

21.23.16 Crosshill: Schedule of Landscape Values

General Description of the Area

The Crosshill area comprises rural land approximately 5km north of the centre of urban Wānaka which is enclosed on all sides by ONF, ONL and RCL areas. The area adjoins Dublin Bay PA (ONL) to the west, the Deans bank section of Mata-au (Clutha River) PA (ONF) to the south and east, SH6 to the east and Maungawera Valley PA (RCL) to the north. The area takes in a series of river terraces and glacial outwash along the northern (true left) side of Mata-au (Clutha River) and the elevated land referred to as 'Crosshill' that, in combination with Mount Brown, separates the river terraces from the Maungawera Valley.

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

Landforms and land types

1. The surficial geology of the area includes glacial outwash deposits and moraine from Albert Town Glacial Advance that have been eroded subsequently by river action.
2. The sequence of landforms includes:
 - a. The undulating elevated moraine throughout the northern portion of the area (roughly north of Dublin Bay Road);
 - b. a series of flat degradational terraces stepping down to the river (roughly south of Dublin Bay Road), including steep terrace risers, where fluvial processes have eroded the glacial outwash gravels;
 - c. the paleochannels and outwash fan that extends on a roughly north-south direction through the centre of the area, south of Dublin Bay Road.
3. The relatively free-draining brown and pallic soils with reasonable fertility reflect pastoral farming and cropping.

Hydrological features

4. A series of shallow unnamed streams and ephemeral water courses draining from the river terraces south of Dublin Bay Road that discharge to Mata-au (Clutha River).
5. A series of more steeply-incised unnamed streams draining from Crosshill, southwards under SH6, to discharge to the Hāwea River (near Horseshoe Bend).

Ecological features and vegetation types

6. Particularly noteworthy indigenous vegetation features include:
 - a. Crosshill SNA (E39A) which comprises an area of short tussock grassland and cushion field located towards the southern end of the area.
 - b. Regenerating kānuka shrubland and grey shrubland occur in patches of variable size in association with unimproved exotic grassland along the southern and western margins of the expansive morainic terrace and along the paleo channel.

7. Other distinctive vegetation types include:
 - a. Scattered exotic and predominantly evergreen shelterbelts and small-scale woodlots in places, and shelter plantings around farm buildings.
 - b. Native and exotic amenity plantings around some farm buildings and rural dwellings, including along rural living property boundaries.
8. Extensive areas of improved pasture used for cropping and extensive areas of semi-improved pasture used for grazing are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
9. Rank exotic grassland along road margins may be utilised by skinks.

Land use patterns and features

10. Distinctive and coherent pattern of cropping and pastoral farming, with large landholdings and farm infrastructure such as tracks, and a few sporadic farm buildings.
11. A small cluster of rural living lots (ranging in size from approximately 2ha to 10 ha) roughly in the centre of the area. Dwellings are screened by vegetation in views from Dublin Bay Road, with intervening landform and vegetation providing screening in views from SH6.
12. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. SH6 along the eastern side of the area which is a popular scenic route between Wānaka and Lake Hāwea.
 - b. Pastoral farming, forestry, and a small amount of rural living in Maungawera Valley PA (RCL) and West of Hāwea River PA (RCL) to the east, where rural living development is largely set back from the highway and/or screened by vegetation.
 - c. The Dublin Bay PA (ONL) extending to the ridge of Mount Brown. This area has open working farmland with a very low density of built development and contains sensitive ridgelines that are visible from Lake Wānaka (ONL), Mount Iron PA (ONF), and public places on the Upper Clutha Basin floor.
 - d. Mata-au (Clutha River) PA (ONF) immediately to the south, which includes the Deans Bank Track on the true left side of the river and the Outlet Track on the true right side.
 - e. The Albert Town Campground (Open Spaces Community Purposes Zone) on the western side of SH6 to the south of the area.
 - f. The Outlet Campground on the opposite side of the river to the western end of the area.
 - g. The close proximity of the area to (urban) Albert Town.

Mana whenua features and their locations

13. The entire area is ancestral land to many whānau within the iwi of Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua, and wai are all intertwined in te ao Māori.
14. The area sits adjacent to and has slight overlaps with the wāhi tūpuna Mata-au (Clutha River) and Hāwea River.
15. The Mata-au (Clutha River) nearby the area is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

Associative Attributes and Values

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

Mana whenua associations and experience

16. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
17. The Mata-au (Clutha River) takes its name from a Kāi Tahu whakapapa that traces the genealogy of water. On that basis, the Mata-au is seen as a descendant of the creation traditions.
18. The Mata-au was part of inland mahika kai trails and was also a key transportation route for pounamu from inland areas to settlements on the coast.
19. The mana whenua values associated with the area include, but may not be limited to, wāhi taoka, awa, ara tawhito, mahika kai, nohoaka, wāhi tapu.

Historic attributes and values

20. There is known to have been early Māori occupation in the vicinity of the area. Buried archaeological remains may be present that are representative of the area's mana whenua history.
21. The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, when compared to nearby areas like the Hāwea Flat, the development of this latter type of agriculture appears to have been limited by marginal quality of the land in the area.

Shared and recognised attributes and values

22. The identity of the area as part of the 'breathing space' and 'rural hinterland' between Albert Town and Hāwea settlement.
23. The popularity of the Outlet Track and Deans Bank Tracks near or partly within the area.

Recreation attributes and values

24. Deans Bank Track which is partly within the area.

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

25. The flatness and extent of the terraces, steep terrace risers, and legible paleo channel (which is reinforced by the patterning of regenerating kānuka shrubland), along with the more gently rolling landform of the moraine, which are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha Basin.
26. The visibility of the stepped terraces adjacent Mata-au (Clutha River) provides a clear sense of the river cutting down into the glacial outwash plains.

Particularly important views to and from the area

27. The sequence of attractive short and mid-range 'rural' views from SH6 across the area. From the majority of the stretch of highway south of Dublin Bay Road, the patterning of the steep risers between the terraces combined with road levels means that views are truncated. The proximate urban context of Albert Town and Wānaka forms part of the outlook (in south bound views) and the broader viewing experience (in north bound views), and views of the area are framed by a continuous more distant ONF/L mountain backdrop. For the stretch of the highway near, and to the north of, Dublin Bay Road, the elevated and undulating moraine landform across the northern part of the area backdrops much of the terrace foreground. The higher peaks in the more distant (ONL) mountain context form the backdrop in places. The distinctly planar, open, and working rural character of the terraces, in combination with the pastoral and generally open character of the moraine, contributes the impression of a continuous patterning of rural land use across the area and reinforces the coherence of the underlying river terrace and moraine landforms. This is the first open 'rural' view after leaving Albert Town which, in combination with the strong contrast in visual appearance between the area and the proximate Albert Town/Wānaka context, adds to the memorability of the view.
28. Attractive and longer range 'rural' views from the elevated area towards the northern end of Albert Town where the open pastoral land use of the area is viewed above the dramatic river cliffs of Mata-au (Clutha River) and seen backdropped by a continuous circle of mountains.
29. Short and mid-range views from Dublin Bay Road across the pastoral upper terrace and moraine where there is a strong 'working farm' character, with most built development displaying a distinctly working rural character or obscured by vegetation. This includes localised views of the paleo channel.
30. Attractive short-range rural views from parts of the Deans Bank Track across the lower river terrace. In these views there is an appealing contrast between the tamed rural terraces and the rougher character associated with the river corridor (outside the area).
31. Views from the summit of Mount Iron (ONF), where the panoramic vistas take in the river terraces and the undulating pastoral moraine land extending to along the north-eastern side of the area.

Naturalness attributes and values

32. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the presence of driveways, gateways and the like.
33. Human intervention as managed farmland is evident, as is the proximate urban context. The very limited level of built development within the area, along with the consistently low-intensity pastoral farming character, and back-road nature of Dublin Bay Road contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

34. Memorable to residents and locals as part of the 'rural hinterland' between Albert Town and Hāwea settlement.

Transient attributes and values

35. Seasonal pasture colours and changes associated with cropping.
36. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

37. Rural tranquillity and quietness are currently experienced in those parts of the area away from SH6, where there are low traffic volumes, and the levels of activity are consistent with 'working farmland'. This includes parts of the Deans Bank Track and Dublin Bay Road.

Aesthetic attributes and values

38. The experience of all of the values identified above from public and private viewpoints.
39. More specifically, this includes:
 - a. Highly attractive rural views across the terraces, risers, and moraine of the area to the surrounding mountain ranges.
 - b. The coherent patterns of open farmland.
 - c. The very low density of domestication and the effective integration of dwellings by landform or vegetation.
 - d. Aesthetic appeal of the prominent and proximate terrace riser landforms and the gently undulating moraine landform.
 - e. The juxtaposition between the tamed rural terraces, the rougher character along the river corridor, and urban character to the south.

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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Crosshill area can be summarised as follows:

40. **Moderate physical values** relating to the sequence of gently rolling moraine fields and glaciofluvial terrace landforms and risers, the distinctive paleochannel, the productive soils (with irrigation) and strong patterns of rural land use, and the mana whenua features associated with the area.
41. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of the track along Mata-au (Clutha River), and the shared and recognised values of the area for residents and locals as part of the 'rural hinterland' between Albert Town and Hāwea settlement.
42. **Moderate perceptual values** relating to the expressiveness of the terrace, riser, and moraine landforms, the coherence of land use patterns, the rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness, with the very limited level of rural living remaining subordinate to rural patterns.

Landscape Capacity

The landscape capacity of the Crosshill area for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; are designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; are designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for tourism related activities that are: visually recessive; designed to be small scale and have a low key 'rural' character; and integrate landscape restoration.
- iii. **Urban expansions – extremely limited or no** landscape capacity
- iv. **Intensive agriculture – some** landscape capacity where the quality of views and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with trails, farming, and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.
- vi. **Farm buildings – some** landscape capacity 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 quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure – very 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 buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. 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. **Very limited** capacity for other larger-scale regionally significant infrastructure.
- x. **Renewable energy generation – some** landscape capacity for small-scale wind or solar generation located where topography or mature vegetation ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation where topography or mature vegetation ensures it is not highly visible from public places.
- xi. **Forestry – limited** landscape capacity for scattered 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 associative and perceptual values. The rural character of the area is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of rural views from public vantage points.

Plant and Animal Pests

- A. Plant pest species include wilding conifers, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.