

HAWTHENDEN FARM - WANAKA

Landscape and Visual Assessment

To assess the appropriate position of an ONL 'landscape line' as it relates to
Hawthenden Farm

and

To assess the potential for some areas of Hawthenden Farm to be rezoned
to allow for living opportunities

Prepared for Hawthenden Ltd

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* This report is intended to be printed single sided in colour A3 landscape format

1. Report Introduction

1.1 PURPOSE OF THIS REPORT

This report has been prepared at the request of Hawthenden Ltd, who own Hawthenden Farm at the base of Mt Alpha, southwest of the Wanaka town centre. It is intended to accompany two submissions by Hawthenden Ltd on the recently notified Queenstown Lakes Proposed District Plan (QLPDP) that relates to the following specific provisions:

- The alignment of the ONL line through Hawthenden Farm
- The continued zoning of all of Hawthenden Farm as Rural

This report presents the results of a landscape assessment into two separate proposals:

- **To assess the appropriate position of an Outstanding Natural Landscape (ONL) 'landscape line' as it relates to Hawthenden Farm.** Our client questions the validity of the 'fixed' ONL line that presently includes a significant portion of Hawthenden Farm within the ONL. They have requested that Rough and Milne Landscape Architects (r+m) undertake a comprehensive landscape assessment to clarify the most appropriate position for the ONL line.
- **To assess the potential for some areas of the farm to be rezoned to allow for living opportunities.** Our client would also like r+m to undertake a separate landscape and visual assessment to identify areas of the farm that could be appropriate for residential development, and to suggest suitable zoning and landscape characteristics for such development in those areas.

It is important to note that each proposal, while interrelated to some extent, is independent of the other. This report is to accompany two separate submissions made by Hawthenden Ltd. Combining the two assessments in one report is considered to be helpful in providing context to each submission.

1.2 KEY DRIVERS FOR THE SUBMISSIONS

Hawthenden Ltd has recognised an opportunity to use a Council-led plan change process to increase land use options for Hawthenden Farm.

Hawthenden Ltd considers that the ONL line has been imposed arbitrarily and that it is quite unjustified in its current position. Having the top part of the farm classified within the ONL currently hinders typical working farm practices, such as building farm tracks, erecting farm buildings and planting shelterbelts. The ONL is also likely to have an influence on any resource consent applications for future building platforms that may one day be proposed in this area of the farm.

Hawthenden Ltd understands that no specific landscape assessment of their property has been undertaken as part of the District Plan Review, with Council's landscape architects instead relying on the existing ONL line as delineated under Environment Court Decision C73/2002.

At the time of making its decision, the Environment Court found that the alignment of the ONL line as it passed through Hawthenden Farm was "finely balanced". Furthermore, Hawthenden Ltd were not legally represented at the Environment Court hearing and as far as our client understands, no landscape architect set foot on Hawthenden Farm in undertaking their landscape assessments to determine the ONL. Hawthenden Ltd therefore believes there is good reason to reassess the ONL line in the context of the current environment and the objectives and policies of the Proposed District Plan.

Hawthenden Ltd also considers that the current and proposed zoning of Hawthenden Farm fails to acknowledge the site's potential to provide for residential development in close proximity to Wanaka.

The Wanaka Structure Plan 2007 (which has informed the Proposed District Plan) identifies the lower terraces of Hawthenden Farm to be within the proposed Outer Urban Growth Boundary, however it was decided through the Structure Plan review that Hawthenden Farm is to remain in the Rural Zone until such time as the land is required to support urban growth.

This decision has puzzled Hawthenden Ltd, who believes the proximity and convenience of Hawthenden Farm to Wanaka's town centre surely makes it just as, if not more, desirable for urban development than some other areas of land that have been proposed to cater for urban growth in the short term.



Photograph 1 - View overlooking Wanaka from the top of Mt Iron; the Mt Alpha range dominates the south-western backdrop to Wanaka.

2. Subject Site Context and Landscape Description

In this section I outline the physical context of the Hawthenden Farm before describing, in brief, the farm's landforms, vegetation and land use.

2.1 WANAKA AND THE UPPER CLUTHA AREA

Wanaka is a small, picturesque town on the southern shores of Lake Wanaka in the Upper Clutha area, close to the outlet of the Clutha River which begins its journey to the east coast through the Upper Clutha Valley. Wanaka is surrounded by mountains and is the gateway to Mt Aspiring National Park.

The Upper Clutha area is a glaciated landscape, carved out by glaciers which retreated and advanced a number of times during the Palaeolithic Period. The landscape that exists today clearly displays a collection of glacial landforms that tell a clear story of its geological history. The deep high volume Clutha River, the turbulent dam controlled Hawea River and the smaller shallower Cardrona River, are the three main rivers of the Upper Clutha Valley.

Earlier glaciations in the Palaeolithic Period carved U-shape valleys from the Southern Alps all the way to Cromwell, while later glaciations terminated at Wanaka, depositing moraine (glacial debris), alluvial outwash and lake deposits that Wanaka is built on. When the glaciers retreated the steep

sides of the valleys, which were buttressed by the glaciers, were eroded away by landslides and streams exposing the steep, rough, often rocky mountain sides that surround the Upper Clutha Valley. Eroded material was deposited at the base of the mountainsides forming alluvial fans and colluvium deposits that spread onto the valley floor. The expansive valley floors of the basin were left as relatively smoother and flatter landscapes (to be later carved by rivers into terraces) and deepest parts of the basin became lakes and rivers.

The clear landforms surrounding Wanaka today include two basic categories of geology: rugged schist mountains and roche moutonnée's (rocky protrusions that survived being completely eroded by glaciers); and the 'valley fill' composed of terminal and lateral moraine, alluvial outwash (alluvial fans) and lake deposits which are carved away by glaciers and rivers to form terraces. A more comprehensive description of the geology of Wanaka and the Upper Clutha area is provided in the Geology Report¹ by Steve Leary, which also accompanies the submissions.

Wanaka is built upon glacial deposits on the valley floor beneath Mt Alpha on the southern shores of Lake Wanaka. Mt Alpha (Hillend Station) dominates the southwestern backdrop to Wanaka. The expansive, terraced, valley floor of the Clutha Valley surrounding Wanaka is well suited to farming and

¹ Steve Leary (2015), *The Geology of the Hawthenden Farm Area, Southwest Wanaka*.

therefore is predominantly pastoral in character. Enhanced by the Region's distinct seasons, the rural landscape, with its deciduous shelterbelts and amenity trees set against a backdrop of lakes and mountains, makes for an incredibly scenic, photogenic landscape.

Vegetation in the Upper Clutha Valley varies widely from natural native areas that reflect the natural conditions such as climatic, soil and other factors, to forestry blocks and other exotic amenity planting of specimen trees and shelter belts. There are high summer temperatures and very cold winter temperatures, and great contrasts between the wet alpine zone and the dry regime south of the lakes. Such conditions provide for a wide range of indigenous vegetation types – forest, scrubland, grassland, alpine herb-fields, to name the most distinctive.

The Upper Clutha Valley floor is dominated cultural landscapes - farmed pastures and crops, exotic amenity planting and shelterbelts. Invasive tree species such as willow and poplar dominate the Clutha River banks, although remnant areas of kanuka and matagouri are present along the river corridor. The resulting landscape character, while natural in its topography, is highly modified by rural land use and exotic vegetation.

Vegetation on the mountains that define the Upper Clutha Valley is dominated by lowland short tussock grassland with patches of kanuka and matagouri in gullies on shady faces up to about 900 m above sea level. At higher altitudes subalpine grasslands and shrublands occur up to approximately 1800 m and above this are the alpine barrens where surfaces of bare rock and scree support a few widely scattered alpine herbs and grasses.

Not surprisingly, Wanaka's economy is based around tourism and outdoor activities enjoyed in the surrounding landscape. Permanent residents and visitors particularly value the recreational opportunities that the region has

to offer. Snow sports in the winter, hiking and trail running, mountain biking and water sports in the summer, are among the most popular activities.

Throughout all seasons Wanaka hosts a number of annual events and festivals that attract visitors from New Zealand and overseas. Elite level sporting events, such as Challenge Wanaka, Winter Games NZ, Godzone and Red Bull Defiance, are now widely recognised and attract international competitors and audiences, no doubt made famous (at least in part) by the visually appealing landscapes of the region.

Wanaka and the Queenstown Lakes District are experiencing a population boom. Wanaka currently has a permanent population of 7170 and this is anticipated to increase to 11,300 by 2026. Wanaka receives incredibly high numbers of visitors in its peak seasons, winter and summer, which are also predicted to increase.

The Wanaka Structure Plan (2007) has identified a potential need for approximately 3,700 new dwelling units (on top of existing dwellings) to cater for both permanent and temporary residents by 2026. The Queenstown Lakes District Council Proposed District Plan recognises this population trend and as a result has changed the zoning and rules around density of some areas, and has identified a Wanaka Urban Growth Boundary to guide future growth.

2.2 THE SUBJECT SITE: HAWTHENDEN FARM

Hawthenden Farm is a 229 ha sheep and deer farm situated on gently sloping terraces below Mt Alpha, approximately 2 km southwest of the Wanaka town centre (refer to Sheet 1 attached to this report). The property forms one of the largest land holdings in close proximity to Wanaka Township. Access to the farm is currently off each disjointed end of Studholme Road.



Photograph 2 - View from the upper slopes of Hawthenden Farm overlooking the farm, the settlement of Wanaka and the glaciated landscapes of the Upper Clutha Valley.

The geomorphic features of the farm include mainly smooth, terraced, landforms formed by several alluvial fans (including the Mt Alpha Fan and part of the Stoney Creek Fan) and terminal moraine. An eroded terrace face is visible near the centre of the farm where the larger inactive Mt Alpha Fan has been truncated either by a river, a lateral stream or more recent glacier.

Centre and Stoney creeks are ephemeral waterways that run through the property. Stoney Creek in particular has been subject to significant flooding events in the past, which have not so much affected the farm as the urban development below the farm located on the active Stoney Creek Fan. Existing development on the Stoney Creek Fan is still at high risk of future flooding events.

The landscape of Hawthenden Farm is a highly pastoral, characterised by verdant pastures across several large, gently sloping terraces, extensive specimen tree planting and wide-ranging views across Wanaka and the Upper Clutha Valley (refer Photograph 2 above).

As a natural result of such expansive views, much of the farm is visible from all over Wanaka making it a 'high profile' landscape and one that is valued by the public for its aesthetic qualities. The pastoral character of the farm is emphasised by the contrast that exists between the farm and the rough schist mountain face that forms a backdrop to it (refer Photograph 1 above).

All rural landscapes have, to some degree, amenity values. Amenity values are defined in section 2 of the RMA as:

...those natural or physical qualities and characteristics of an area that contributes to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Amenity values encompass a broad range of issues and visual amenity is a measure of the visual quality of a landscape as experienced by people living in, working in or travelling through it. It is invariably associated with the pleasantness, memorability and aesthetic coherence of an area or a view. Whether a landscape has visual appeal or not is often derived from a person's response to the character of a landscape and therefore visual amenity and landscape character are inextricably linked.

The farm has two dwellings, a collection of farm buildings including a wool shed and an implement shed, and a historic dairy with an associated shelter structure (refer Photograph 3 below). There is extensive deer fencing dividing the farm into paddocks and tree-lined gravel roads that provide access across the farm. There is one listed tree on the property (Heritage Tree 611); a Wellingtonia (*Sequoiadendron giganteum*), which was planted by some of the first occupiers of the farm more than 100 years ago. And either side of Stoney Creek there is a pine plantation, which is approximately 80 years old.

The geomorphology and landscape character of Hawthenden Farm is described in further detail as a Landscape Character Area in Section 3 below.

2.3 HAWTHENDEN FARM BACKGROUND

Hawthenden Farm has been a working farm for nearly 125 years during which time it has been under the ownership of only two families. The farm was purchased by brothers Owen and Eric Hopgood (Hawthenden Ltd) in 2003 off Studholme family, who had had the passed the farm down generations since it was titled around 1890.



Photograph 3 - Historic dairy shed on Hawthenden Farm thought to be constructed around 1890

Historically, the upper and lower terraces of the farm were ploughed by horses; crops and pastures were seeded and farm tracks have been formed. Many of the specimen trees and shelterbelts that exist as mature trees today were planted across the property by the Studholme family.

A water race, which runs along the top of the uppermost slopes of the farm has a license that has existed since 1897. An historic dairy shed, thought to have been built around 1890 (refer to Photograph 3 above) still stands near the centre of the farm near the previously mentioned listed Wellingtonia tree.

1999 – 2004: Flooding events

Both the previous and current owners of Hawthenden Farm recall serious flooding events that saw enormous volumes of water, which burst the banks of Stoney Creek and flooded the slopes below the farm all the way to the shore of Lake Wanaka. Despite warnings from the farmers to developers and Council about the risk of developing on the Stoney Creek Fan, two severe flooding events (in 1999 and 2004) caused extensive damage to properties on the western side of Wanaka Township.

Since 2004, the Otago Regional Council (ORC) has been investigating options and produced a detailed concept scheme for flood protection for

the residential areas below Hawthenden Farm, which involved constructing sediment traps and widening the creek banks on the farm. The ORC also requested that Hawthenden Ltd did not remove their 80 year old forestry block as it was contributing to flood protection.

While the pine plantation remains, to date the ORC has not been successful in advancing these mitigation works. I understand that Hawthenden Ltd did not approve the works being undertaken on their land due to reasons of liability and ongoing responsibility for maintenance. Hawthenden Ltd was not prepared to take on the responsibility of maintaining a mitigation scheme that prevented a possible hazards which have no adverse effect on Hawthenden Farm. Furthermore, Hawthenden Ltd were expected to accept liability for any consequences of the damn structures breaching, which Hawthenden Ltd and their legal advisors thought to be an unreasonable request.

2002: Environment Court Decision C73/2002

An event that is perhaps of most significance to this assessment is the Environment Court Decision C73/2002, which examined whether or not the Mt Alpha Fan, which exists within Hawthenden Farm, was located within VAL or the ONL classification. Since this decision, I understand our client has found the ONL line to affect the typical operations of the working farm,



Photograph 4 - View from Mt Iron of Hawthenden Farm (boundary indicated as solid line where visible) indicating current ONL Line (shown as dashed line)

restricting their ability to build farm tracks, erect farm buildings and plant shelterbelts.

C73/2002 concluded that the slopes of the Mt Alpha Fan are part of the mountain range and therefore part of the ONL, while the rural flats on the western side of Wanaka town are part of a VAL. Considerable debate centred on what landscape classification the Mt Alpha Fan belonged to. The Court noted that:

“The complication is that the geomorphological and pastoral characteristics rather contradict each other. The former make the fan ‘read’ with the mountainous side, while the latter suggest it is part of the pastoral, visual amenity landscape of the flats.....

The obvious demarcation between the Alpha face (including the fan) and the flat land to the north is not obvious from those two Roads (Studholme Road East) and the Cardrona Valley road, or from Wanaka. It is very visible from Mt Iron and Mt Barker: the demarcation is the river truncated end of the fan.... We hold that lowest line as the limit of the ONL because it is the most clearly definable line although we accept this is a finely balanced decision.”

As a consequence of this decision, the landscape line bisects the farm along the bottom of the Mt Alpha Fans’ terrace face (as per Photograph 4) and is the only part of the indicative ONL line drawn along the base of the Mt Alpha range that has been marked as a solid line (i.e. fixed and not subject to change).

Of key importance are the concluding remarks of the Court who noted in the decision that with regard to the ONL line its location was *‘finely balanced’*. This suggests that the findings of the Court were, perhaps, not definitive and could be subject to change should the matter be challenged. Furthermore, as far as our client understands, no landscape architect set foot on Hawthenden Farm in undertaking their landscape assessments to determine the ONL.

It is for these reasons, and the fact that Hawthenden Ltd were not legally represented at the Environment Court hearing, that our client sees merit in seeking a further landscape expert assessment to evaluate whether or not the ONL line is in the most appropriate position.

2005/6: Reservoir proposal

From discussions with our client, we understand the Council has also been interested in building a water reservoir on Hawthenden Farm’s elevated terraces to assist with providing consistent water pressure to western Wanaka’s town supply. The proposed location of the reservoir could not be agreed upon, and little incentive was offered to Hawthenden Ltd to allow this to happen on their farm, so plans were not progressed. I believe the pressure of town supply water on the western side of the Wanaka Township remains low.

2010 -2015: Reverse sensitivity effects

Both of Hawthenden Farm’s owners have witnessed the small village of Wanaka evolve into the bustling town it is today. In more recent years the

farm has seen residential development creep closer to its boundary. The encroaching development has had a notable reverse sensitivity effect on some farming practices, which residential neighbours have made complaints about. Such complaints include drift from aerial fertiliser drops and the noise of roaring stags, requiring farmers to move their animals to paddocks furthest away from urban areas. A proposed Residential Large Lot Zone along Studholme Road will one day see the urban boundary hard up against much of Hawthenden Farm's lower boundary, and Hawthenden Ltd have concerns that this has potential to exacerbate the reverse sensitivity effect that makes farming the land more difficult and less profitable.

2.4 STATUTORY CONTEXT

Statutory documents provide important direction in relation to matters that need to be addressed when evaluating the landscape and visual effects of a proposal. They also call for the identification of Outstanding Landscapes and Features. Section 6 of the Resource Management Act identifies matters of national importance that shall 'be recognised and provided for', while section 7 identifies other matters, which shall 'be had regard to' under the Act.

The following section 6 landscape-related matters are relevant:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

And the following section 7 landscape-related matters are relevant:

- (c) the maintenance and enhancement of amenity values
- (f) maintenance and enhancement of the quality of the environment

The QLDC have given effect to these matters in the Objectives and Policies of the District Plan, which have informed this report and are discussed further by Scott Edgar in the planning report which accompanies the submissions.

2.4 PLANNING CONTEXT

The entirety of Hawthenden Farm is currently zoned Rural General under the Queenstown Lakes District Council's Operative District Plan and is bisected by an Outstanding Natural Landscape line (as shown on Appendix

8B of Scott Edgar (Planner)'s report – Map 1 Landscape Categorisation in the Wanaka Area.)

Under the Operative District Plan agricultural planting and fencing is a permitted activity while farm buildings are a controlled activity on farm holdings greater than 100 hectares up to a density of one farm building per 50 hectares beyond which they become discretionary activities.

In addition earthworks in excess of 1000m²/300m³ require a controlled activity resource consent, becoming a discretionary activity beyond 2500m²/1000m³.

While there are no specific rules within the Operative District Plan that relate to farm buildings or activities within the Outstanding Natural Landscape outside of the Wakatipu Basin (Site Standard 5.3.5.1 xi relates to farm buildings within ONL/ONF in the Wakatipu Basin and within ONF outside of the Wakatipu Basin) the objectives, policies and assessment matters of the Operative District Plan direct attention to the protection of the District's landscape values, particularly within the ONL. As such the ONL classification that covers much of Hawthenden Farm has created uncertainty for Hawthenden Ltd and has inhibited agricultural activities (including the construction of buildings and structures) on much of the farm.

The adjoining land to the north and west of Hawthenden Farm is currently zoned Rural Lifestyle and Rural Residential under the Operative District Plan. The Operative District Plan provides for residential development on these adjoining properties and enables development to an average lot size of 2 hectares (minimum 1 hectares) within the Rural Lifestyle Zone and to a minimum lot size of 4000m² in the Rural Residential Zone. This existing zoning of the adjoining properties for rural living has allowed for the establishment of residential properties immediately adjoining a working farm while, over time, has led to reverse sensitivity effects that are now compromising the viability of the farm.

Wanaka Structure Plan (2007)

The Wanaka Structure Plan is a non-statutory document prepared under the Local government Act 2002, which serves as a tool to the Council to manage the growth of Wanaka over the next 20 years.

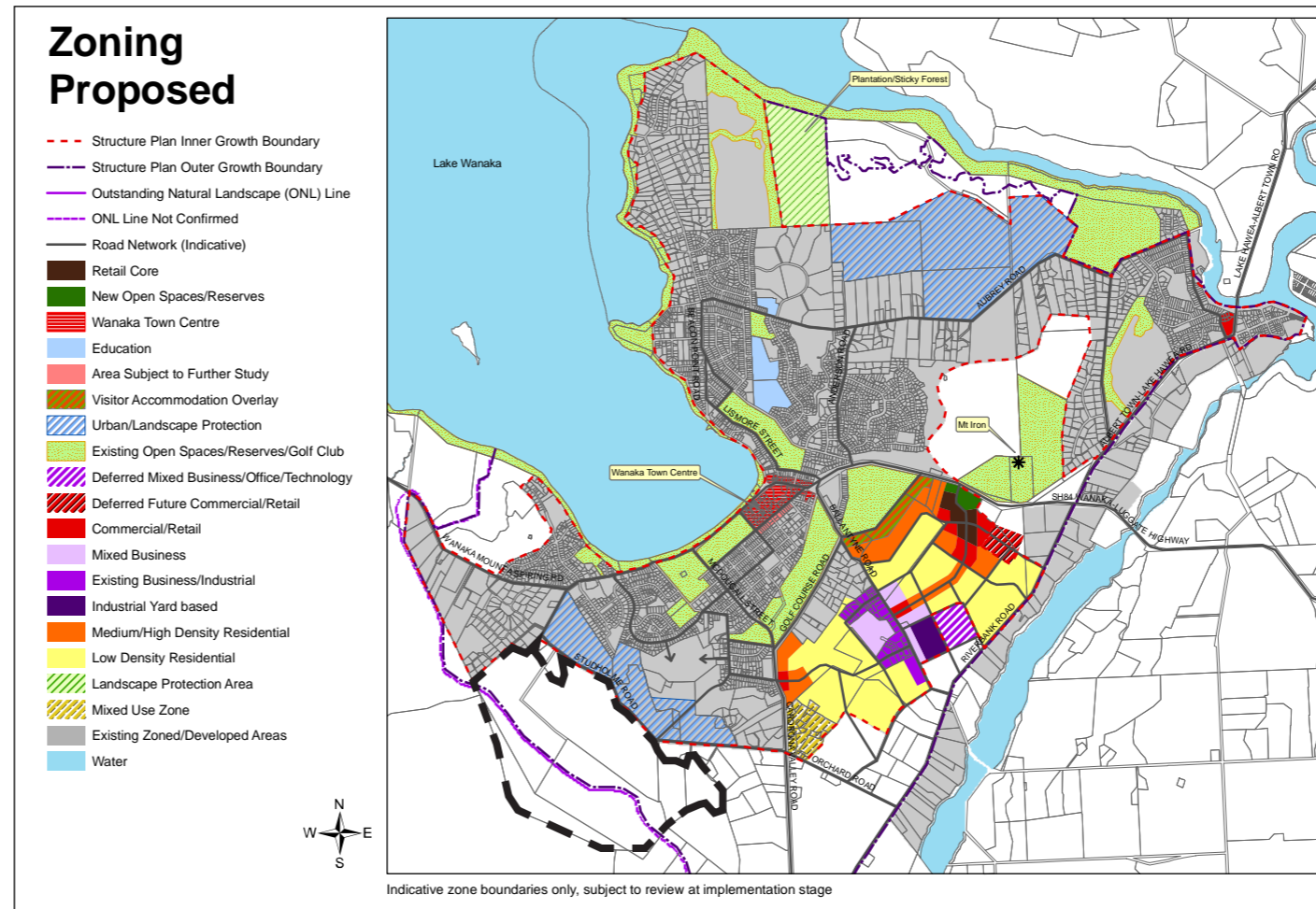


Figure 1 - Wanaka Structure Plan (2007) with Hawthenden Farm boundary shown as dashed black line

When it was first drafted in 2004, the Wanaka Structure Plan included a significant portion of Hawthenden Farm inside the outer urban growth boundary, and also indicated this area of the farm in an 'ONL buffer zone'.

Following the review of the draft on 2007, the ONL buffer zone was removed due to the lack of detailed assessment to determine the most appropriate location and land use within the buffer zone (refer Figure 1 below). It was also decided to leave Hawthenden Farm in the Rural Zone as it was not considered to be needed in the next 20 years to meet growth demands.

Reasons why Hawthenden Farm was excluded from future urban development before other areas of land that appeared to be less logical and convenient to the Wanaka town centre, has not been fully explained or justified. It is noted that while the proximity of Hawthenden Farm to the Wanaka town centre makes it a logical and convenient location for urban development, the farm is perceived to be a 'sensitive landscape', and it is

believed that this may have influenced the Council's decision to discount development in this area all together.

Landscape Lines

In her a recent report to identify landscape lines across the region that would be included in the Proposed District Plan², Ms Marion Read did not address the ONL line that traverses Hawthenden Farm as this line had already been fixed by Environment Court Decision C73/2002. As a general approach, Ms Read assumed that the existing lines and any other lines in the district arising out of EC decisions are, in principle, correct.

In her peer review of this report³, Ms Anne Steven agreed with this approach in principle, but goes on to suggest that if there is very good reason found to change existing, fixed, ONL lines as a result of a current, more comprehensive analysis, then this should be put forward.

² Marion Read (2014) *Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features*

³ Anne Steven (2014) *Peer Review of Landscape Assessment: Outstanding Natural Landscape of the Upper Clutha Part of the Queenstown Lakes District*

3. Assessment of ONL line position

3.2 THE EXISTING ONL LINE

The ONL line, as it currently exists through Hawthenden Farm roughly follows the toe of the Mt Alpha Fan landform as shown on Sheet 6. Although it was probably intended to encompass the entire landform of Mt Alpha Fan, it appears that the line was not drawn definitively along the base of the toe of the fan - instead, it wavers to include land above and below the terrace face of the toe.

The ONL line, as it is delineated on the Proposed District Plan either side of Hawthenden Farm, is located at the base of the mountainside landform, above the Stoney Creek Fan. It is only as the line passes through Hawthenden Farm that it deviates from the base of the mountainside landform and cuts through the middle of land that appears to be of unified character. As a result, it encompasses land that is difficult for many to appreciate as being an ONL.

The Environment Court appears to have been somewhat conflicted at the time of making its decision about the ONL line (C73/2002), recording its decision as being “*finely balanced*”. This seems to be at odds with paragraph 99 of WESI v QLDC appeal decision which stated:

... ascertaining an area of outstanding natural landscape should not (normally) require experts. Usually an outstanding landscape should be so obvious (in general terms) that there is no need for expert analysis.

Notwithstanding this point, the Court acknowledged the complication that the geomorphological and pastoral characteristics (of the Mt Alpha fan) rather contradict each other. Ultimately, the Court followed the recommendation of Ms Lucas, whom the Court considered to provide a more comprehensive assessment than Mr Espie. In her evidence, as noted in the EC decision (C73/2002), Ms Lucas concluded:

“The stark line across the mountain slope above the landform unit is merely a management boundary – a bracken line... that

comes and goes. I assess the Mt Alpha Fan to be part of the mountain range landscape.

The Mt Alpha fan is very prominent from around the Wanaka basin, and its smooth sloping surface, uninterrupted except for a few tree clumps, “displays” and contrasts with the open grassland character.

Due to the prominence and coherence of this displayed, sloping fan surface, I assess it to be part of the outstanding natural landscape of the Alpha Range.”

While I do not dispute Ms Lucas’ assessment that the Mt Alpha fan is a highly visible and coherent landform that displays a surface created by a natural fan-building process I do, however, question her assessment that classifies it as being part of the Outstanding Natural Landscape of the Alpha Range.

I disagree that the stark line across the mountain slope about the landform unit is merely a management boundary – a bracken line... that comes and goes. In my opinion the line Ms Lucas refers to that exists across the mountain slope also represents changes in gradient, underlying geology, vegetation patterns and land use. It is for this reason I find it necessary to undertake my own comprehensive landscape assessment to assess the validity of the ONL line as it passes through Hawthenden Farm.

3.2 METHODOLOGY FOR ASSESSING ONL’S

3.2.1 OUTSTANDING NATURAL LANDSCAPES

There are various different ways in which landscapes may be appreciated and thresholds for quality determined. The range of criteria that the Environment Court has reinforced for landscape practitioners when valuing landscapes is referred to as the Amended Pigeon Bay criteria or factors. There is now a level of acceptance in the use of these criteria as an assessment framework. The amended Pigeon Bay criteria include (but are not limited to):

- natural science factors- the geological, topographical, ecological and dynamic components of the landscape;
- aesthetic values including memorability and naturalness;
- expressiveness (legibility): how obviously the landscape demonstrates the formative processes leading to it;
- transient values: occasional presence of wildlife; or its values at certain times of the day or of the year;
- whether the values are shared and recognised;
- value to tangata whenua; and
- historical associations.

Clearly all these values are interrelated. For example, a particular concentration of wildlife may have natural science value, it may be memorable and add to aesthetic quality, it may have transient value, and it may also contribute to an area's natural character and amenity values.

A recent review by the New Zealand Institute of Landscape Architects has reordered the Amended Pigeon Bay criteria into three categories focussing on:

- 1. Biophysical Aspects**, which incorporate a landscape's natural science elements, including its geological, ecological and biological elements. This part of the analysis will involve more objective and quantifiable data to support a particular decision made;
- 2. Sensory Aspects**, which involve aesthetics and natural beauty, as well as transient matters from a visual perception. This part of the analysis will involve judgmental and subjective interpretations of a landscape or features aesthetics; and
- 3. Associative aspects**, which involves cultural (tangata whenua) and historic values as well as shared and recognised attributes.

An outstanding landscape is a natural landscape that is considered to stand out from the rest of the district, with attributes that are particularly remarkable, exemplary or exceptional in these categories.

It is under these categories that I discuss a set of spatially defined 'landscape character areas' (LCAs), which I have delineated. It is my opinion that a fine grain assessment of the landscape in the vicinity of Hawthenden Farm, utilising LCAs, is relevant to evaluating the appropriateness of the location of the ONL at the base of the Alpha Range.

3.2.2 NATURAL CHARACTER

It is widely accepted that a natural landscapes are not necessarily those area untouched by human influence and may often include cultural elements. However, for a landscape to qualify as an Outstanding Natural Landscape, it must be sufficiently high in natural character.

The key sections of the RMA that relate to 'landscape' are the 'natural character of the coastal environment, wetlands, and lakes and rivers and their margins' (Section 6(a)), 'outstanding natural features and landscapes' (Section 6(b)), and 'landscapes that contribute to visual amenity and/or environmental quality' (Sections 7(c) and 7(f)).

The term 'natural character' is not defined in the RMA but it can be thought of as the extent to which the naturally occurring elements, patterns and processes of a place remain intact. It does not exclude structures, modifications to landform or other human-induced changes – these simply reduce natural character. Natural character is generally understood to occur on a continuum from pristine to totally modified and criteria for naturalness are generally recognised to include:

- Relatively unmodified and legible physical landform and relief
- The landscape being uncluttered by structures and/or "obvious" human influences
- The presence of water – lakes, rivers, sea
- The vegetation (especially native) and other ecological patterns

Table 1. Scale of Naturalness

1	2	3	4	5	6	7
Extremely Low Levels of natural character due to Extremely High levels of modification	Very Low levels of natural character due to Very High levels of modification	Low levels of natural character due to High levels of modification	Moderate levels of natural character due to Moderate levels of modification	High levels of natural character due to Low levels of modification	Very High levels of natural character due to Very Low levels of modification	Pristine no modification

The degree of naturalness may best be appreciated in the context of the following scale of naturalness table (refer to Table 1 above), which is commonly applied by landscape architects when assessing natural character.

In principle, I agree with Anne Steven in her peer review of Marion Read’s report, that for a landscape to have high levels of ‘naturalness’, there needs to be a greater presence of natural indigenous elements than exotic ones, a predominance of natural patterns, most processes operating should be natural (not induced by humans); and the type and especially patterns of vegetation are the strongest indicator of naturalness.

3.3 LANDSCAPE CHARACTER AREAS DRIVING THE POSITION OF THE ONL IN RELATION TO HAWTHENDEN FARM

Defining Landscape Character Areas is a common practice approach of dividing the landscape spatially into areas of consistent visual character. While an LCA may overlap several different landforms, its boundaries are often determined by landform edges. Within those boundaries the visual character must be consistent in its geology/geomorphology, vegetation or landscape cover, and its patterns of land use (if any).

This approach of defining areas of the landscape into character areas enables varying levels of naturalness to be determined for each area as a whole, and greatly assists in identifying the clear lines that exist between Outstanding Natural Landscapes and Features, and other landscapes.

The following Landscape Character Areas have been identified as being relevant to Hawthenden Farm and the ONL landscape line are identified on a map on Sheet 5 as well as Photograph 5 below, and are described below under each heading:

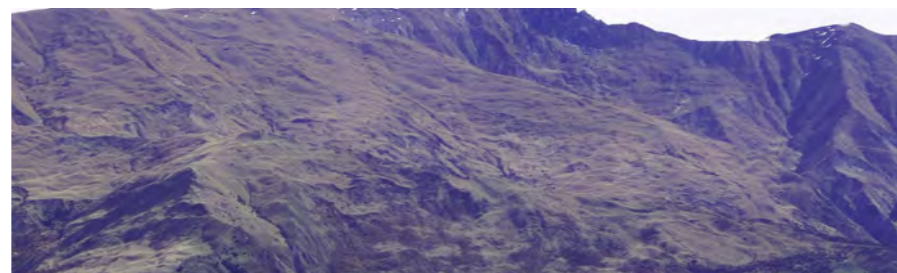
1. The Alpha Range Mountainside
2. Hawthenden Farm Alluvial Fans and Terraces
3. Developed Alluvial Fans and Terraces
4. Wanaka Rural Valley Floor
5. Wanaka Urban Valley Floor

It is important to acknowledge that LCA’s can be defined (and found to be different) at any scale. For the purpose of this exercise, I have defined the LCAs at a scale which I believe to be most logical for distinguishing the ONL line as it relates to Hawthenden Farm.



Photograph 5 - View From Mt Iron indicating Landscape Character Areas (LCAs) relating to Hawthenden Farm (indicative)

LCA 1: THE ALPHA RANGE MOUNTAINSIDE



Description

Forming a significant backdrop to the western side of Wanaka is the steep, lumpy, glaciated mountainside of the Alpha Range. Mt Alpha rises to 1630 m above sea level at its summit, and is part of the north-south oriented range. From the vertical cliffs near the summit, a steep ridgeline extends to the north connecting Mt Alpha to Roys Peak (1578 masl) before descending down to Damper Bay. A steep, concave catchment basin exists between the two peaks which narrows to a prominent valley through which flows Waterfall Creek.

Southeast of the summit, the ridgeline descends steadily down to Hillend and defines the entrance to the Cardrona Valley. Features of this mountainside include two well-defined valleys, which have been carved out by Centre and Stoney creeks. This triangular-shaped piece of mountainside south of Water

Fall Creek is part of Hillend Station, and is commonly referred to as the “Mt Alpha Face”.

The landscape cover of the mountainside is mainly rough tussockland on the upper slopes with patches of scrub species and bracken fern on the lower slopes. It is essentially devoid of large vegetation, exposing the rough, eroded landform and a number of rugged cliffs and rock outcrops.

The Alpha Range Mountainside LCA is defined by the ridgeline of the range and the base of the mountain where the gradient and landscape texture changes.

Evaluation

The Alpha Range Mountainside LCA expresses clearly legible natural science elements in its geomorphic and geological features. Its rugged, steep landform strongly reflects the underlying geology and natural process of glaciation and subsequent erosion. While the lower slopes of the mountainside which were perhaps once forested, they now have patches of scrub and invasive exotic species and the upper tussock slopes near the Mt Alpha summit represent an indigenous ecological environment.

Like much of the region’s mountainous landscape, the Alpha range with its rugged, somewhat unkempt aesthetic pattern, is considered to be of high



Photograph 6 - View across Hawthenden Farm from the top of the Mt Alpha Fan demonstrating the pastoral landscape character of LCA 2.

visual amenity. Forming a significant backdrop to Wanaka, this is a highly visible landscape that plays in an important role in contributing to the natural beauty of the district. Recognisable attributes such as rocky bluffs, steeply carved landform, and colour and texture of the land cover are all features that contribute to the appreciation of its natural character. I am not aware of any significant values held by tanagata whenua in relation to this LCA.

I consider the Alpha range mountainside to have a **high level of natural character** and sufficient biophysical, sensory and associative values to classify it as an Outstanding Natural Landscape. While some human activity patterns are present (such as high country sheep grazing and farm tracks), there is an overwhelming presence of natural processes occurring in both the formation of the landscape and the vegetation that covers it.

LCA 2: HAWTHENDEN FARM ALLUVIAL FANS AND TERRACES



Description

As a Landscape Character Area, the Hawthenden Farm Alluvial Fans and Terraces are defined by the geological contact between the alluvial deposits and the schist mountains to the south west (refer to Sheet 4), the outer edge of the pine plantation either side of Stoney Creek to the north, the transition

in gradient to the valley floor (and subsequently urban development) to the northeast, and the transition to the characteristically flat pastures of the valley floor to the southeast. From a distance this LCA appears to include Ruby Ridge however Ruby Ridge is moraine landform that is separated from the alluvial terraces by a small valley.

The characteristic landforms of this LCA are the smooth alluvial fans along the base of the mountainside formed by deposits of alluvial material eroded off the steep mountain face as the glaciers retreated (refer Photograph 6 above). A simple way to describe the comparison between the steep gradient of the mountainside and the gentler gradient of the alluvial fan is if you can drive a tractor on it, it's an alluvial fan. If you can't, it's mountainside. Initially, the alluvial deposits that were eroded off the mountainside would have formed large fans that spread to the valley floor. Over time, subsequent glaciations and/or associated lateral waterways have truncated the fans in places forming a series of terraces. This process is most evident on the 'Mt Alpha Fan' which has been carved away to expose a conspicuous terrace face (as visible in Photograph 4 above).

The Mt Alpha Fan is a smooth, gently sloping apron of land that lies beneath the steep mountain slope of the Mt Alpha Face. To the public eye, the Mt Alpha Fan perhaps simply appears to be the upper terrace of a large, pastoral farm that overlooks Wanaka. To the geologist or other expert, however, the Mt Alpha Fan is a textbook example of an alluvial fan which has been truncated by a glacier or water course to create a prominent, terrace face and well defined landform.

The rural alluvial terraces below the Alpha Face are pastoral in character, akin to the rural landscapes of the Upper Clutha Valley floor. The smooth surface of alluvial fans naturally makes them prime land for agriculture. The primary land use of this LCA is sheep and deer farming, with some areas of forestry.



Figure 2 - Postcard image taken from Hawthenden Farm overlooking the pastoral landscape of the farm to the natural landscapes beyond

Their relatively uniform slopes are blanketed in verdant grazed pastures and crop fields, divided by shelterbelts of macrocarpa, poplar, Douglas fir and pine, and dotted with clumps of exotic specimen planting including walnuts and willows, all of which contribute to creating a stark contrast in colour and texture to the rugged mountains above. On the steep, eroded valleys of the terrace face, small patches of kanuka and matagouri have naturalised, although most of the vegetation on the terrace face is predominantly exotic tree specimens, most likely to have been planted to stabilise the face.

Evaluation

In my opinion, the Hawthenden farm LCA wears an obvious cloak of human activity. It is an area of land that is well suited to agriculture and as a consequence, has been planted, ploughed, grazed and cultivated for more than 120 years. The patterns that exist on the landscape, including patterns of exotic vegetation and pastures are strong indicators of human influence. There is a greater presence of exotic elements and human-induced processes rather than natural ones, and this is especially highlighted by the contrast in landscape character to that of the Mt Alpha Face.

When viewed in the context of the wider landscape, this Landscape Character Area clearly display signs of a working use of the land and is not obviously as wild as the Alpha Range Mountainside LCA behind it.

I acknowledge that it is a landscape of high visual amenity, valued by the public and visible from most of Wanaka. However, it is my opinion that the Mt Alpha Fan, along with the rest of the alluvial fans that make up the rural alluvial terrace Landscape Character Area, is a landscape that is predominantly valued for its pastoral character, not its natural character, as demonstrated by the photograph on the postcard in Figure 1. It could even be argued that the agricultural land use patterns, particularly the smooth, grazed pastures actually emphasise the alluvial fan as a landform.

I consider this LCA to have a **moderate to low level of natural character** which excludes it from the Outstanding Natural Landscape classification. While natural geomorphic processes resulting in the landform are evident, the surface of the land has been highly modified by exotic pastures, fencing and tree plantings over the last 120 years, resulting in a greater presence of human influenced patterns and processes that characterise the landscape as pastoral. Furthermore, there is no significant indigenous vegetation left on the landscape to contribute to its ecological integrity.

LCA 3: DEVELOPED ALLUVIAL FANS AND TERRACES



Description

The elevation and gentle gradient of alluvial fans also make them attractive places for residential development. From the slopes of the alluvial fans, stunning lake views are afforded across Wanaka and the wider landscape. It's no wonder the alluvial terraces are popular for urban development even though the active alluvial fans (such as the Stoney Creek fan) are considered to be high hazard areas.

The Developed Alluvial Terraces (LCA 3) is spatially defined similarly to the Hawthenden Farm Alluvial Fans and Terraces (LCA 2) in terms of slope and gradient changes. Characterising LCA 3 however, is a coarse pattern of urban settlement, a presence of buildings, roads, and denser amenity planting that

distinguishes this landscape unit from LCA 2. It is only the location next to undeveloped alluvial fans, and the elevation and landform that gives away clues of the geological underlay as being an alluvial fan.

Evaluation

It is obvious that a presence of urban settlement classifies this environment as being very highly modified. Although it encompasses a landform that has been formed by natural processes, the presence of human modification overwhelms the LCA which I assess to be **very low in natural character**.

LCA 4: WANAKA RURAL VALLEY FLOOR



Description

The Wanaka Rural Valley Floor LCA is defined by the characteristically flat-topped, multi-terraced landscape of the valley that exists beyond the urban settlement of Wanaka. Typically made up of alluvial gravels and moraine, the expansive valley floor is where the majority of intensive farming activities take place (grazing, crops, vineyards).

Paddocks are often defined by shelterbelts, mostly of deciduous poplars along with other exotic specimen trees. It is the exotic specimen trees in this landscape that are famed for putting on an impressive autumn display. Surrounding Wanaka, the flat-topped river terraces are also prime land for lifestyle blocks, which often have significantly more amenity planting associated with them. There are many roads that criss cross the landscape and there are numerous buildings dotted throughout.

Evaluation

The rural valley floor is pastoral in character and has, in my opinion, **low levels of naturalness**. While natural processes leading to the land formations are evident and some patches of native vegetation remain, much of the

indigenous vegetation has been replaced by exotic vegetation and the patterns that exist on the landscape are predominantly human influenced.

LCA 5: WANAKA URBAN VALLEY FLOOR



Description

The Wanaka Urban Valley Floor LCA includes the urban settlement of Wanaka. Like the rural valley floor, the underlying geology is that of alluvial gravels and terminal moraine making it mostly flat, with low lying, lumpy hills.

Bordered by the southern shores of Lake Wanaka, Wanaka's concentrated town centre represents the highest density of development. Density gradually dissipates towards the edge of town, where there is also a higher proportion of amenity planting.

The moraine landforms around Pembroke Bay and Ruby Ridge are considered prime residential real estate as these landforms afford lake views. Significant tracts of green space (i.e. Pembroke Park and the golf course) break up the texture of residential development.

Evaluation

The Wanaka Urban Valley Floor is a highly modified landscape, particularly in the context of other LCAs such as The Alpha Range Mountainside. Although geomorphic features such as moraines and alluvial terraces are present, varying densities of settlement covering these landforms dominate the landscape character. A high presence of human influence overwhelms the natural patterns of the landscape making it a LCA with **very low levels of naturalness**.



Photograph 7 - View of Hawthenden Farm from Cardona Valley Road (near Oakridge Resort), with suggested ONL line indicated as dashed line.

3.5 CONCLUSION

Based on the landscape assessment undertaken to identify and evaluate the Landscape Character Areas relating to Hawthenden Farm and its wider setting, it is my conclusion that the ONL line should follow the boundary between LCA 2: The Hawthenden Farm Alluvial Fans and Terraces and LCA1: the Alpha Range Mountainside (as indicated on Sheets 5 and 6).

There is a clearly discernible line that exists along the geological contact between the alluvial fan landforms of Hawthenden Farm and the schist mountain landscape of the Alpha Face (refer to Sheets 4 and 6, and Photograph 7 above). Consistently along this line, there is a distinct change in gradient, landscape cover and texture, and most importantly, natural character.

While the geomorphology of the Alpha Fan and its truncated toe represents a legible landform that has been formed by natural processes, in my opinion the vegetation and land use patterns that exist on the Mt Alpha Fan are predominantly human influenced and the overall landscape character is consistent with the rest of the Hawthenden Farm LCA.

I have assessed LCA 2: The Hawthenden Farm Alluvial Fans and Terraces to have a **moderate to low level of naturalness**, which excludes it from being classified as an Outstanding Natural Landscape.

4. Assessment of suitable areas to rezone

Hawthenden Ltd have requested that r+m undertake a comprehensive landscape assessment to look into the potential for development on areas of Hawthenden Farm that have the least effects on the landscape and visual amenity of Hawthenden Farm. This assessment has regard to the landscape and visual amenity of Hawthenden Farm and preserving its visual amenity values.

4.1 POTENTIAL AREAS TO BE REZONED

An assessment of the property has revealed that three areas of the farm are suitable for rezoning as rural residential and rural lifestyle zones (refer Sheet 6)

Area A boundary description

Area A is a 14.2 ha area of sloping land, bound by the Hawthenden Farm boundary on its western, north-eastern and eastern boundaries, the farm road leading to the farm house and woolshed on its western boundary and the southern side of the moraine landform's ridge on its southern boundary. Area A is currently accessible via the existing farm road/driveway leading to the existing farm house and could be accessible via a new small road or driveway off the proposed Studholme Road.

Area B boundary description

Area B is 15.8 ha gently sloping pasture, bound by the southern side of the moraine landform (and Area A) on its northern side, the Hawthenden Farm boundary (and proposed Studholme Road) on its north-eastern side, a short section of driveway leading from Studholme Road to Owen Hopgood's house on its eastern boundary, a vegetated terrace on its southern boundary and a subtle fence line on its western boundary.

Area C boundary description

Area C encompasses a large, flat terrace on the south-eastern corner of Hawthenden Farm. The 35 ha area is bound by Hawthenden Farm's south-

eastern boundary, the toe of the Mt Alpha Fan below the existing dwelling of Owen Hopgood, a fence line that runs north toward the historic dairy shed, and from there along a farm road that exists at top of the terrace face above Area B to reconnect with the farm boundary. Access to the area is via a driveway at the end of Studholme Road South, which continues through Area C to Owen Hopgood's house.

4.2 LANDSCAPE AND VISUAL AMENITY OF HAWTHENDEN FARM

Amenity values are defined in the RMA as:

...those natural or physical qualities and characteristics of an area that contributes to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Amenity values encompass a broad range of issues and visual amenity is a measure of the visual quality of a landscape as experienced by people living in, working in or travelling through it. It is invariably associated with the pleasantness, memorability and aesthetic coherence of an area or a view.

Whether a landscape has visual appeal or not is often derived from a person's response to the character of a landscape and therefore visual amenity and landscape character are inextricably linked. The landscape character of any area is derived from the combination of natural and man-made elements such as vegetation, landforms, water bodies, buildings, roads, etc. What distinguishes one landscape from another is the way elements are combined. However, it is important to note that visual amenity is not always static and the effects of change on amenity can be quite subjective.

The landscape character of Hawthenden Farm has been described in detail as a Landscape Character Area (LCA 2) in section 3.3 above. In my opinion those characteristics most valued by the public who view the farm no doubt include the farm's location as a backdrop to urban Wanaka, open space, verdant pastures, smooth clear landforms and deciduous trees that put on a



Photograph 8 - View of Hawthenden Farm as a backdrop to Urban Wanaka from Brownston Street (Wanaka Town Centre) . The boundary of Area A is indicatively shown as a white dashed line

stunning autumn display. These pastoral attributes, combined with the fact that parts of Hawthenden Farm is extremely visible from view shafts across Wanaka (including the Wanaka town centre and the popular public walkway up Mt Iron), contribute to people’s appreciation of the farm’s landscape. As a result, Hawthenden Farm as a Landscape Character Area is considered to have a high visual amenity value.

4.3 POTENTIAL LANDSCAPE AND VISUAL EFFECTS AS A RESULT OF REZONING

Potential landscape effects are those that change the appearance of the landscape, including its natural character, irrespective of whether or not they are visible. Landscape effects have been defined as those that ...derive from changes in the physical landscape, which may give rise to changes in its character and how it is experienced.

Any natural or physical activity has the potential to alter the character of a landscape. It is important to appreciate that change to the character of a

landscape need not necessarily be adverse. Whether effects are adverse or not depends to a large extent on public expectation of what can be reasonably anticipated to occur in the landscape. Allied to this is the landscape context in terms of its existing degree of naturalness/modification, patterns, scale, visibility and levels of public appreciation.

Amenity values are derived from many different factors and are not solely related to the appreciation of the visual landscape, although visual amenity is generally a significant aspect of amenity values. In addressing the matter of effects on amenity, this assessment is confined to those of a visual nature.

As mentioned in Section 4.2.2 above, visual amenity includes the pleasantness and aesthetic coherence of an area or view. Visual effects relate to:

‘...the changes that arise in the composition of available views as a result of changes to the landscape, to people’s responses to the changes, and to the overall effects with respect to visual amenity.’



Photograph 9 - Rolling slopes of Area A demonstrating a contour suitable for building platforms, proposed to be rezoned as Rural Lifestyle

The nature and extent of the effects on visual amenity arising from rezoning areas of Hawthenden Farm will depend on a number of factors including a viewer's proximity to it, the context of the view, how well houses and other features of any development integrate with the surrounding landscape and how the project is perceived by individuals.

Features of Hawthenden Farm rezoning that will give rise to potential landscape and visual effects may include:

- Future housing and associated buildings
- Amenity planting patterns
- Access roads and driveways

AREA A: SUITABILITY FOR REZONING + POTENTIAL LANDSCAPE AND VISUAL EFFECTS

Area A exists on the northeast facing slopes of a moraine landform near the north-western boundary of Hawthenden Farm beside the proposed route of Studholme Road (refer to Sheet 6).

Located on the lowest slopes of Hawthenden Farm, nearest to Wanaka's town centre, Area A lies adjacent to proposed urban zoning and is immediately adjacent to the proposed Wanaka Urban Growth boundary. The Proposed District Plan indicates zoning along this boundary to include both Large Lot Residential and Low Density Residential zones (refer to Sheet 7). In this location close to the Wanaka town centre, Area A would be relatively simple to connect to existing (and proposed) infrastructure and services.

The topography of Area A can be described as smooth rolling slopes that descend toward a shallow valley (beyond the Hawthenden Farm boundary)

with a small, although defined, ridgeline along the top of the slopes. The lumpy, varied relief is quite typical of a terminal moraine landform.

There is a significant dip in the contour near the top of the moraine, which is not evident by looking at the area from a distance (refer to Photograph 9 above). This flatter part of the slope would be ideal for building platforms, allowing dwellings to sit back into the landscape rather than having them jut out on a slope. In this elevated position, any future building platforms would not only have extremely desirable views, they would also sit outside of zones identified by the Otago Regional Council as having high flood and liquefaction risk (refer Sheet 8).

Area A is pastoral in character having smooth green pastures that blanket the rolling slopes and a few fenced-out patches of small exotic trees. Although making up only a small portion of Hawthenden farm, it is viewed as part of the wider visual amenity landscape. Due to its aspect, the slopes of Area A are able to be viewed from numerous vantage points around Wanaka (refer to Photograph 8 above) and will be particularly visible from the future Studholme Road as it passes by the site.

While the site is visually exposed, there is already a presence of buildings affecting views of the site- the existing farm house and associated amenity planting exist on top of the area's uppermost slopes. The woolshed and associated farm and implement buildings (excluded from Area A), are also visible. The presence of buildings in and close to Area A means that the visual effects of future dwellings located in a similar pattern beneath the moraine ridge line, would be viewed as a continuation of existing landscape patterns and visual effects would only be minor. Furthermore, while special effort should be made to maintain a rural character, the visual effect of buildings on Area A will one day be further softened by the presence of houses in the neighbouring urban development zones.



Photograph 10 - Area B proposed to be rezoned as Rural Residential

It is for these reasons that I suggest Area A would be appropriate to be rezoned as Rural Lifestyle. This zoning requires a minimum lot size of 1 ha with a density overlay of one dwelling per 2 ha, allowing a total number of seven possible building platforms on the slopes of Area A (14.2 ha).

This low density zoning, which aims to protect rural character, along with carefully located building platforms that follow the existing patterns of development, would enable preservation of the pastoral, open space character of the lower slopes while enabling rural living opportunities on the elevated, most desirable part of the site.

To minimise landscape and visual effects on this area of land I would also recommend that access to Area A development be via a small new road off the future Studholme Road. The new road would be hidden behind the moraine landform, so that driveways up the northeast-facing slopes are avoided.

AREA B: SUITABILITY FOR REZONING + POTENTIAL LANDSCAPE AND VISUAL EFFECTS

Area B comprises a smooth, gently sloping pasture, encompassed by a deciduous shelterbelt (that exists along the proposed alignment of Studholme Road), the southern access driveway which leads to Owen Hopgood's house, a vegetated terrace a mere fenceline that divides the upper portion of the same sloping pasture into another paddock (refer to Sheet 6). Apart from a cluster of trees that exist on the aforementioned fenceline, the area is a bare, verdant sheep paddock, with a backdrop of pastoral landscapes and mountains.

In the first instance, this area appears as being appropriate for future development, owing to its easy contour and accessibility from Studholme Road. These factors contribute to making it potentially easy to develop and connect up to existing (and proposed) infrastructure and services. Furthermore, this area adjoins the Wanaka Urban Growth Boundary and proposed Large Lot Residential Zone, so any future development could follow similar patterns of density. Area B is also located outside of any high risk hazard zones for flooding and liquefaction as identified by the Otago Regional Council in their Hazard Mapping (refer to Sheet 8).

Area B sits within the wider landscape character area of Hawthenden Farm Alluvial Fans and Terraces, which is considered to be of high visual amenity value. However, Area B is a part of the farm that is completely hidden from views from Wanaka town centre, including distant views afforded from the top of Mt Iron, as it sits just behind the moraine landform of Ruby Ridge (which exists beyond the farm boundary). The top corner of the same slope (where the tree-lined farm track makes a 90 degree turn) is marginally visible from Mt Iron, which is why the entire paddock has not been included in the suggested rezoning area.

While currently very attractive in its pastoral character, Area B is only viewed in its entirety from Hawthenden Farm's access tracks, and potentially future housing on Ruby Ridge. Otherwise, small portions of the area can be seen at the end of Studholme Road. This limited visibility from public viewpoints means that any future development within Area B would have a very low visual effect on the landscape qualities of Hawthenden Farm and would not have any adverse effects on the visual amenity value of the farm environment or the rural landscapes that surround Wanaka.



Photograph 11 - Area B proposed to be rezoned as Rural Residential (shown within dashed line) with Ruby Ridge (proposed Large Lot Residential Zone) and the proposed extension of Studholme Road behind the poplars

Owing to the combined factors I have discussed above, I would recommend Area B be rezoned as Rural Residential Zone. While a Large Lot Residential Zone was considered for this location, it was decided that Area B's setting would better suit the rules pertaining to the Rural Residential Zone, which focussed on preserving a level of rural character. Another reason for Rural Residential zoning is that within this zone farming activities are permitted while in the Large Lot Residential zone they are non-complying. With a Rural Residential zoning the farm can continue to operate unimpeded until such time as Hawthenden Ltd decide to development these areas (and following development the land could still potentially be managed as part of the farm).

AREA C: SUITABILITY FOR REZONING + POTENTIAL LANDSCAPE AND VISUAL EFFECTS

Area C is the south-eastern-most corner of Hawthenden Farm on a large alluvial terrace below the truncated toe of the Mt Alpha Fan. This area is

probably the flattest land on Hawthenden Farm (refer Sheet 6).

The flats are currently divided into several large paddocks by exotic shelterbelts and the driveway leading to Owen Hoggood's house, which is on the upper terrace overlooking the expanse of Area C (refer Photographs 12 and 13). The area is defined by the irregular Hawthenden Farm boundary to the east, the toe of the Mt Alpha Fan to the southwest, a fenceline crossing the beginning of a gentle slope to northwest, and a farm track (connecting back to the boundary) to the north.

Similarly to Area B, the flat topography of Area C and its accessibility to Studholme Road, immediately make it an easy piece of land for subdivision and development. While Area C is enclosed by land that is Rural Zone, adjacent land that exists between Cardorna Valley Road and Studholme Road has been subdivided at a density similar to that of a lifestyle block zone. If rezoning goes ahead on Area B, it could mean there is also an area of neighbouring Rural Residential Zoning. The Otago Regional Council



Photograph 12 - Area C proposed to be rezoned as Rural Lifestyle zone (boundary shown as dashed line)



Photograph 13 - View from Owen Hopgood's house overlooking Area C proposed to be rezoned as Rural Lifestyle zone

have identified Area C as being at probably low risk of liquefaction in an earthquake event and has excluded it from any flood hazard zones.

Consistent in character with the rest of Hawthenden Farm, with its smooth, green pastures and amenity planting of exotic trees, Area B sits within the Landscape Character Area of Hawthenden Farm Alluvial Fans and Terraces (described in section 3.3 above). This LCA has been described as having a high visual amenity value (as per section 4.2).

Nevertheless, it is possible for Area C to support a low density of development that would not adversely affect the landscape character or visual amenity value of Hawthenden Farm, particularly as viewed from public viewpoints around Wanaka. Even from the top of Mt Iron, Area C is only just visible beyond the trees that line the Hawthenden Farm boundary. Area C is practically hidden from every other public viewpoint, only affecting Owen Hopgood's view from his house and the outlook of only a few neighbours immediately to the south.

Based on the points of this discussion I would recommend Area C be rezoned as Rural Lifestyle Zoning to reflect a similar pattern of rural development adjacent to the area boundary (refer Photograph 14). Rural Lifestyle zoning would suit its location on the fringes of The Wanaka Urban Growth Boundary and would ensure a high level of rural character is maintained within the Hawthenden Farm LCA.

I would also recommend that tree planting be kept along the eastern boundary that currently screens Area C in views from Mt Iron, although even if the lifestyle block development was visible from Mt Iron, it would be a minor area of a much larger view and would not have any adverse effects on the overall visual amenity value of the landscape.



Photograph 14 - Landscape character of rural lifestyle development (within the Rural zone) on Studholme Road

4.4 PLANNING INFORMATION RELEVANT TO THE AREAS TO BE REZONED

Areas A, B and C are currently zoned Rural General and are to be zoned Rural under the Proposed District Plan.

Areas A, B and C are located on areas of the farm that have greater ability to absorb change from a landscape perspective and are outside of the ONL (regardless of whether the ONL line is moved as suggested by Hawthenden Limited). In addition Areas A, B and C are generally located outside of the hazard areas shown on Council's hazard maps (refer Sheet 8).

The proposed zoning of Areas A and C as Rural Lifestyle would provide for future subdivision and development to a minimum lot size of 1 hectare provided an average lot size of 2 hectares is maintained with residential building platforms being identified at subdivision stage. Subsequent dwellings could be constructed within the approved building platforms as a permitted activity.

The proposed zoning of Area B as Rural Residential would provide for future subdivision and development to a minimum lot size of 4000m². There is no requirement to identify residential building platforms at subdivision stage and dwellings could be constructed as a permitted activity.

Within the Rural Lifestyle and Rural Residential Zones farming activities are a permitted activity whereas in the adjoining Large Lot Residential Zone they are non-complying.

Areas A, B and C are largely located outside of the hazard areas shown on Council's hazard maps (refer Sheet 8) and where identified hazards encroach into these areas the location of future dwellings could be adequately addressed at subdivision stage such that they are not adversely affected by natural hazards.

4.5 OTHER MATTERS

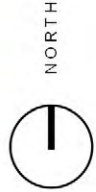
While reference has been made to hazard information provided by the Otago Regional Council, the findings have not taken into account geotechnical and soil contamination matters on the site in question. Should the potential rezoning be taken further, these matters and any tangata whenua issues will obviously need to be addressed by other experts.

4.6 CONCLUSION

A comprehensive landscape assessment has been undertaken to look into the potential for development on Hawthenden Farm. Of high priority when identifying suitable land were criteria including limited effects on the visual amenity of Hawthenden Farm's highly valued pastoral landscape, and factors contributing to each site's suitability for subdivision.

As a result, three areas of the farm have been identified as being suitable for rezoning as Rural Residential and Rural Lifestyle Zones. This zoning would enable future rural living opportunities while allowing Hawthenden Ltd to continue to operate as a farm unimpeded until such time as it is developed, and may even continue to be farmed after subdivision.

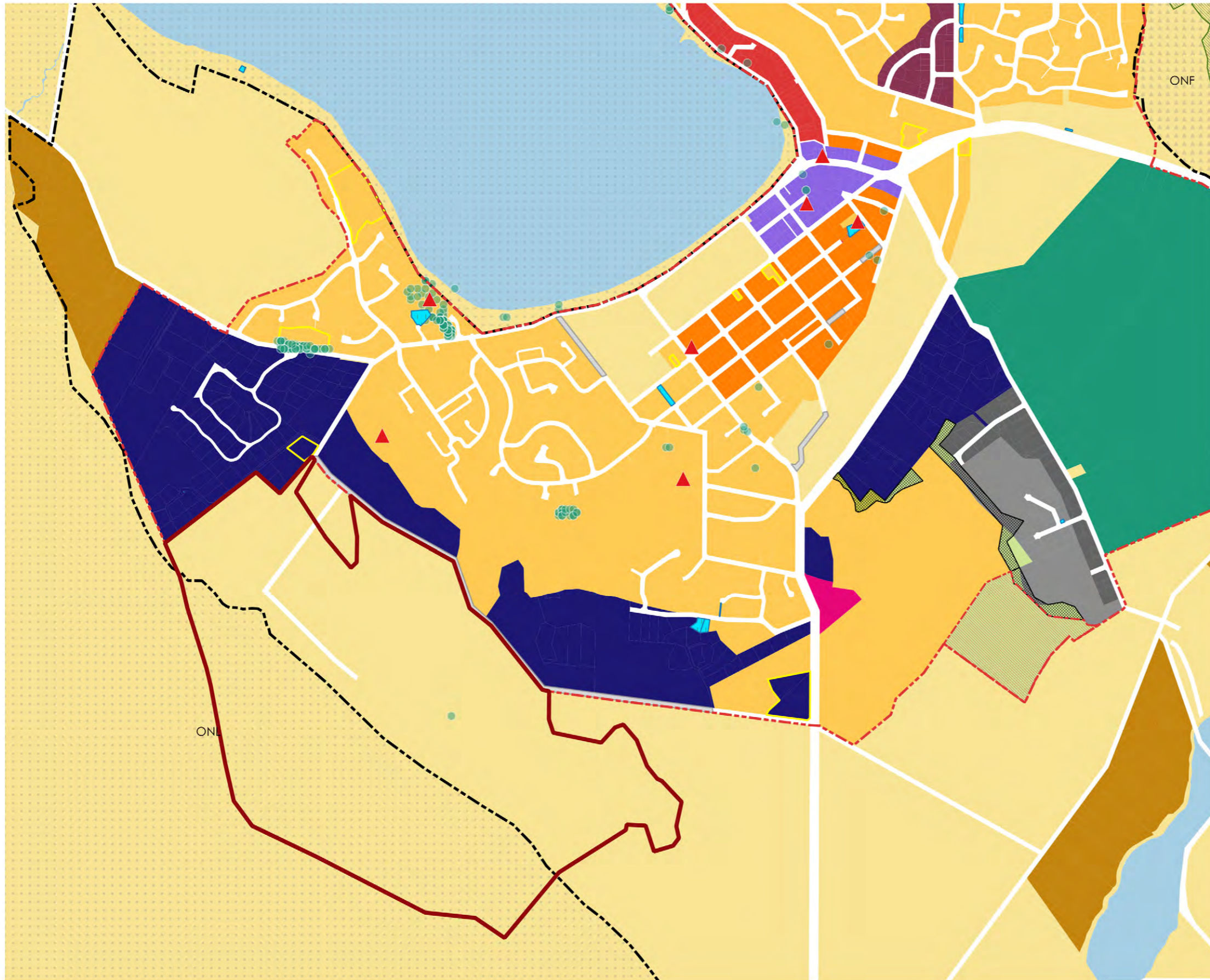
Furthermore, this zoning would create an easy transition between the farm and the more intensive Large Lot Residential Zone across Studholme Road, and through its development Hawthenden Ltd can have greater control over reverse sensitivity issues. A number of development characteristics have been suggested for any future development, to ensure the rural character of the landscape and visual amenity values are maintained where necessary.










Scale: 1:250000 & 1:50000
Map/Aerial Photo Source: LINZ TOPO MAPS











Scale: 1:12500
 Map/Aerial Photo Source: LINZ AERIAL & QUICK MAP



Legend

-  Hawthenden Farm Boundary
-  Urban Growth Boundary
-  Plan Change Boundary
-  Visitor Accommodation Subzone
-  Unformed Roads
-  Designated Areas
-  Potential Open Space (Stage 2 DP Review)
-  Heritage Features
-  Protected Trees
-  Significant Natural Area

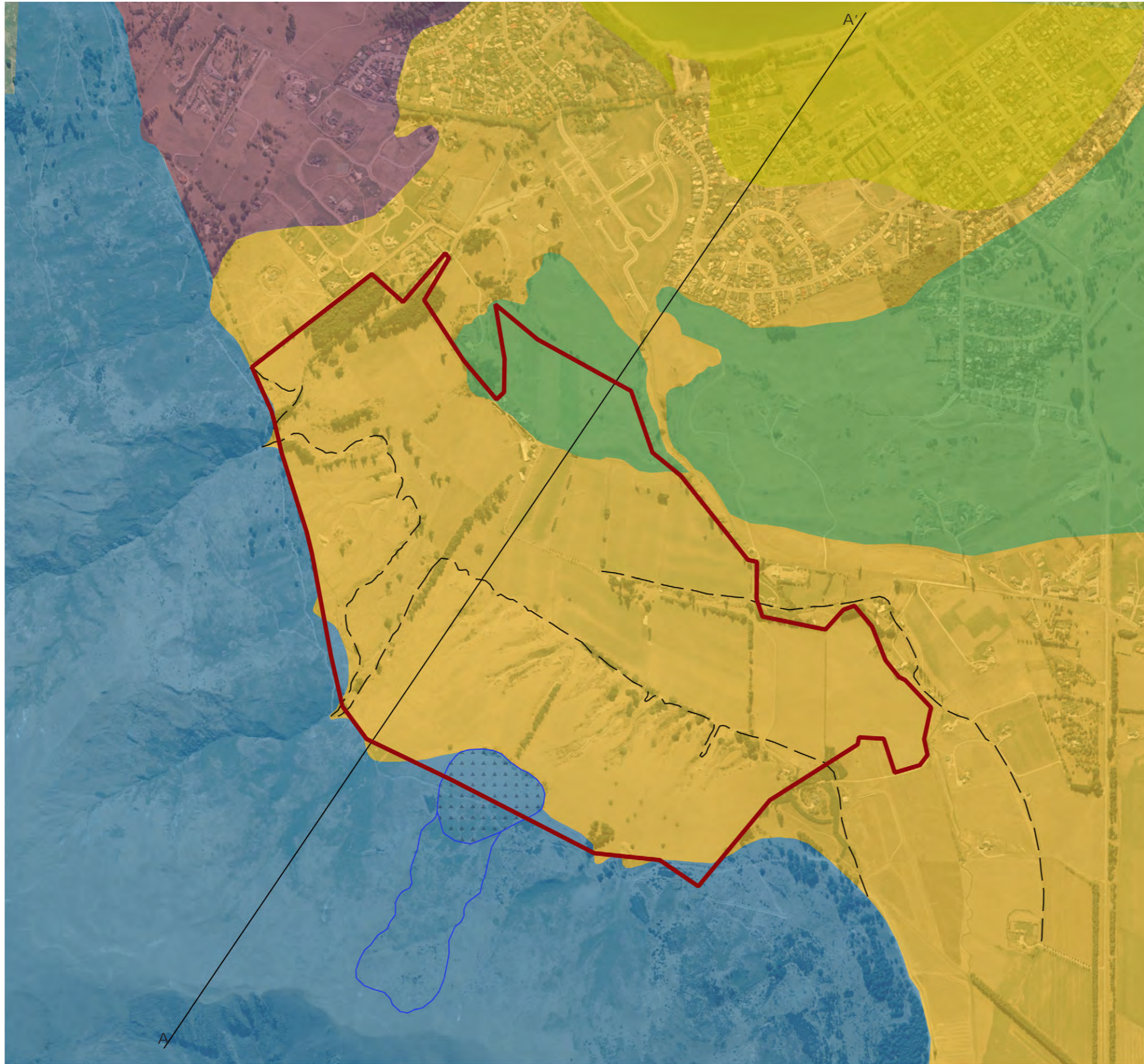
- Proposed ONF**
-  ONF
-  ONL

- Proposed DP Zones**
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Local Shopping Centre
-  Industrial A Zone (Operative)
-  Industrial B (Operative)
-  Large Lot Residential
-  Mixed Business Use
-  Rural Area
-  Rural Generative (Operative)
-  Rural Lifestyle
-  Rural Residential
-  Rural Residential (Operative)
-  Special Zones
-  Wanaka Town Centre
-  Water

NORTH



Scale: 1:25000
Data Source: QLDC MAPS



Legend

- Hawthenden Farm Boundary
- Crosssection line
- Alluvial Terraces
- Landslide
- Lake deposits
- Schist
- Moraine
- Alluvials
- Undifferentiated alluvials and moraine

A'

Geology Cross Section

A

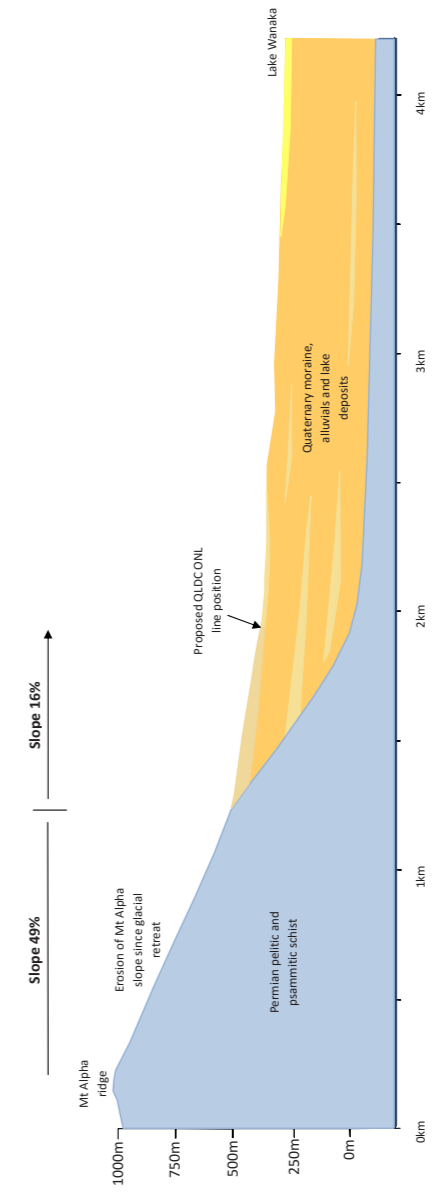
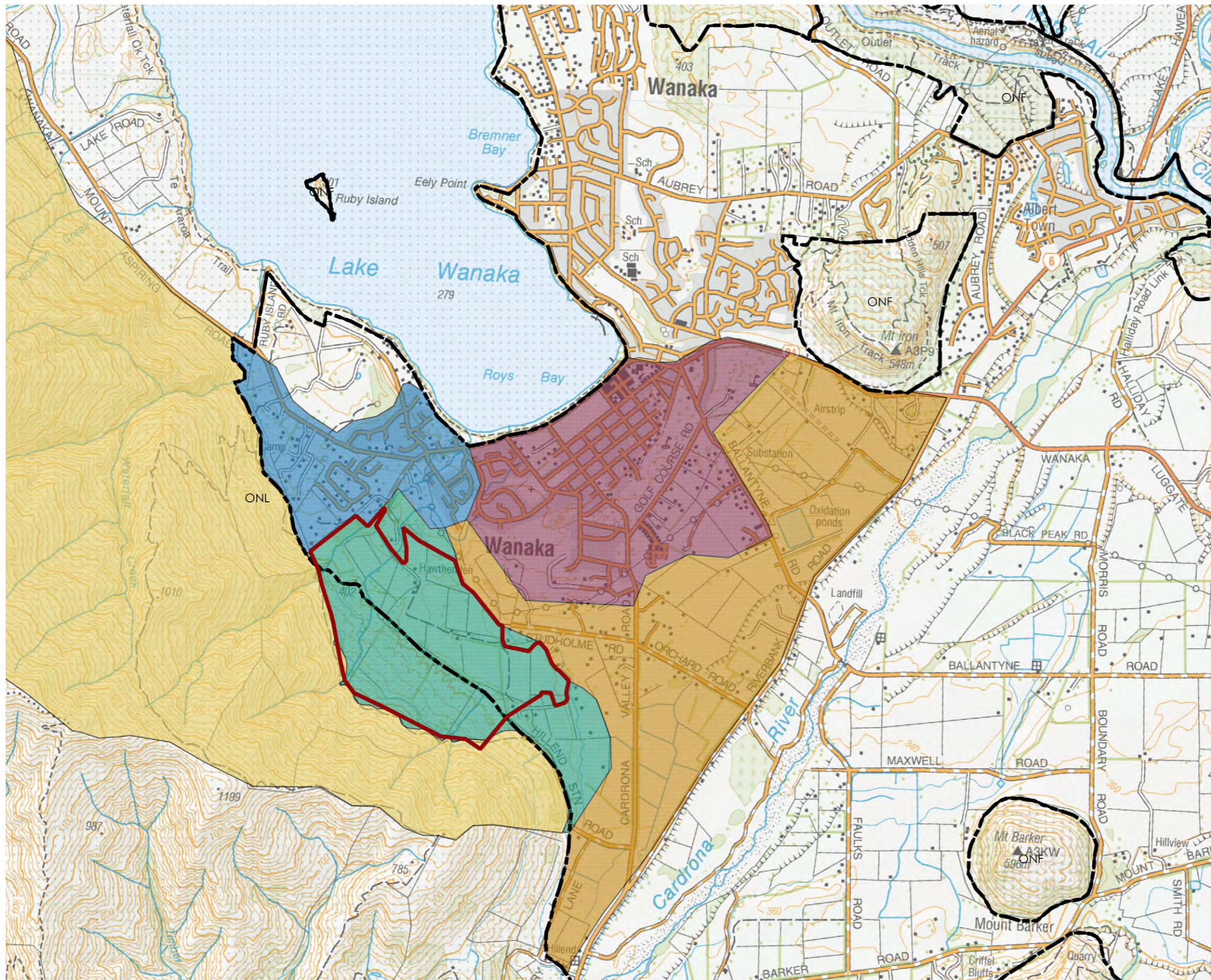


Figure 2. Geology cross section from the Mt. Alpha ridge across the Hawthenden farm to Lake Wanaka, view looking NW. For location refer to figure 1.

NORTH



Scale: 1:20000
Aerial Image Source: LINZ AERIAL
Data Source: GEOLOGIST STEVE LEARY



Legend

Hawthenden Farm Boundary

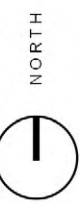
Landscape Classification

Existing ONF

Existing ONL

Landscape Character Areas

- LCA 1: The Alpha Range Mountainside
- LCA 2: Hawthenden Farm Alluvial Fans and Terraces
- LCA 3: Developed Alluvial Fans and Terraces
- LCA 4: Wanaka Rural Valley Floor
- LCA 5: Wanaka Urban Valley Floor



Scale: 1:50000
 Map/Aerial Photo Source: LINZ TOPO50
 Data Source: QLDC MAPS



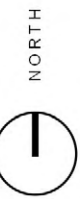
Legend

 Hawthenden Farm Boundary

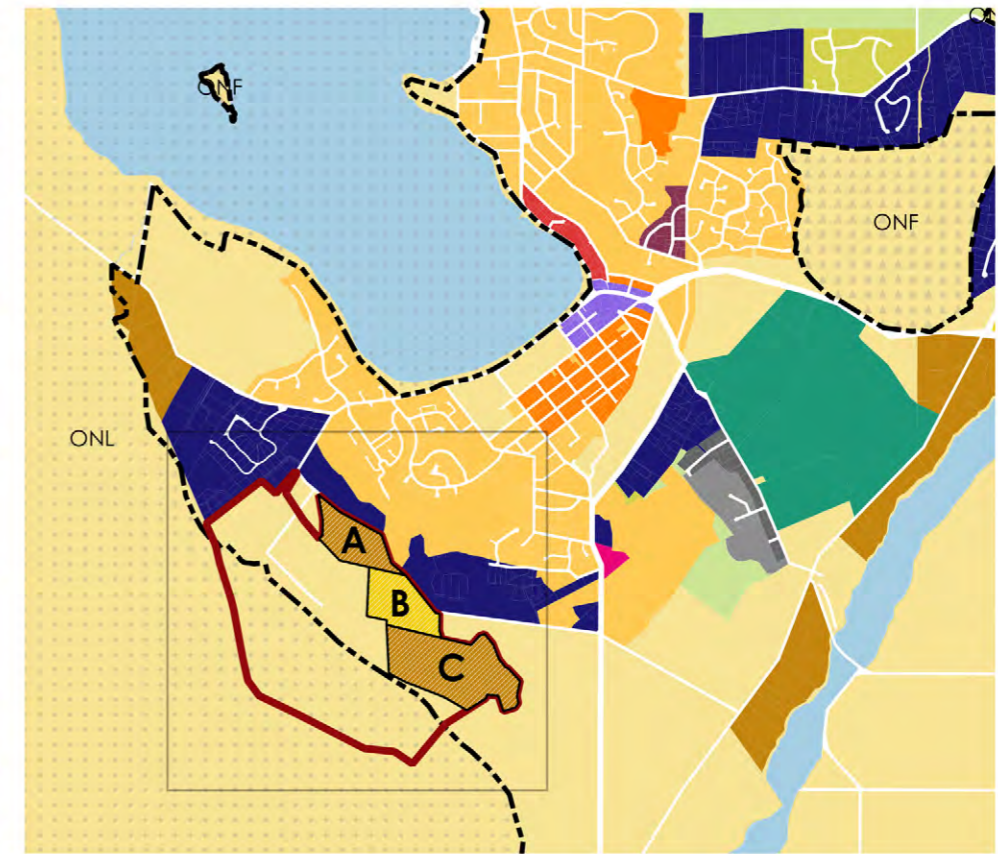
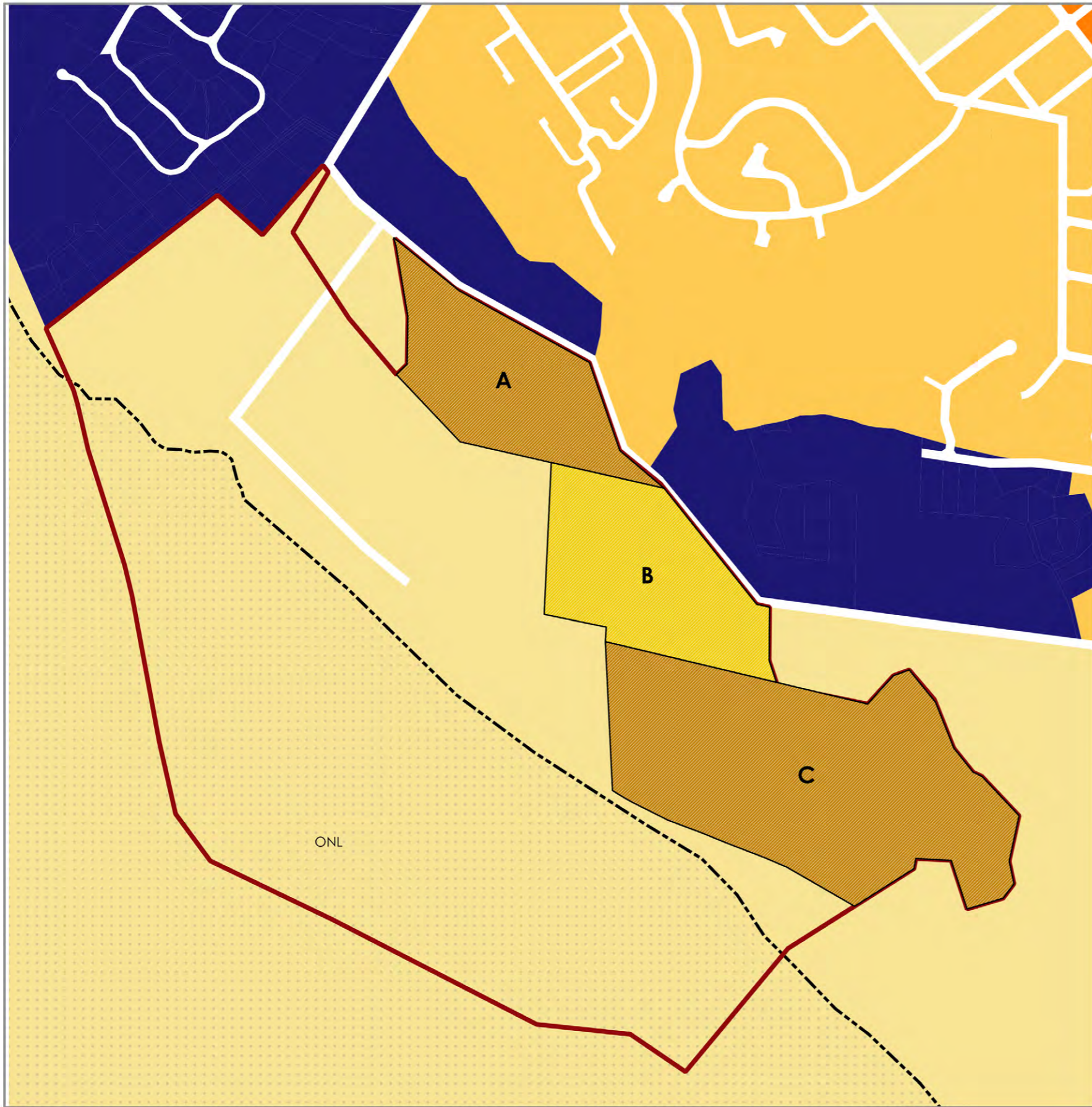
Landscape Classification

 Existing ONL

 Proposed ONL



Scale: 1:15000
 Map/Aerial Photo Source: LINZ AERIAL
 Data Source: QLDC MAPS



Legend

Hawthenden Farm Boundary

Proposed Zoning

- Area A
- Area B
- Area C

Landscape Classification

- Existing ONF
- Existing ONL

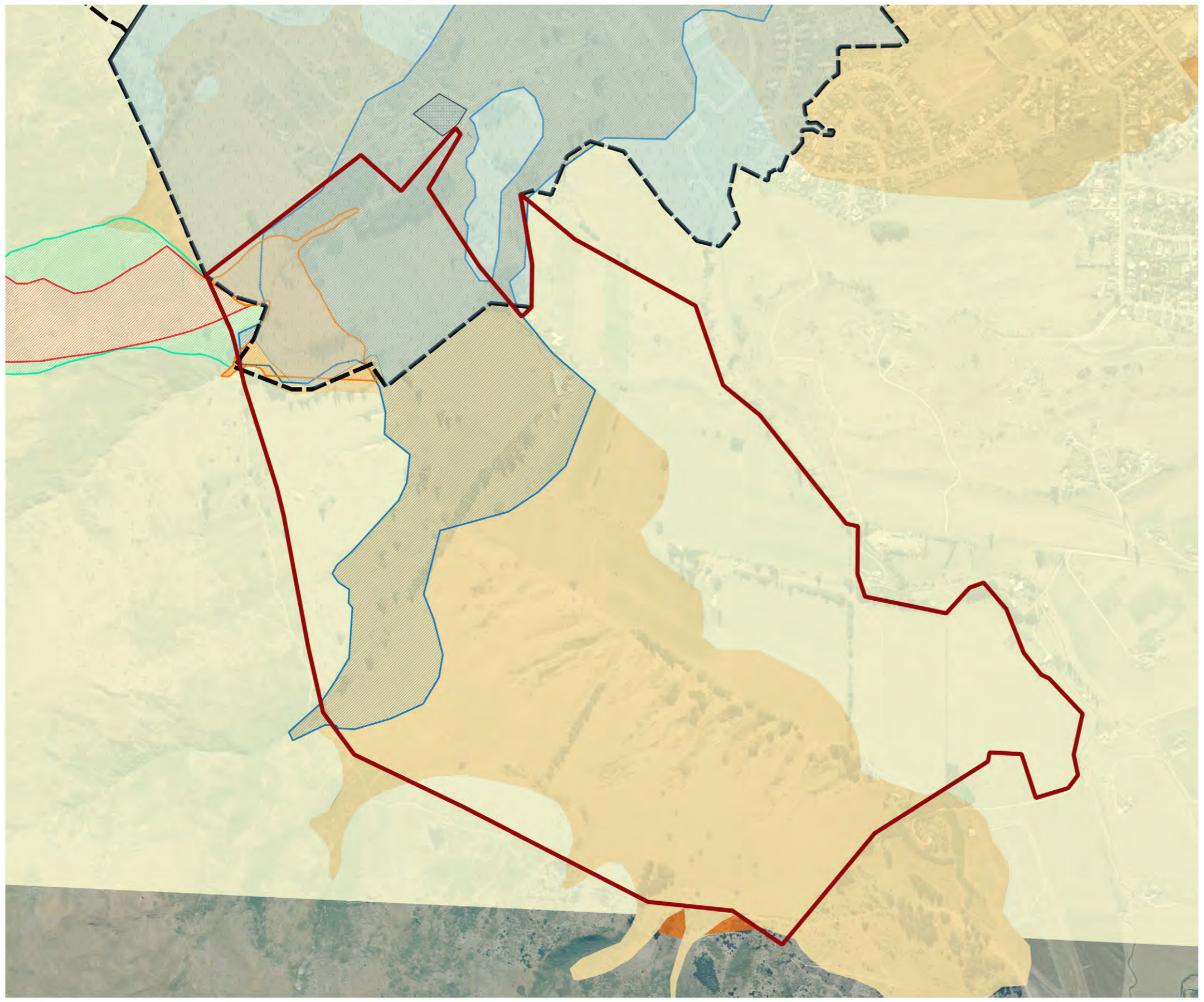
Zones

- High Density Residential
- Industrial A Zone (Operative)
- Industrial B (Operative)
- Large Lot Residential
- Local Shopping Centre
- Low Density Residential
- Medium Density Residential
- Mixed Business Use
- Open Space
- Rural Area
- Rural Generative (Operative)
- Rural Lifestyle
- Rural Residential
- Rural Residential (Operative)
- Special Zones
- Wanaka Town Centre
- Water

NORTH



Scale: 1:15000 & 1:75000
Map/Aerial Photo Source: LINZ AERIAL



Legend

- Hawthenden Farm Boundary
- Erosion Areas
- Alluvial Fan High Hazard Area
- Flooding from rainfall

Liquefaction Risk

- Nil to Low
- Probably Low
- Possibly Low
- Possibly Susceptible

Landslide Areas

- Active Schist Debris Landslides
- Dormant/Slowly Creeping Pre-existing Schist Debris Landslides
- Potential Hazard - Debris Flood/Debris Flow
- Potential Hazard - Debris Flow

NORTH



Scale: 1:15000
 Map/Aerial Photo Source: LINZ AERIAL
 Data Source: QLDC MAPS