

## 21.22.20 PA ONL Roys Bay: Schedule of Landscape Values

### General Description of the Area

The Roys Bay PA encompasses the Roys Bay and Bremner Bay area of Lake Wānaka as far north as Beacon Point. It includes Mātakitaki (Ruby Island) and the lakefront reserves from Ruby Island Road in the west to Beacon Point in the east.

### 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. Mātakitaki (Ruby Island): schist bedrock island overridden by the glaciers that formed Lake Wānaka.
2. Range of generally small-scale landforms developed under lakeshore processes and periods of high lake level.
3. Lake beach deposits and associated landforms around the shores of the bay.

### Important hydrological features:

4. Lake Wānaka: important attributes include the clarity, quality and significant extent of the water body and its character as a deep glacial lake surrounded by ice-eroded landforms and terminal moraines. The lake is a nationally significant fishery.
5. Creeks flowing into the bay: Stoney Creek and the spring-fed Bullock Creek.

### Important ecological features and vegetation types:

6. Regenerating kānuka woodland on the lake margins north of Ruby Island Road and north of Bullock Creek outlet.
7. Mature Lombardy poplars, sequoias and willows lining the lake margins between Rippon Vineyard and Bullock Creek.
8. Mixed poplars, willows, kānuka and Douglas fir on the lakefront between Bullock Creek and Beacon Point, with a mature mixed conifer forest at Eely Point.
9. Mixed indigenous vegetation plantings, willows and poplars between Eely Point and Beacon Point, with potential for further enhancement through additional plantings and removal of exotic woody weeds such as broom.
10. Lake margins provide habitat for a range of indigenous water birds, including the nationally critical black-billed gull, the nationally vulnerable Australasian crested grebe, which nests at the Bullock Creek outlet and Wānaka Marina, and the New Zealand scaup. Bullock Creek which flows through the township into Lake Wanaka is a valued habitat for fish spawning.
11. Restoration planting on Mātakitaki (Ruby Island), providing habitat for a range of indigenous fauna, including some that are rare on the mainland.

**Commented [JH1]:** Added by JHLA to correct grammar.

**Commented [JH2]:** OS 115.6 Otago Fish and Game Council

12. Plant pest species include wilding conifers, crack willow, hawthorn, sweet briar, broom and lupin, along with the aquatic weeds lake snow algae (*Lindavia intermedia*) and *Lagarosiphon major*.

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

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13. Lakefront reserve land: recreational parkland, including manicured open space, walking/running/cycling trails, playgrounds, toilet facilities, picnic areas and seating, shelters, public art and parking areas.
14. Lake edge and waters: permanent and temporary jetties at the head of the bay; additional boating facilities at Marina Reserve, including boat launching ramps, jetty, carparking, marina, boat club building, boat storage hardstands and an artificial groyne. Boat moorings are present around the marina and in a cluster south of Eely Point. Swimming platforms are moored at the head of the bay in summer.
15. Community recreation buildings, including Wānaka Watersports (Mount Aspiring Road carpark), Wānaka Yacht and Powerboat Club (Marina Reserve), Wānaka Scout Club (Eely Point) and Wānaka Marine Rescue Centre (Eely Point).
16. Council infrastructure (water intakes and treatment facilities).
17. Council development plans for the foreshore between the Wānaka Yacht and Powerboat Club and the Mount Aspiring Road carpark involve upgrade and formalisation of the reserve, with continuous walking/cycling connections, additional facilities, ecological enhancement, and relocation of informal parking to formed carparks or road edges. Potential expansion of the marina is included in the plan.

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

18. Protected giant sequoia trees on the lakefront near the Wānaka Watersports building.
19. Site of the old homestead and associated mature trees at Wānaka Station Park, adjacent to the PA.
20. Site of the 1920s and 1930s tearoom and Saturday night 'cabaret' (QLDC ref. 514) on Mātakitaki (Ruby Island).
21. Midden/oven remains located near Beacon Point (archaeological site F40/10).

#### **Mana whenua features and their locations:**

22. 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.
23. The ONL is mapped within the wāhi tūpuna Wānaka (Lake Wānaka) and overlaps with the wāhi tūpuna Take Kārara (central Wānaka area).
24. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1988.

#### **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:

25. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
26. 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.
27. Take Kārara was a kāika nohoaka (seasonal settlement) at the southern end of Lake Wānaka. It was also a pā and a kāika mahika kai (food-gathering site), where pora ("Māori turnip"), mahetau (potato), tuna (eels) and weka were once gathered.
28. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika and nohoaka.

### Important historic attributes and values:

29. Early Māori occupation around the lakeshore.
30. Historic recreational use of the lake, lakeshore and islands.
31. Historic use of the lake for transport and tourism.
32. History of early European pastoral farming at Wanaka Station, including the old homestead site adjacent to Roys Bay and the mature trees on the lakefront, planted during early settlement.
33. Historical attributes embodied in place names: Roys Bay named after John Roy, the first pastoral runholder in the district in 1859; Eely Point, believed to derive from 'Healy', an early resident of the point; Bremner Bay, named after the Bremner family who resided on Eely Point or Lakeside Road.

### Important shared and recognised attributes and values:

34. Nationally and internationally recognised visitor destination.
35. Significant contribution of the bay to the character, amenity and sense of place of downtown Wānaka and the wider district.
36. Colourful autumn displays of the poplars and willows that line the head of the bay, celebrated in tourism promotions and in the autumn 'Festival of Colour' arts festival.
37. Iconic photograph locations along the lakefront, including the willow within the lake waters in the western corner of the bay.

### Important recreation attributes and values:

38. Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance.
39. Highly popular and valued foreshore reserves, used for passive recreation, picnics, children's play, walking/running/cycling trails, swimming, water sports, campervan parking and events. The shallow warmer lake waters at the head of the bay and in Bremner Bay make these locations popular for picnics and swimming.
40. Commercial recreation activities including bicycle hire, paddleboard/kayak hire, jetboat and jetski rides, guided lake cruises, unguided water taxis and fishing charters.
41. Mātakitaki (Ruby Island) is a popular picnic and boating destination.

Commented [JH4]: OS 115.4 Otago Fish and Game Council

42. Te Araroa (New Zealand's Trail) and Ngā Haerenga (New Zealand Cycle Trails) pass along the lake shore from Beacon Point to Wānaka township.

### 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

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

43. Iconic postcard views from the head of Roys Bay up the lake to The Peninsula and the Southern Alps, framed by Eely Point to the east, with the distinctive vertical element of the conifer forest and by Ironside Hill and Ruby Island to the west. Variations in the character of the view at different times of the day, and in different weather conditions and seasons, enhance the scenic values of the views.
44. Highly attractive sequential views experienced as people travel on the network of trails around the bay. Views are focused on and dominated by the open expanse of the lake and the enclosing mountains, as well as the lakeshore vegetation and activities. The consistent linking elements of lake water, beaches, continuous parkland and trails and lake shore vegetation enhance the coherence of landscape.
45. Views from the lake waters within Roys Bay and from Mātakitaki (Ruby Island) towards Wānaka township. Indigenous and exotic vegetation along the edges of the bay and at Eely Point provide an identity and setting for the township, and the autumn colours of willows and poplars add to the appeal of these views.

#### Naturalness attributes and values:

46. Lake Wānaka has a very high level of natural character due to the clarity and quality of the waters and the very low overall level of human modification on the lake margins and enclosing landforms. Roys Bay is a confined landscape unit within the lake that is more modified and has lower natural character than the rest of the lake. The moderate natural character of the bay results from the physical attributes of the unmodified lake waters, beaches and indigenous vegetation, combined with the largely manicured parkland character of the reserve, the built modifications on the lake surface (moorings, marina and jetties), the buildings close to the margins, and the surrounding urban, suburban and rural living development. Human modification is greatest at the head of the bay and less noticeable west of Rippon Vineyard and north of Eely Point. Within the bay, the lake and its immediate margins are perceived as having a moderately high level of natural character.

#### Memorability attributes and values:

47. Highly memorable for the dramatic and sublime contrasts between the fringing vegetation, the expanse of lake waters and the surrounding mountains, with constant change across days and seasons.

#### Transient attributes and values:

48. Significant transient values related to the influence of climatic conditions on the lake colour and texture, changing light effects during the day, variations in mountain snow levels and vegetation colours, changing lake levels and the autumn colours of willows and Lombardy poplars along the lakeshore.

#### Aesthetic attributes and values:

49. Very strong aesthetic attributes and values, due to the large number of residents and visitors able to be immersed in and move through the PA and which includes the following attributes:
- Dramatic and sublime views across the lake to the mountains.
  - Dramatic transient effects of light and weather conditions and the changing seasons.

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- c. Moderately high perceived natural character of the lake waters and margins.
- d. Manicured parkland character of reserves at the head of the bay, contrasting with the more informal and indigenous character of reserves to either side.
- e. The iconic Lombardy poplars and willows, and their autumn colours, contrasting with the blue of the lake and skies.

## 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 Roys Bay can be summarised as follows:

- (a) **Moderate-high physical values** due to the clarity, quality and largely unmodified nature of the lake and its margins, the regenerating indigenous vegetation, the recreational land and water uses, and the mana whenua features associated with the area.
- (b) **Very high associative values** relating to the mana whenua associations of the area, the very strong recreational attributes of the landscape, and the significant shared and recognised values as a visitor destination, iconic photography location, and as part of the sense of place and identity of Wānaka and the wider district.
- (c) **High perceptual values** relating to the coherence of area, the quality and amenity of the linking reserve parkland and vegetation, the moderately high level of perceived naturalness at the lake edge, and the strong aesthetic and memorability values resulting from the dramatic and sublime views available across the expanse of lake to surrounding mountains, enhanced by the transient effects of weather, light and the seasons.

## Landscape Capacity

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

- i. **Commercial recreational activities – limited** landscape capacity for small scale and low-key activities that integrate with and complement/enhance existing recreation features; are designed to be of a sympathetic scale, appearance and character; enhance public access and integrate appreciable landscape restoration and enhancement; and protect the area's ONL values. Landscape capacity is greater at the head of the bay and in Marina Reserve than in other parts of the PA.
- ii. **Visitor accommodation and tourism related activities – no** landscape capacity.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural

**Commented [JH6]:** OS 77.5 Kai Tahu ki Otago

**Commented [JH7]:** OS 74.2 John May and Longview Environmental Trust

- landform patterns. **Some** landscape capacity for additional trails that also complement the manicured parkland or informal character of lakeshore reserves.
- vi. **Farm buildings – no** landscape capacity.
  - vii. **Mineral extraction – no** landscape capacity.
  - viii. **Transport infrastructure – very limited** landscape capacity for additional vehicle access/parking that is designed to be of a sympathetic scale, appearance and character and enhances public access; **and protects the area's ONL values.**
  - ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or designed to be of a sympathetic scale, appearance and character. **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 – no** landscape capacity.
  - xi. **Production Forestry – no** landscape capacity.
  - xii. **Rural living – no** landscape capacity.
  - xiii. **Community recreation buildings – very limited** landscape capacity for buildings that are co-located with existing activities; designed to be of a sympathetic scale, appearance and character and maintain or enhance public access; **and protect the area's ONL values.**
  - xiv. **Jetties, boatsheds, lake structures and moorings – very limited** landscape capacity for additional moorings within Roys Bay that are within the existing spatial extent of consented moorings. **Limited** landscape capacity for additional jetties within Marina Reserve that enhance public access **and protect the area's ONL values.** **Limited** landscape capacity for expansion of the existing marina that integrates with existing activities within Marina Reserve and is designed to be of a sympathetic scale, appearance and character; **and protects the area's ONL values.**

**Commented [JH8]:** OS 73.13 Bike Wanaka Inc (supports the notified capacity rating).

**Commented [JH9]:** OS 99.3 Upper Clutha Tracks Trust (supports the notified capacity rating).

**Commented [JH10]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH11]:** OS 70.38 Transpower NZ Ltd

**Commented [JH12]:** Typographical correction.

**Commented [JH13]:** OS 67.13 Upper Clutha Environmental Society supports the capacity rating.

**Commented [JH14]:** OS 67.12 Upper Clutha Environmental Society supports the capacity rating.

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# 21.22.20 Roys Bay ONL Schedule

11 AUGUST 2023 FINAL

**Blue highlighted text:** captured in "Response to Submissions (version of) 21.22.20 Roys Bay ONL 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) 21.22.20 Roys Bay ONL Schedule". This is typically because the submission point is general rather than confined to specific text amendments. **Five examples identified.**

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

## Submissions Summary: Landscape Comments

Original Submission No	Submitter	Position	Summary	JH comments	JH recommendation
OS 67.11	Julian Haworth (Upper Clutha Environmental Society)	Oppose	That the landscape schedule 21.22.20 Roys Bay is amended to refine the key attributes included within the schedule regarding the listed physical attributes and values and important ecological features and vegetation types sections of the schedule.	The submission does not specify what amendments are sought to the wording in 21.22.20. The PA Schedules deliberately state at the 'start' of the Summary of Landscape Values section that the summary draws from the "combined physical, associative and perceptual attributes and values" described in the preceding part of the Schedule (i.e. the more detailed explanation of Physical, Associative and Perceptual attributes and values). This is also addressed in the EiC of Bridget Gilbert.	Reject submission.
OS 67.12	Julian Haworth (Upper Clutha Environmental Society)	Oppose	That the landscape schedule 21.22.20 Roys Bay is amended to change the capacity for rural living to 'no' capacity.	A rating of 'no' capacity for rural living is included in the schedule.	No change required, accept submission.
OS 67.13	Julian Haworth (Upper Clutha Environmental Society)	Oppose	That the landscape schedule 21.22.20 Roys Bay is amended to include that there is 'no' capacity for exotic forests.	A rating of 'no' capacity for forestry is included in the schedule.	No change required, accept submission.
OS 70.38	Ainsley McLeod on behalf of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.22.20 Roys Bay 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 21.22.18 Capacity are appropriate: (ix) <b>utilities and regionally significant infrastructure - limited</b> landscape capacity for infrastructure that is 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 73.3	Ian Greaves on behalf of Bike Wanaka Inc	Oppose	That landscape capacity 21.22.20 Roys Bay 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 in and around Wanaka township, 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 ONL landscape values.	Reject submission.

Original Submission No	Submitter	Position	Summary	JH comments	JH recommendation
OS 73.13	Ian Greaves on behalf of Bike Wanaka Inc	Oppose	That landscape capacity 21.22.20 Roys Bay 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.	Walking and cycling trails are included under 'trails' at (v) Earthworks where they have 'some' capacity. The submitted additional qualifier is not considered to materially change the intent of the schedule text.  However, 'also' has been added to the schedule wording to make it clear that the broader earthworks outcomes must still be met through additional trails as follows:  <b>Earthworks – very limited landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. Some landscape capacity for additional trails that also complement the manicured parkland or informal character of lakeshore reserves.</b>	Accept submission in part.
OS 99.3	John Wellington (Upper Clutha Tracks Trust)	Oppose	That landscape schedule 21.22.20 Roys Bay be amended to state that there is development capacity for future public walking and cycling trails.	Addressed in response to OS 73.13.	Accept submission in part.
OS 115.4	Khaylm Marshall (Otago Fish and Game Council)	Oppose	That 21.22.20 Roys Bay associative attributes and values section (important recreational attributes and values subsection) is amended to recognise that Lake Wānaka is a nationally significant fishery.	I recommend adding a new point to the schedule:  [38] Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance.	Accept submission.
OS 115.5	Khaylm Marshall (Otago Fish and Game Council)	Oppose	That the physical value of the Roys Bay Outstanding Natural Landscape in landscape schedule 21.22.20 be increased from mod-high to "very high".	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), I do not consider it appropriate to attribute a 'Very High' rating to physical and values, as the PA includes vegetation clearance, pastoral farming, recreational facilities, roads, built forms and tracking earthworks, introduced vegetation including weed species and other human-induced modifications. This is supported by the various descriptions in the schedule.	Reject submission.
OS 115.6	Khaylm Marshall (Otago Fish and Game Council)	Oppose	That the list of physical attributes and values for the Roys Bay Outstanding Natural Landscape in landscape schedule 21.22.20 is amended to acknowledge that Bullock Creek is a valued habitat for fish spawning.	I consider that the following change to the schedule wording is appropriate:  [10] Lake margins provide habitat for a range of indigenous water birds, including the nationally critical, black-billed gull, the nationally vulnerable Australasian crested grebe, which nests at Bullock Creek outlet and Wānaka Marina, and the New Zealand scaup. <b>Bullock Creek which flows through the township into Lake Wanaka is a valued habitat for fish spawning.</b>	Accept submission.