users).	Reject submission.

Original Submission No	Submitter	Position	Submission Summary	JH comments	JH recommendation
OS 19.15	Ian Percy (Aitkens Folly Vineyard Ltd)	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be amended to determine who arbitrates the definitions of the terms 'expressiveness', and 'aesthetics'.	The PA Schedules have been prepared in accordance with best practice landscape assessment as explained in the EiC of Ms Gilbert. Also addressed in response to 19.12.	Reject submission.
OS 60.1	Charlotte Brock	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be amended to include 'some landscape capacity' instead of very limited capacity for additional rural living.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I consider that the capacity for rural living is appropriately rated as 'very limited' for the 21.23.2 PA RCL.  Referencing the existing level of development and consented but unbuilt platforms, I consider that the issue of cumulative effects in relation to future rural living development is of particular relevance.	Reject submission.
OS 60.2	Charlotte Brock	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be amended so that criteria for new additional rural living include that they 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', as is the criteria for commercial recreational activities.	No technical evidence is provided in support of this submission point. The submitter seeks similar qualifiers for rural living as are already included in the capacity section for commercial recreational activities. Commercial recreational activities (specifically buildings and facilities) have potentially greater adverse landscape and visual amenity effects than rural living activity does due to the potential for large scale development, which is reflected in the qualifiers at (i).  Of note, the schedule includes at (xii) rural living: "...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."  In my opinion, the above qualifiers at (xii) are considered to be appropriate in terms of describing what degree of capacity is available for rural living.	Reject submission.
OS 60.3	Charlotte Brock	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be amended so that Halliday Road and Corbridge are viewed separately, and as such have different criteria for each tract of land.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), in my opinion, the general similarity of landform, landcover and land use across the PA is sufficient for it be addressed in the schedule as one 'landscape area'.  The Preamble to Schedule 21.23 explains that landscape capacity is evaluated at a PA level within the Schedule. Further, the Preamble signals that the capacity descriptions should not be taken as prescribing the capacity of specific sites and that varying landscape (values and) capacity may be identified as part of a site specific assessment for a plan change or resource consent application.	Reject submission.
OS 67.29	Julian Haworth (Upper Clutha Environmental Society)	Oppose	That the landscape schedule 21.23.2 Halliday Road Corbridge is amended to change the capacity rating for rural living to 'extremely limited' given the existing cumulative effects in the area.	'Extremely limited' is not a capacity rating used in the schedules. Rural living has a 'very limited' landscape capacity in the schedule.  However, the 'qualifications' set out in Schedule 21.23.2 capacity (xii) also play an important role in this regard, as they serve to 'curb' the inappropriate proliferation of rural living development within the PA including cumulative effects.  In my opinion, the above qualifiers at (xii) adequately address the submission point.	Reject submission.

Original Submission No	Submitter	Position	Submission Summary	JH comments	JH recommendation
OS 67.35	Julian Haworth (Upper Clutha Environmental Society)	Oppose	That the landscape capacity rating for large scale energy generation in Landscape Schedule 21.23.2 Halliday Road/Corbridge RCL is questioned and requires review once the schedule is revised.	The submission is unclear in the particular relief it is seeking. To respond to this submission point, further detail needs to be provided by the submitter setting out the changes sought.	Reject submission.
OS 70.44	Ainsley McLeod on behalf of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.23.2 Halliday Road Corbridge is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	I consider that the following amendments to Schedule 21.23.5 Capacity are appropriate:  ix. <b>Utilities and regionally significant infrastructure – limited</b> 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. <b>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.</b>	Accept submission.
OS 73.7	Ian Greaves on behalf of Bike Wanaka Inc	Oppose	That landscape capacity 21.23.2 Halliday Road Corbridge be amended to remove reference to limited or very limited capacity for new trails.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), and viewing the wider area from various locations, I do not consider it appropriate to remove the capacity reference for trails, as inappropriately located and/or designed trails have the potential to detract from RCL landscape values.	Reject submission.
OS 73.17	Ian Greaves on behalf of Bike Wanaka Inc	Oppose	That landscape capacity 21.23.2 Halliday Road Corbridge be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	In the Landscape capacity section at (v), trails are included within the broader earthworks category which has a 'limited' capacity and is considered to be appropriate. However, it is of my opinion that walking and cycling trails include relatively low levels of earthworks and therefore would be appropriate to have a greater level of capacity. I consider that the following amendments to Schedule 21.23.5 Capacity are appropriate:  (v) <b>earthworks – limited</b> landscape capacity <del>to absorb</del> <b>for earthworks and some capacity for public trails (walking and cycling)</b> associated with <del>trails</del> farming and rural living / visitor accommodation / commercial recreation activities, <b>subject to protecting that maintain</b> naturalness and expressiveness attributes and values and those activities being sympathetically designed to integrate with existing natural landform patterns.	Accept submission.
OS 77.34	Michael Bathgate on behalf of Kai Tahu ki Otago	Oppose	That landscape schedule 21.23.2 general description, paragraphs 3 and 16.b. be amended to correct the spelling of Mata-au.	Spelling amended.	Accept submission.
OS 77.47	Michael Bathgate on behalf of Kai Tahu ki Otago	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge paragraph 19 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimāori.	Spelling amended.	Accept submission.
OS 99.9	John Wellington (Upper Clutha Tracks Trust)	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge be amended to state that there is development capacity for future public walking and cycling trails.	No capacity rating is sought. However, the submission is addressed in response to OS 73.7.	Accept submission.

Original Submission No	Submitter	Position	Submission Summary	JH comments	JH recommendation
OS 152.2	Dan Curley on behalf of Medius Wanaka Ltd	Oppose	That 21.23.2 be amended so that landscape values are further distinguished by identifying particular attributes and locations within their Priority Areas to enable a more accurate determination of indicative capacity.	Ms Gilbert's EiC addresses the question of the appropriate scale for landscape assessment in relation to the PA Schedules work. I note that the Preamble to Schedule 21.23 explains that capacity ratings are assessed at a PA level and that site specific landscape assessments would be required as part of future resource consent or plan change applications that may identify varying landscape values, attributes and capacities. This may go some way to addressing the submitter's concerns in this regard.	Reject submission.
OS 152.1	Dan Curley on behalf of Medius Wanaka Ltd	Oppose	That the landscape schedule variation to Ch 21 be deferred until methodology is re-considered and applied.	Addressed by the reporting planner in the s42A Report.	N/A.
OS 152.3	Dan Curley on behalf of Medius Wanaka Ltd	Oppose	That each schedule include a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment within Priority Areas.	A series of amendments are recommended in the Response to Submissions Version of the Schedule 21.23 Preamble to clarify that the schedules are high level.	Accept submission.
OS 152.4	Dan Curley on behalf of Medius Wanaka Ltd	Oppose	That landscape capacity conclusions should be assessed on a case by case basis during a consent process and not within the landscape schedules, and should the schedules be upheld, the wording should be suitably considered for resource consents.	Addressed by the reporting planner in the s42A Report.	N/A.
OS 175.1	Scott Edgar on behalf of Silverlight Studios Limited	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge is amended to exclude the Silverlight Studio site (707 Wānaka-Luggate Highway, Part Sections 64-67, Block IV Lower Wānaka SD, held in Record of Title OT14C/457).	No technical evidence is provided in support of this submission point. The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments (of the nature requested by the submitter) are beyond the scope of the Variation.	Reject submission.
OS 175.2	Scott Edgar on behalf of Silverlight Studios Limited	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge is amended to better reflect the approved film studio and associated activities located centrally within the priority area should the Silverlight Studio site (707 Wānaka-Luggate Highway, Part Sections 64-67, Block IV Lower Wānaka SD, held in Record of Title OT14C/457) not be excluded from the landscape schedule.	The Silverlight Studios are mentioned and briefly described under: <b>Important land use patterns and features.</b> However, the scale and location of the site is not clearly referenced in the schedule. Relying on my knowledge of the area (including through fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I recommend the following amendments to the schedule wording are appropriate: <b>General Description of the Area</b> 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. <u>The terraces include a 322 hectare site to the west of Wānaka airport, where a film studio and associated activities has been recently consented.</u> <b>Important land use patterns and features:</b> [14]: <u>Predominantly A combination of</u> pastoral farming or cropping <u>and latterly, commercial activity,</u> particularly on the rolling moraine downlands. The alluvial terraces support mainly hobby farming or more intensive farming, with vineyards, orchards and a plant nursery. <u>A 322 hectare site comprises over half of the Halliday Road/Corbridge PA, part of which includes a recently consented film studio and associated activities.</u> Events such as weddings and concerts have been held at Corbridge Estate.	Accept submission in part.

Original Submission No	Submitter	Position	Submission Summary	JH comments	JH recommendation
OS 175.3	Scott Edgar on behalf of Silverlight Studios Limited	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge descriptions of important land use patterns and features, shared and recognised attributes and values, particularly important views, naturalness and remoteness values and attributes be amended better acknowledge the approved film studio development, should the Silverlight Studio site (707 Wānaka-Luggate Highway, Part Sections 64-67, Block IV Lower Wānaka SD, held in Record of Title OT14C/457) not be excluded from the landscape schedule.	Addressed in response to OS 175.2. The PA schedules account for existing land use activity, permitted activity, and consented but unbuilt development. Where the response to OS 175.2 does not address some points raised in this submission, that is because the points submitted have been covered in the notified schedule sufficiently, or that further text changes are not considered to be necessary.	Accept submission.
OS 175.4	Scott Edgar on behalf of Silverlight Studios Limited	Oppose	That landscape capacity 21.23.2 Halliday Road Corbridge be amended to address the film studio and broad range of large scale development and activities that have been consented within the priority area.	Addressed in response to OS 175.2.	Accept submission in part.
OS 184.1	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the following wording be added to landscape schedule 21.23.2 Halliday Road/Corbridge: The large block of land to be developed as a film studio complex will become a noticeably busier node within the priority area with activity that may appear different from the rural activities prevalent within the wider priority area.	Addressed in response to OS 175.2.	Accept submission in part.
OS 184.2	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the summary of landscape values contained within landscape schedule 21.23.2 Halliday Road/Corbridge are amended to read: (c) Moderate associate 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 rural character and quietness in places, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation, but recognising that existing consented activities may further affect this in parts of the priority area.	Note, the submission point is in error – Summary of Landscape Values (c) addresses 'perceptual' not 'associative' values. However, I have taken the submission point to be referring to (c) due to the schedule wording submitted. Relying on my knowledge of the area (including through fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I recommend the following amendment to the schedule wording: <b>(c) Moderate-high perceptual values</b> 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. <b>Recently consented activities may alter this for parts of the PA.</b> The phrase 'low key', which the submission seeks is removed from the wording at (c), is a well-known term used to describe small, unobtrusive, traditional elements in the landscape. In my opinion 'low-key' is readily understood by lay people as well as professionals / experts. Otherwise, the submission is addressed in response to OS 175.2.	Accept submission in part.
OS 184.3	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the following wording be added under the Landscape Capacity heading within schedule 21.23.2 Halliday Road/Corbridge: These capacity assessments are based on an assumption that resource consents granted on or before 30 June 2022 will be implemented and therefore landscape capacity identified in the assessment below anticipate development over and above that already consented. In the event that a consent granted on or before 30 June 2022 are not implemented and/or are surrendered in whole or in part there shall be a corresponding change in the landscape capacity available within the priority area.  The capacity assessments apply to the priority area as a whole. It is recognised that within individual sites or parts of the priority area there will be areas with greater capacity to absorb change than others within affecting the values of the priority area. The capacity assessments below need to be read with that in mind. The capacity assessments do not apply where development is proposed to be facilitated by a plan change.	No technical evidence is provided in support of this submission point. No specific change in the capacity rating is sought. The PA schedules account for existing and permitted land use activity, and consented but unbuilt development. Providing for future development beyond what is anticipated by the PDP for the Rural Zone is speculative and is not provided for in the schedules. The capacity schedules consider activities that have discretionary, restricted discretionary and non-complying activity status (i.e., not permitted activities). There will be no 'ongoing' changes to the capacity ratings responding to an existing consent being not implemented and/or surrendered. I note that the Preamble to Schedule 21.23 explains that capacity ratings are assessed at a PA level and that site specific landscape assessments would be required as part of future resource consent applications that may identify varying landscape (values and) capacities.	Reject submission.

Original Submission No	Submitter	Position	Submission Summary	JH comments	JH recommendation
				I understand that the capacity ratings will still apply in any future plan change, but an Applicant may seek to change these ratings at the time the plan change is being sought.	
OS 184.4	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the landscape capacity of (ii) visitor accommodation and tourism related activities contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (ii) visitor accommodation - some 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.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including through fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I consider that the capacity rating set out in the Response to Submissions Version of the Schedule is appropriate.	Reject submission.
OS 184.5	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the landscape capacity of (iii) urban expansions contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (iii) urban expansions - no landscape capacity, in the absence of a plan change.	In agreement that urban expansions have 'no' capacity. With regards to the plan change aspect of the submission point, this is addressed by the reporting planner in the s42A Report	Accept submission in part.
OS 184.6	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the landscape capacity of (vi) farm buildings contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (vi) farm buildings - some landscape capacity for modestly scaled buildings that reinforce the rural character.	Relying on my knowledge of the area (including through fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I consider that the following amendments to Schedule 21.23.5 Capacity are appropriate: vi. <b>farm buildings – some</b> landscape capacity for modestly scaled buildings that reinforce the <b>existing</b> rural character.	Accept submission.
OS 184.7	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the landscape capacity of (viii) transport infrastructure contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (viii) transport infrastructure - outside the state highway corridor, some landscape capacity to absorb additional infrastructure that is of an appropriate scale and rural character; OR amend the term 'transport infrastructure' to 'road'.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including through fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), it is of my opinion that increasing the capacity for transport infrastructure from 'limited' to 'some' would signal a level of development that is likely to be inappropriate in this PA.  However, I acknowledge that the submitter's site is large, includes variable, undulating topography, areas of mature tree cover which may display varying landscape capacities depending on location in parts of the PA. I also acknowledge that the recently consented film studio complex will be largely screened from public view by a combination of existing topography and trees and new earthworks and planting.	Reject submission.

Original Submission No	Submitter	Position	Submission Summary	JH comments	JH recommendation
OS 184.8	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the landscape capacity of (x) renewable energy generation contained within landscape schedule 21.23.2 Halliday Road/ Corbridge is amended to read: (x) renewable electricity generation activities - some capacity for wind or solar generation located where topography ensures it is not visible from public places.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including through fieldwork) and careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), it is of my opinion that removing the 'small scale' qualifier from (x) would signal a level of development that is likely to be inappropriate in this PA.	Reject submission.
OS 184.9	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That the landscape capacity of (xii) rural living contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (xii) rural living - some 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 Wanaka/Albert Town could be undermined by inappropriate densities of rural living on the river terraces. Rural living should be set well back from roads and public trails, integrated by landform and/or existing vegetation; designed to be of an appropriate scale and consistent with rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate) and should maintain public views across open land.	Addressed in response to OS 60.1.	Reject submission.
OS 184.10	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That all references to 'low-key' throughout landscape schedule 21.23.2 Halliday Road/Corbridge are deleted and replaced with 'rural character'.	No technical evidence is provided in support of this submission point. Ms Gilbert's evidence in chief (EiC) addresses such wording where she notes that: <i>"...the PA Schedules are intended to provide a guidance resource that incorporates technical landscape vocabulary to describe the landscape values and landscape capacity (at a PA level)... the terminology used within the PA Schedules is generally well understood by the landscape profession and is acknowledged and referenced in landscape related case law. So, while such terminology may not be evident in the District Plan or may be perceived as subjective, it has an established and accepted use within the lexicon of the landscape profession."</i> 'Low key' is one such term that has an established and readily understood use. As such the submitted wording change is not supported. Refer also to response to OS 184.2.	Reject submission.
OS 184.11	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That all references to 'modest' throughout landscape schedule 21.23.2 Halliday Road/Corbridge are deleted and replaced with 'appropriate'.	No technical evidence is provided in support of this submission point. Of note, 'modest' is used in two places and 'modestly' once in the schedule. 'Modest' and 'modestly' have been replaced with 'small scale' in response to the submission by Kai Tahu ki Otago. 'Small scale' is considered to be better wording than 'appropriate' in this instance as it clearly signals the size of the activity.	Reject submission.
OS 184.12	Bridget Irving on behalf of SIO No 12 Limited	Oppose	That all references to 'sympathetic' throughout landscape schedule 21.23.2 Halliday Road/Corbridge are deleted and replaced with 'appropriate'.	No technical evidence is provided in support of this submission point. 'Sympathetic' is mentioned twice in the Landscape Capacity section of the schedule, at (i) 'commercial recreational activities' and at (ii) 'visitor accommodation and tourism related activities'. In my opinion, 'sympathetic' is an appropriate, well-understood term.	Reject submission.
OS 188.34	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Oppose	That landscape schedule 21.23.2 general description, paragraphs 3 and 16.b. be amended to correct the spelling of Mata-au.	Addressed in response to OS 77.34.	Accept submission.
OS 188.47	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge paragraph 19 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimāori.	Addressed in response to OS 77.47.	Accept submission.