

21.23.7 Studholme Road: Schedule of Landscape Values

General Description of the Area

The Studholme Road area roughly corresponds to an irregularly shaped pocket of elevated land on the southwestern edge of Wānaka (including a sliver land sandwiched between the Alpha Range PA (ONL) and urban development on Heaton Park Drive). Urban residential land adjoins the north and northeast boundary. Rural Lifestyle zoned land adjoins the eastern side. The south and western edges abut the eastern edge of the upper Alpha Fan, which is part of the Mount Alpha PA (ONL).

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 both outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms includes:
 - a. terrace and moraine landforms that were derived from glacial-fluvial action that truncated the large alluvial fan at the base of the Alpha Range (Alpha Fan);
 - b. alluvial fan associated with Stoney Creek; and
 - c. a series of terrace risers and rolling slopes along the urban edge of the terrace/moraine that serve to differentiate the more elevated terrace and lower Alpha fan area (and coinciding with the Studholme Road area) from the Wānaka valley floor.
3. The relatively free-draining brown and pallic soils with reasonable fertility and largely gentle contour, reflect the pastoral farming land uses in the area.

Hydrological features

4. Stoney and Centre Creeks draining from the Alpha Range across the terrace to Lake Wānaka (Roys Bay). These creeks are ephemeral. Stoney Creek to the north, is the largest of the two and has been subject to significant flooding events in the past and natural hazard mitigation earthworks have been undertaken in the catchment. The alluvial fan of Stoney Creek is active and there is the potential that the path of the creek could alter in the future.
5. The Wānaka Basin Cardrona gravel aquifer which underlies the area and Wānaka township. Water take from the aquifer is currently over-allocated.

Ecological features and vegetation types

6. Distinctive exotic vegetation types include:
 - a. Exotic shelterbelts (poplar, macrocarpa, Douglas fir, and pine) with scattered shade and exotic deciduous specimen trees (including walnuts and willows).
 - b. Exotic amenity plantings around rural dwellings, rural buildings, and along driveways.

- c. Small areas of conifer woodlots on either side of Stoney Creek towards the northern end of the area.
 - d. Areas of semi-improved pasture and unimproved rank exotic grassland.
7. Scheduled *Sequoiadendron giganteum* (Giant Redwood) located towards the southern end of the area.
 8. Rank exotic grassland may be utilised by skinks.

Land use patterns and features

9. The majority of the area forms a small part of a much larger rural landholding (sheep and deer farming with some forestry). The area is dominated by working land use with only one smaller-scale rural living lot (approximately 3ha) evident. A cluster of rural cottages and buildings is located roughly in the centre of the area. All of the rural and rural living buildings are well integrated by mature plantings which limits their visibility from outside the area.
10. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Urban Residential zoned land (and the Wānaka Urban Growth Boundary) and Rural Lifestyle zoning around the northwest, north, and east sides of the area. The general absence of a strong natural landscape boundary along these edges makes the area vulnerable to development creep.
 - b. The Mount Alpha PA (ONL) and working farmland on the fan at the base of the Alpha Range to the west and south.
 - c. The area forms part of the 'greenbelt' of pastoral farming framing the southwestern edge of Wānaka township and which reads as a sympathetic transition between the urban area and rugged mountains of the Alpha Range.
 - d. The neighbouring Wānaka Top 10 Holiday Park offering an all year-round accommodation mix including cabins, family units, campervan sites and tent site.

Archaeological and heritage features and their locations

11. Stone dairy building, circa 1890, at Hawthenden Farm.

Mana whenua features and their locations

12. 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.

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

13. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.

Historic attributes and values

14. The Studholme Road area has significance in its representation of the evolution of farming in the Wanaka Area. The area was initially part of the nucleus of the expansive Wanaka Station during the 1860s and

1870s, while later 19th century agriculture focused on more-intensive, smaller-scale sheep farming. This is a transition that is typical for most rural land in Central Otago and the Queenstown Lakes District.

Shared and recognised attributes and values

15. Valued as pleasant working farmland with limited rural living close to Wānaka, with a high level of visual and rural amenity.
16. The identity of the area as a 'predominantly pastoral green belt' on the south-western edge of Wānaka, providing a sympathetic transition to the vast Alpha Range ONL.

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

17. The alluvial fan material from Mount Alpha, eroded by fluvial action from a more recent glacial advance along with part of the terminal moraine that encloses Wānaka are expressive of the glacial processes that have shaped the Wānaka Basin.

Particularly important views to and from the area

18. The intermittent sequence of attractive and varied mid to longer-range views of parts of the area from Studholme Road (both ends), Mount Iron, Wānaka town centre, the eastern foreshore of Roys Bay and the adjacent eastern part of Wānaka. In these views the area reads as a spacious rural area adjacent to urban Wānaka and backdropped by the proximate mountain context of the Alpha Range and the upper Alpha Fan. In the more distant views, the area forms part of the continuous patterning of elevated, gently sloping and irregularly shaped 'fan' of land and reads as an integrated part of the Alpha Range landform system.

Naturalness attributes and values

19. 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.

Memorability attributes and values

20. Memorable to visitors, residents and locals as part of the working rural backdrop to Wānaka that functions as a greenbelt and spacious transition between the urban area and mountains of the Alpha Range.

Transient attributes and values

21. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees.
22. Seasonal pasture colours.
23. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

24. Rural tranquillity and quietness are currently experienced in parts of the area away from the urban edge where the levels of activity are consistent with 'working farmland'.

Aesthetic attributes and values

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

26. More specifically, this includes:

- a. the highly attractive views of the area, seen as part of a larger, working rural backdrop and transition between Wānaka and the Alpha Range;
- b. juxtaposition and contrast between the smooth and green ‘tamed’ appearance of the area and the upper Alpha Fan and the rougher, browner, and more visually complex rangelands of the upper Alpha Range; and
- c. the distinctly rural character of the area deriving from the dominant pastoral land uses, a sense of spaciousness and the very limited level of built development integrated by vegetation, which collectively forms a marked contrast to the neighbouring urban land use.

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 Studholme Road area can be summarised as follows:

27. **Moderate physical values** relating to the geological importance of the fan, scarp and moraine landforms, the productive soils (with irrigation) and associated agricultural land uses, and the patterns of rural shelterbelts, shade, and specimen trees framing open areas of pastoral land.
28. **Moderate associative values** relating to the mana whenua associations of the area, the historic heritage of European pastoral farming, and the shared and recognised values of the area as ‘greenbelt’ on the southwestern edge of Wanaka, as a spacious rural transition between the urban area and mountains and as an area of rural working character.
29. **Moderate perceptual values** relating to the expressiveness of the lower Alpha fan, scarp and moraine landforms, the scenic views of area as part of the spacious and green working rural backdrop to urban Wānaka, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness, with very little built development, which remains subordinate to working rural patterns.

Landscape Capacity

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

- i. **Commercial recreational activities – limited** landscape capacity for small-scale and low-key activities that: are located to optimise the screening and/or filtering benefit of natural landscape elements; 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 – very limited** landscape capacity for activities that are: located to optimise the screening and/or filtering benefit of natural landscape elements; 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 small-scale and low-key tourism-related activities that are: visually recessive; designed to be small scale and have a low key ‘rural’ character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

- iii. **Urban expansions – some** landscape capacity as identified in the QLDC 2021 Spatial Plan. From a landscape perspective, the area suggests a logical expansion area as it adjoins the existing urban area and the area's 'outer' boundary corresponds to legible and defensible 'landscape' boundary (i.e. ONL/escarpment boundary).
- 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 (including a potential route between the Top 10 Holiday Park and the eastern end of Studholme Road), 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 within the area 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** landscape 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.
- xi. **Forestry – limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living – extremely limited or no** landscape capacity to absorb additional rural living, given that the area has been earmarked for urban expansion in the QLDC 2021 Spatial Plan and rural living development is likely stymie efficient urban use in the future.

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.