

21.22.20 Roys Bay ONL

General Description of the Area

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

Physical Attributes and Values

Geology and Geomorphology • Topography and Landforms • Climate and Soils • Hydrology • Vegetation • Ecology • Settlement • Development and Land Use • Archaeology and Heritage • Mana whenua •

Important landforms and land types:

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

Important hydrological features:

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

Important ecological features and vegetation types:

6. Regenerating kānuka woodland on the lake margins north of Ruby Island Road and north of Bullock Creek outlet.
7. Mature Lombardy poplars, sequoias and willows lining the lake margins between Rippon Vineyard and Bullock Creek.
8. Mixed poplars, willows, kānuka and Douglas fir on the lakefront between Bullock Creek and Beacon Point, with a mature mixed conifer forest at Eely Point.
9. Mixed indigenous vegetation plantings, willows and poplars between Eely Point and Beacon Point, with potential for further enhancement through additional plantings and removal of exotic woody weeds such as broom.
10. Lake margins provide habitat for a range of indigenous water birds, including the nationally critical black-billed gull, the nationally vulnerable Australasian crested grebe, which nests at Bullock Creek outlet and Wānaka Marina, and the New Zealand scaup.
11. Restoration planting on Mātakitaki (Ruby Island), providing habitat for a range of indigenous fauna, including some that are rare on the mainland.
12. Plant pest species include wilding conifers, crack willow, hawthorn, sweet briar, broom and lupin, along with the aquatic weeds lake snow algae (*Lindavia intermedia*) and *Lagarosiphon major*.

Land use patterns and features:

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

22. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
23. The ONL is mapped within the wāhi tūpuna Wānaka (Lake Wānaka) and overlaps with the wāhi tūpuna Take Kārara (central Wānaka area).
24. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1988.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

26. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
27. Take Kārara was a kāika nohoaka (seasonal settlement) at the southern end of Lake Wānaka. It was also a pā and a kāika mahika kai (food-gathering site), where pora (“Māori turnip”), mahetau (potato), tuna (eels) and weka were once gathered.
28. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika and nohoaka.

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

Important recreation attributes and values:

38. Highly popular and valued foreshore reserves, used for passive recreation, picnics, children’s play, walking/running/cycling, swimming, water sports, campervan parking and events. The shallow warmer lake waters at the head of the bay and in Bremner Bay make these locations popular for picnics and swimming.
39. Commercial recreation activities including bicycle hire, paddleboard/kayak hire, jetboat and jetski rides, guided lake cruises, unguided water taxis and fishing charters.
40. Mātakitaki (Ruby Island) is a popular picnic and boating destination.
41. Te Araroa (New Zealand’s Trail) and Ngā Haerenga (New Zealand Cycle Trails) pass along the lake shore from Beacon Point to Wānaka township.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • Coherence • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values

Particularly important views to and from the area:

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Aesthetic attributes and values:

48. Very strong aesthetic attributes and values, due to the large number of residents and visitors able to be immersed in and move through the PA and the following attributes:
 - a. Dramatic and sublime views across the lake to the mountains.
 - b. Dramatic transient effects of light and weather conditions and the changing seasons.
 - c. Moderately high perceived natural character of the lake waters and margins.

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

Rating scale: seven-point scale ranging from **Very Low** to **Very High**.

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|----------|-----|---------|----------|----------|------|-----------|
| very low | low | low-mod | moderate | mod-high | high | very high |
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The physical, associative and perceptual attributes and values described above for PA ONL Roys Bay can be summarised as follows:

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

Landscape Capacity

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

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

- vi. **Farm buildings** – no landscape capacity.
- vii. **Mineral extraction** – no landscape capacity.
- viii. **Transport infrastructure** – **very limited** landscape capacity for additional vehicle access/parking that is designed to be of a sympathetic scale, appearance and character; enhances public access; and protects the area's ONL values.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or designed to be of a sympathetic scale, appearance and character.
- x. **Renewable energy generation** – no landscape capacity.
- xi. **Production forestry** – no landscape capacity.
- xii. **Rural living** – no landscape capacity.
- xiii. **Community recreation buildings** – **very limited** landscape capacity for buildings that are co-located with existing activities; designed to be of a sympathetic scale, appearance and character; maintain or enhance public access; and protect the area's ONL values.
- xiv. **Structures and moorings** – **very limited** landscape capacity for additional moorings within the bay that are within the existing spatial extent of consented moorings. **Limited** landscape capacity for additional jetties within Marina Reserve that enhance public access and protect the area's ONL values. **Limited** landscape capacity for expansion of the existing marina that: integrates with existing activities within Marina Reserve; is designed to be of a sympathetic scale, appearance and character; and protects the area's ONL values.