

APPENDIX 1

21.23.2 HALLIDAY ROAD / CORBRIDGE RCL PA SUBMISSIONS SCHEDULE – SCOTT EDGAR TRACKED CHANGES

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 rolling moraine downlands include a 322 hectare site (approximately 234 hectares of which is within the PA) to the west of Wanaka airport where a film studio and associated activities has been recently consented.~~

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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.~~
 - d. ~~a sizeable basin within the rolling glacial moraine downlands.~~
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.

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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 ~~albeit of lesser importance,~~ within the rolling glacial till downlands, with varying levels of permanent water.

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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. Vegetation associated with the film studios on the rolling glacial moraine downlands.
13. Plant pest species include wilding conifers, hawthorn, crack willow, broom, gorse and lupin.
14. Animal pest species include rabbits, feral cats, ferrets, stoats, weasels, possums, rats and mice.

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Important land use patterns and features:

15. ~~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 on the rolling moraine downlands comprises over one third 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.
16. 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 sound stages, 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.
17. 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.

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Important archaeological and heritage features and their locations:

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

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Mana whenua features and their locations:

19. 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.
20. 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:

21. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
22. 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.
23. Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
24. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

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Important historic attributes and values:

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

Important shared and recognised attributes and values:

26. 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.
27. 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. ~~While the available views may be subject to change resulting from the earthworks and landscaping associated with the film studios visual amenity will be maintained.~~

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Important recreation attributes and values:

28. 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:

29. 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.
30. The gently rolling open landform of the glacial till moraine, appreciated from Wanaka Luggate Highway and from Mount Iron, acknowledging that some naturalistic modification of this landform adjacent to the highway is enabled as part of the consented film studio activities.

Particularly important views to and from the area:

31. 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 (again, acknowledging that naturalistic landform modification is enabled as part of the consented film studio activities). 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.
32. 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.
33. 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 and including the film studios.

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Naturalness attributes and values

34. 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, rural living and film studio activity is evident.

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Transient attributes and values

35. 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. Occasional temporary film set activities will have some influence in part of the PA.

Remoteness/wildness attributes and values

36. 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. At times noise, light and activity associated with the film studios will be apparent.

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Aesthetic attributes and values

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

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38. 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 and film studio activities being generally integrated by topography and/or vegetation.
- c. Aesthetic appeal of the prominent escarpment and the gently undulating moraine landforms.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

Rating scale: seven-point scale ranging from **Very Low** to **Very High**.

very low	low	low-mod	moderate	mod-high	high	very high
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These various combined physical, associative, and perceptual attributes and values described above for PA RCL Halliday Road/Corbridge can be summarised as follows:

- (a) **Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the rolling moraines and water bodies, and the strong patterns of rural shelterbelts framing large open areas of pastoral land.
- (b) **Moderate associative values** relating to the historic heritage of European pastoral farming, the recreational use of the Upper Clutha River Track and the shared and recognised values of the area as a rural edge to Wānaka/Albert Town and as the rural approach to the township on Wanaka Luggate Highway.
- (c) **Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness in places, and the moderate level of naturalness with rural living remaining subordinate to pasture/cropping and vegetation. Recently consented activities may alter this for parts of the PA.

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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.

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- 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** – very limited to no landscape capacity / Unlikely to be capacity for this activity in any locations within the PA with any capacity for urban expansion being limited to plan changes that seek to apply an urban zoning and/or urban growth boundary around existing development that is urban in character.
- 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.
- 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.

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