

21.23.9 Wānaka Airport Environs: Schedule of Landscape Values

General Description of the Area

The Wānaka Airport Environs area is rural land corresponding to the series of outwash terraces near Wānaka airport. To the west is Halliday Road/Corbridge PA (RCL) and to the east is Church Road Shortcut Road PA (RCL). The northern boundary of the area adjoins the series of steep scarps defining Mata-au (Clutha River) PA (ONF). The distinctive terrace riser east of the airport is classified as ONF and severs the (lower) eastern terrace of the area from the (higher) western portion of the RCL area. The Wānaka – Luggate Highway (SH6) runs along the southwestern side of the area. Shortcut Road (SH8A) borders the southern edge of the area.

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 outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka. The upper outwash plains are from the Albert Town Glacial Advance and the lower eastern outwash plain is from the more recent Hāwea Glacial Advance
2. The sequence of landforms includes:
 - a. A clearly defined and prominent terrace riser of approximately 40m height extending along the northern edge of the area, and cutting across the eastern portion of the area, to form two distinct terraces (NB The terrace riser defines Mata-au (Clutha River) PA (ONF)).
 - b. A series of degradational terraces stepping down towards the river, where fluvial processes have eroded the glacial outwash gravels. Scattered rock outcrops are evident.
 - c. Gently rolling glacial moraine fields along the western side of the area, abutting Halliday Road/Corbridge PA (RCL).
3. The relatively free-draining brown and pallic soils with reasonable fertility associated with the (western) area of moraine, reflect the pastoral farming character and more intensive farming under irrigation.
4. 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 exposed gravel roads or soils.

Hydrological features

5. A series of shallow unnamed streams and ephemeral water courses draining from the mountains to the southwest (northern end of the Criffel Range) across the terraces that are artificially channelled in places and discharge to Mata-au (Clutha River). These channels tend to flow only during prolonged rainfall.
6. Irrigation reservoirs/ponds within the rolling moraine fields and outwash terraces, with varying levels of permanent water.
7. 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

8. Noteworthy indigenous vegetation are the diverse plantings surrounding the Reko's Point walking track car park and initial section of track (noting that the track and half of the carpark is outside the area).
9. Scattered areas of matagouri shrubland border Shortcut Road and the eastern end of Stevenson Road.
10. Distinctive exotic vegetation types include:
 - a. Scattered exotic shelterbelts in places and shelter plantings around farm buildings.
 - b. Amenity plantings around some rural buildings and rural dwellings, including roadside hedges.
 - c. Extensive areas of improved and semi-improved pasture used for dairying, sheep grazing, and cropping that are favourable seasonal feeding grounds for Paradise shelduck, South Island oystercatcher, Black-billed gull and Spur-winged plover.
 - d. Land next to Shortcut Road, the eastern end of Stevenson Road and the river escarpment is covered in extensive areas of unimproved rank exotic grassland.
11. Rank exotic grassland along road margins may be utilised by skinks.

Land use patterns and features

12. SH6 which traverses the southern edge of the area, linking between Wānaka/Luggate and Cromwell, and SH8A which borders the southeast edge of the area which provides access to SH8.
13. Pastoral farming, cropping and horticulture, often with irrigation from bores to the Wānaka Basin Cardrona gravel aquifer. Properties tend to be larger than 20ha with large-scale farm buildings, stockyards, and pivot irrigation infrastructure evident.
14. Berry farming and associated commercial facilities on the lower lying terrace southeast of Wānaka Airport.
15. Film studio development is anticipated throughout the rolling moraine landform at the western end of the area. The development will be screened from SH6 and the river corridor by topography.
16. The Wānaka Airport Zone located roughly in the centre of the western (upper) terrace (and outside the area), with a sizeable grouping of large-scale buildings positioned near SH6. The airport runway and associated buffer bisects the western terrace, extending on a northwest-southeast alignment from Stevenson Road to (roughly) the Mata-au (Clutha River) ONF scarp. The Wānaka Airport Outer Control Boundary noise management overlay affects a substantial portion of the area. While this overlay is not a landscape feature, its presence prohibits residential activity and activities sensitive to aircraft noise and has influenced land use patterns in the area.
17. The National Transport and Toy Museum and Wānaka Beerworks located immediately north of Wānaka Airport, adjacent SH6 (and within the area).
18. The Oxbow jet sprint course on the 'upper' western terrace.
19. Rural living is limited to a very few hobby-scaled properties along the northern edge of the area, configured to optimise the scenic outlook along the Mata-au (Clutha River). Lot sizes tend to be around 2ha. Three consented but unbuilt platforms.
20. Gravel pit on the lower (eastern) terrace.
21. Project Pure (i.e. the Wānaka wastewater treatment plant) on the upper (western) airport terrace.

22. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
- a. The Airport Zone.
 - b. Mata-au (Clutha River) PA (ONF) immediately adjoining the area to the north, which includes the Upper Clutha River Track.
 - c. Church Road Shortcut Road PA (RCL) across SH8A Shortcut Road to the southeast, where low-density rural living, horticulture, and hobby farming land uses dominate on the terrace, with forestry plantings throughout the terrace escarpment bordering the southern end of the area.
 - d. Cardrona River/ Mt Barker Road PA (RCL) and Luggate Creek PA (RCL) to the southwest where a mix of pastoral farming, rural living, and hobby farming dominate land use of the area adjacent the area.
 - e. Halliday Road Corbridge PA (RCL) to the northwest characterised by a mix of pastoral farming, cropping, and established rural living and visitor accommodation. Consented film studio development dominates the portion of the PA adjacent the area.

Mana whenua features and their locations

23. 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.
24. The eastern extents of the area overlap the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
25. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
26. Te Rua Tūpāpaku is recorded as a fortified permanent pā.

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

27. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
28. 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.
29. 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.
30. Te Rua Tūpāpaku is a kāika mahika kai located on the Mata-au where weka, tuna (eels) and kauru (cabbage tree root) were gathered. It is also recorded as a fortified permanent pā.
31. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu.

Historic attributes and values

32. The agricultural history and development of the area is typical of the Wanaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Shared and recognised attributes and values

33. Valued as part of the scenic rural approach to Wānaka from the east on Wānaka Luggate Highway.
34. The popularity of SH6 as a scenic vehicular route.

Recreation attributes and values

35. Access to the Upper Clutha Track via Stevenson Road within the area (with a carpark at the end) and adjacent the area near Shortcut Road.

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

36. The flatness and extent of the outwash plain and the more gently rolling landform of the glacial moraine which are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha Basin.
37. The visibility of the outwash plains at the same level as the area on the northern side of the 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

38. The sequence of attractive long-range and expansive 'rural' views from SH6 across the terraces of the area to the escarpments on the north side of the Mata-au (Clutha River), and the expansive outwash plains on the northern side of the river, seen backdropped by the Grandview Range. The northern end of the Pisa Range and Criffel Range provide strong containment to the west. Where visible, the scarp defining the two terraces within the area add to the appeal of the outlook and reinforce the spatial connection of the area to the river corridor. The pastoral and cropping land of the area contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation. The appearance of an almost continuous patterning of rural land use across the terraces and beyond to the north and west reinforces the coherence of the underlying river terrace landforms. The openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape and noting that this is the first open view to the north and east after leaving Wānaka.
39. Views from the summit of Mount Iron PA (ONF), where the panoramic vistas take in the river terraces and prominent escarpments, and the undulating pastoral moraine land extending to the southeast.
40. The expansive very long-range 'rural' views from the elevated urban areas of Luggate to the southeast, in which the area forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL).
41. Attractive rural views to the terraces within the area from the Newcastle Track and the Upper Clutha River Track (both within Mata Au Clutha River PA (ONF)).

Naturalness attributes and values

42. 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 the airport and associated development (effectively forming a 'cut out' within the area), pivot irrigation, infrastructure driveways, gateways and signage.
43. Human intervention as intensively managed farmland and rural living is evident. The terrace scarp, close proximity of Mata-au (Clutha River), and the mountain context contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

44. Memorable to residents and locals as part of the 'gateway' and 'green belt' to the east of Wānaka and for the expansive open rural views across the outwash plains to the northern Mata-au (Clutha River) and the Grandview Range.

Transient attributes and values

45. Seasonal pasture colours.
46. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

47. Rural tranquillity and quietness are currently experienced in those parts of the area away from Wānaka Luggate Highway, where there are low traffic volumes and the levels of activity are consistent with 'working farmland', hobby farming, and low-density rural living.
48. Along the northern edge of the area, the subservience of built development along with the rough scrub vegetation and proximate connection of the area to the surrounding mountains imbues an appealing impression of remoteness in places.

Aesthetic attributes and values

49. The experience of all of the values identified above from public and private viewpoints.
50. More specifically, this includes:
 - a. Highly attractive, rural and 'big sky' views across large open paddocks to the river scarps, 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 Wānaka Luggate Highway and Shortcut Road, a sense of spaciousness, and rural living development set well back from the highway or generally integrated by vegetation.
 - c. Aesthetic appeal of the prominent and proximate escarpment (within ONF) and the gently undulating moraine landforms.
 - d. The juxtaposition between the tamed flat rural land and the rougher character along the river corridor/scarps.

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

51. **Moderate physical values** relating to the sequence of gently rolling moraine fields and glaciofluvial terrace landforms and scarps extending southward and westward from the river, the productive soils (with irrigation) and associated agricultural land uses, the mana whenua features associated with the area, and the strong patterns of rural land use.
52. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of the track connecting to (and along) Mata-au (Clutha River), and the shared and recognised values of the area for residents and locals as part of the gateway/working rural edge to Wānaka township.
53. **Moderate perceptual values** relating to the expressiveness of the terrace, escarpment and moraine downland 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 pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the Wānaka Airport Environs area for a range of activities is set out below.

- i. **Commercial recreational activities** – **some** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing commercial recreation features and the airport; 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** – **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 or no** 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** – **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, particularly the flatness of the outwash plains and terraces.

- 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. **Some** capacity for well-designed larger-scale regionally significant infrastructure expanding on the existing wastewater treatment plant facility and airport.
- 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. **Some** landscape capacity for larger-scale commercial renewable energy generation located and designed so that it is not visible from the highway.
- 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 and noting the constraints associated with airport noise that applies to much of the area. 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 expansive 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.