

## **Appendix A: PA Schedules Tracked Versions**

A full track changed version that shows all changes made through Council's evidence, as well as expert conferencing

## 21.22.1 PA ONF Peninsula Hill: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

**Black comment box text**: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

**Red comment box text**: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Peninsula Hill ONF encompasses the elevated roche moutonnée landform of Peninsula Hill which frames the south side of Whakatipu Waimāori's (Lake Whakatipu's) Frankton Arm. Along its north and west boundaries, the PA ONF adjoins urban zoned land at Kelvin Peninsula. The southern part of the ONF coincides with the Jacks Point Zone (Exception Zone) and the Jacks Point Urban Growth Boundary. The south boundary adjoins the Jacks Point Zone Tablelands and Homesites area. The eastern boundary adjoins urban zoned land including Hanley Downs and the Coneburn SHA.

**Commented [BG1]:** OS 183.31 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

### 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. Largely unmodified roche moutonnée glacial landform of Peninsula Hill with a smoother and more coherent 'up ice' slope to the southwest/south, and a steeper rough 'plucked' slope extending from the northeast around to the northwest. Highest point: 834m. This form indicates the direction of travel of the glacier that formed the roche moutonnée clearly.
2. Exposed and irregular rock faces and outcrops, landslips and loose boulders throughout the north-western, northern and north-eastern flanks with thin soil cover.
3. Two elevated landform 'ribs' extending on a west to east alignment on the south side of the hill.
4. Further afield, the roche moutonnée of Peninsula Hill is linked to the roche moutonnée of Jacks Point Hill by the Tablelands - a hummocky elevated area formed by glacial processes.

### Important hydrological features:

5. A series of steep gullies draining from the western, northern, and eastern hill slopes to the Frankton Arm of Whakatipu Waimāori (Lake Whakatipu) or the Kawarau River.
6. Shallow gullies (including localised wetlands) draining the lower-lying landform ribs to the south of the hill in an easterly direction, and which eventually discharge into the Kawarau River.

**Commented [BG2]:** OS 183.32 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

7. A series of small tarns, formed in topographic depressions in the bedrock left by glacial processes, around the crest of Peninsula Hill and the lower north-western hill slopes.

#### Important ecological features and vegetation types:

8. Particularly noteworthy indigenous vegetation features include:
  - a. Swathes and scattered pockets of grey shrubland dominated by matagouri, occur across the hillslopes with more extensive areas associated with the steeper bluffy terrain overlooking Frankton and Frankton Arm.
9. Other distinctive vegetation types include:
  - a. Grazed pasture covers the lower southeastern slopes facing the Remarkables, while rough pasture (exotic grassland) occurs on the southern and western side of the hill.
  - b. Mixed exotic tree plantings throughout the north-western lower slopes in the vicinity of the access from Kelvin Peninsula.
10. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
11. Plant pest species include wilding pines, hawthorn, broom and sweet briar. Woody weeds cover much of the north facing slopes including the bluffy terrain overlooking Frankton and the Kawarau River.

#### Important Land-use patterns and features:

12. Grazed pasture is the dominant land use across the PA. Associated with this activity is a network of farm tracks throughout the north-western and northern slopes that provide access between Kelvin Peninsula and the hilltop which is also used for paid scenic drive and animal encounter activities, and throughout the lower-lying rib/gully landforms to the south of the hill 'proper' (accessed from Hanley Downs and Jacks Point).
13. Other human modification is limited to: a cluster of communication towers on the hilltop; a dwelling on the north-eastern edge of the ONF (on Peninsula Road); and a dwelling on the south-western edge (accessed via Preserve Drive).
14. The Urban Growth Boundary (UGB) at Jacks Point Zone includes the lower-lying ribs and gullies to the south of the hill. Much of this area is zoned Landscape Protection Area (LPA) under the Jacks Point zone and provides an important counterpoint or 'offset' for the urban and rural living development at Jacks Point and Hanley Downs. Within the LPA, policy focuses on enabling low-intensity pastoral farming and landscape restoration. A dwelling is anticipated in a localised hollow at the western end of the uppermost gully with a second dwelling anticipated adjacent the south boundary of the ONF. A range of location-specific assessment criteria and development controls are included in the zone provisions to guide an appropriate development outcome. Walking and cycling trails are also anticipated linking between Hanley Downs, Jacks Point and the existing track along the edge of Whakatipu Waimāori (Lake Whakatipu) (within PA ONL Homestead Bay).
15. State Highway 6 which runs along the outside of the north-eastern edge of the ONF.

#### Important archaeological and heritage features and their locations:

16. Rees or Boyes Cottage (archaeological site F41/761) at the base of Peninsula Hill.

#### Mana whenua features and their locations:

17. 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.

**Commented [BG3]:** Typographical correction to align with standard Schedule format.

**Commented [BG4]:** OS 183.38 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

**Commented [BG5]:** OS 183.26 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. OS 183.38 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

18. The north-eastern extent of the ONF overlaps the mapped wāhi tūpuna Tititea. Tititea was a pā located on the south side of the Kawarau River near Whakatipu Waimāori.

### **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:**

19. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
20. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from this area and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
21. The mana whenua values associated with Peninsula Hill and Tititea include, but may not be limited to, kāika and tauraka waka.

#### **Important historic attributes and values:**

22. The association of the hill with W. G. Rees' early sheep run.

#### **Important shared and recognised attributes and values:**

23. The descriptions and photographs of the area in tourism publications.
24. The popularity of the views across the Frankton Arm to Peninsula Hill, (partially flanked and backdropped by the Remarkables) as an inspiration/subject for art and photography.
25. The identity of the area as an important gateway feature on the south side of Queenstown.
26. The landmark qualities of the landform as a reference point in views from Queenstown.
27. The popularity of the recreational 'features' listed below.

#### **Important recreation attributes and values:**

28. The popularity of the area as a tourism destination: as a breeding and finishing farm with deer, sheep, cattle, goats, donkeys, pigs, and miniature horses, many of which can be fed by the public as paid visitors of Deer Park Heights. The area also has a number of film location attractions and picnic spots. Access by vehicle only.
29. Walking and cycling on the Jacks Point Trail (part of the Queenstown Trail) that runs along the western edge of the PA ONF Peninsula Hill (trail is located within PA ONL Homestead Bay).
30. SH6 as a key scenic route in very close proximity.

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

31. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative glacial, slope and fluvial processes.

### Particularly important views to and from the area:

32. Engaging and attractive long-range views from the Frankton Arm, Queenstown, Frankton (including the airport), SH6, Queenstown Hill, the Queenstown Gondola, Queenstown Gardens, and the Frankton Track to the rugged and dramatic north-western, northern, and north-eastern hill slopes. From this orientation the open and distinctive roche moutonnée landform is highly legible and its generally undeveloped character forms a memorable contrast with the fringe of urban development along its base. The waters of the Frankton Arm seen in the foreground of view along with the Remarkables in the background of the outlook add to the scene, establishing it as one of the key vistas associated with Queenstown.
33. Intermittent closer-range views from Kelvin Peninsula that afford an appreciation of the rocky and 'plucked' landform character and dynamic nature of the northwest to northeast side of the hill. The contrast established by this natural landform backdrop seen within an urban context adds to the memorability and appeal of such views.
34. Highly attractive and memorable close to long-range views from the Jacks Point Trail to the south of Peninsula Hill across the undulating tablelands to the dramatic and generally undeveloped roche moutonnée, flanked by Whakatipu Waimāori (Lake Whakatipu) and the distant peaks of Te Taumata-o-Hakitekura (Ben Lomond), ~~Mount Dewar~~ and Coronet Peak. The careful siting and design of rural living and urban development within the Jacks Point zone means that, where visible, built development is subservient to the natural landscape in these views.
35. Memorable 'gateway' views from SH6 to the southern and eastern sides of the hill and which screen views to Queenstown. The dominance of the landform feature by virtue of its proximity, scale, distinctive physical form, and undeveloped character, together with the limited awareness of urban development at Jacks Point, adds to the scene.
36. Attractive mid and long-range views from Jacks Point, Hanley Downs, and Coneburn SHA to the southern and/or eastern hill slopes. These orientations afford an appreciation of the rugged character of the eastern side of the feature and the smoother and more coherent landform character on the southern side. The mountainous backdrop against which the feature is seen together with its visual dominance (as a consequence of its scale, proximity, and appearance) and visual connection to the patterning of open and undeveloped hummocky terrain in the foreground of view (which is a fundamental development strategy of the Jacks Point zone) adds to the appeal of the outlook.
37. Appealing longer-range views westbound on the Remarkables Ski Field Access Road. In these views there is an awareness of the scale and form of the landscape feature rising out of the low-lying fans, deltas and hummocky terrain throughout the Coneburn valley. This theme of contrast is reinforced by the legible patterning of urban development (existing or anticipated) across the majority of the valley floor juxtaposed against the undeveloped roche moutonnée. At higher elevations along the road the broader mountain setting adds to the spectacle.
38. Highly attractive mid and long-range views from ~~Whakatipu wai-Māori~~ Whakatipu Waimāori (Lake Whakatipu) to the west and southwest to the smoother western and southern roche moutonnée slopes. From this orientation, ~~built development within the Jacks Point zone is largely screened from view, or, where visible, difficult to see.~~

**Commented [BG6]:** OS 183.47 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

**Commented [BG7]:** OS 77.36 Kai Tahu ki Otago. OS 188.36 Elisha Young-Ebert.

**Commented [BG8]:** Grammar correction BGLA.

39. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the rugged nature of the northern hill slopes and the broader glacial landscape context within which the roche moutonnée is set.
40. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes is evident within the ONF along with the very limited extent and generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpinning the high quality of the outlook.

#### Naturalness attributes and values:

41. The 'seemingly' undeveloped character of Peninsula Hill set within an urban context, which conveys a relatively high perception of naturalness. While modifications related to its pastoral, tourism, and infrastructure use are visible, the very low number of buildings, the relatively modest scale of tracks and limited visibility of infrastructure on top limits their influence on the character of the landform as a natural landscape element.
42. The irregular patterning and proliferation of grey shrubland, exposed rock faces, and areas of visible erosion in places adds to the perception of naturalness.

#### Memorability attributes and values:

43. The appealing and engaging views of the largely undeveloped and highly legible roche moutonnée landform of Peninsula Hill. The juxtaposition of the landscape feature within an urban context, along with its location on a key scenic highway route and the airport approach path, and the magnificent mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.

#### Transient attributes and values:

44. Seasonal snowfall and the ever-changing patterning of light and weather across the roche moutonnée slopes.

#### Remoteness and wildness attributes and values:

45. The juxtaposition of the generally undeveloped 'natural' landform in close proximity to Queenstown contributes to an impression of wildness, and the experience afforded from locations such as the Jacks Point Trail and Whakatipu wai Māori Whakatipu Waimāori (Lake Whakatipu) to the west and southwest, where views of Peninsula Hill are generally unencumbered by visible built development contributes an impression of remoteness.

**Commented [BG9]:** OS 183.23 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

**Commented [BG10]:** OS 77.36 Kai Tahu ki Otago. OS 188.36 Elisha Young-Ebert.

**Commented [BG11]:** OS 183.23 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

#### Aesthetic attributes and values:

46. The experience of the values identified above from a wide range of public viewpoints.
47. More specifically, this includes:
  - a. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban context or natural lake/mountain setting.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the clearly legible roche moutonnée landform profile and character;
    - ii. the open and pastoral character of Peninsula Hill;
    - iii. the distinctly rugged character of the northern side of the feature and the more coherent appearance of the southern side of the feature as a consequence of the landform and vegetation character; and,

iv. the very limited level of built modification evident through the ONF.

48. It is noted that control of plant pests species such as wilding pines can temporarily detract from aesthetic values.

**Commented [BG12]:** Typographical correction.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for PA ONF Peninsula Hill can be summarised as follows:

49. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.

50. **High associative values** relating to:

- a. The mana whenua associations of the area.
- b. The strong shared and recognised values associated with the area.
- c. The recreational attributes of the ONF.

51. **Very High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Frankton, SH6, Whakatipu Waimāori (Lake Whakatipu), the Jacks Point and Frankton Trails, Kelvin Peninsula, Hanley Downs, Coneburn SHA, Jacks Point, the Remarkables Ski Field Access Road, and the airport approach path, along with the area's transient values, play an important role.
- c. A high perception of naturalness arising from the dominance of the more natural landscape across Peninsula Hill.
- d. A sense of remoteness and wildness primarily as a consequence of the landform's proximity to Queenstown and urban development within the Coneburn valley and the overt contrast established by its scale, naturalness and dramatic appearance within an urban context. From some orientations on the lake and local trail network, the very limited visibility of built development in the wider outlook establishes Peninsula Hill as part of the expansive natural landscape.

## Landscape Capacity

The landscape capacity of the PA ONF Peninsula Hill for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for **small scale and low key** activities that integrate with and complement/enhance existing recreation features; are located to optimise

**Commented [BG13]:** The changes to the landscape capacity rating scale recommended by James Bentley's and Chris Ferguson's EIC for Darby Partners et al (OS 183) and which adopt Mr Bentley's rating scale are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Bentley's landscape capacity rating scale.

Importantly, the application of Mr Bentley's scale means that he identifies a tolerance for a degree of urban development, intensive agriculture, large scale commercial renewable energy generation. BG's Rebuttal evidence explains why she disagrees with 21.22.1 signalling, at a PA scale, any degree of landscape capacity for these land uses in the PA.

**Commented [BG14]:** OS 77.5 Kai Tahu ki Otago.

the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONF values.

- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity for tourism related activities. **Excepting in relation to the two homesites within the Jacks Point zone and consented dwellings within the PA at Hanleys Farm, extremely limited or no** landscape capacity for visitor accommodation activities.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or no** landscape capacity.
- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character in lower-lying flat land within the ONF.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity **excepting very small-scale farm quarries**.
- viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONF values. **Extremely limited or no** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of **the National Grid and utilities such as overhead lines, or cell phone towers, or navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent**.
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity **for large scale renewable energy developments**. **Very limited** landscape capacity for **discreetly** located and small-scale renewable energy generation.
- xi. **Production Forestry** – **extremely limited or no** landscape capacity **for exotic forestry**.
- xii. **Rural living** – **very limited to no extremely limited** landscape capacity **for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a 'low-key' rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).**

- Commented [BG15]:** Consequential amendment arising from OS 74.2.
- Commented [BG16]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG17]:** James Bentley and Chris Ferguson EIC on behalf of Darby et al (OS 183) support an increased level of landscape capacity for visitor accommodation and tourism related activities.  
  
For the reasons set out in BG EIC, BG does not support such a change. She also relies on the evidence that she prepared in relation to the Jacks Point Appeal which is attached to her Rebuttal evidence. This applies a very fine grained landscape assessment, and finds that despite the fact that part of the PA is located within the UGB and Jacks Point Zone, it does not have the landscape capacity to absorb additional tourism related activities.
- Commented [BG18]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG19]:** OS 181.5 Henley Downs Ltd.
- Commented [BG20]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG21]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG22]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG23]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG24]:** Change made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 183).
- Commented [BG25]:** Consequential amendment arising from OS 74.2.
- Commented [BG26]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG27]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG28]:** OS 70.9 Transpower. OS 86.7 Melissa Brook.
- Commented [BG29]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG30]:** OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.
- Commented [BG31]:** Mr Bentley and Ms Gilbert made this typographical correction during landscape conferencing on 4 October 2023.
- Commented [BG32]:** Typographical correction.
- Commented [BG33]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG34]:** Change made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 283). (NB This amendment effectively 'leaves the door open' for native forestry in the PA which is compatible with the protection of landscape values.)
- Commented [BG35]:** James Bentley and Chris Ferguson EIC on behalf of Darby et al (OS 183) support an increased level of landscape capacity for rural living activities. For the reasons set out in her EIC BG does not support such a change. She also relies on the evidence that she prepared in relation to the Jacks Point Appeal which is attached to her Rebuttal evidence. This applies a very fine grained landscape asses ... [1]
- Commented [BG36]:** OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. ... [2]
- Commented [BG37]:** Change made by BG, relying on OS 67.28 (UCESI).
- Commented [BG38]:** OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. ... [3]

**Page 7: [1] Commented [BG35]    Bridget Gilbert    25/09/2023 2:28:00 pm**

James Bentley and Chris Ferguson EIC on behalf of Darby et al (OS 183) support an increased level of landscape capacity for rural living activities. For the reasons set out in her EIC BG does not support such a change. She also relies on the evidence that she prepared in relation to the Jacks Point Appeal which is attached to her Rebuttal evidence. This applies a very fine grained landscape assessment and finds that despite the fact that part of the PA is located within the UGB and Jacks Point Zone, it does not have the landscape capacity to absorb additional development of this type.

**Page 7: [2] Commented [BG36]    Bridget Gilbert    26/04/2023 3:59:00 pm**

OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

OS 183.70 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

OS 183.76 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

OS 21.4 Mee Holdings Ltd.

**Page 7: [3] Commented [BG38]    Bridget Gilbert    2/05/2023 11:27:00 am**

OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

OS 183.76 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

OS 21.4 Mee Holdings Ltd.

## 21.22.2 PA ONF Ferry Hill: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Ferry Hill PA ONF encompasses the elevated roche moutonnée landform of Ferry Hill.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The steeply sloping roche moutonnée glacial landform of Ferry Hill (694m), with a smooth 'up-glacier' slope to the southwest and south, and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north, and northeast.
2. Ferry Hill, formed by the over-riding Wakatipu glacier, is recognised in the NZ Geopreservation Inventory as being one of the four best examples of roche moutonnée in Central Otago and one of the most easily seen and appreciated. It is of national scientific, aesthetic or educational value and is assessed to be vulnerable to significant damage by human related activities.
3. The cone-like peak landform of Ferry Hill.

### Important hydrological features:

4. The unnamed streams along the western side of the PA.
5. The irrigation race around the eastern and southern lower flanks of Ferry Hill.

### Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
  - a. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on the landform. Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.
7. Other distinctive vegetation types include:
  - a. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Ferry Hill.

- b. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the lower and more gently sloping flanks of Ferry Hill and the saddle between Pt 781 and Ferry Hill.
  - c. Amenity and shelter plantings around the few scattered dwellings on the northern and western sides of Ferry Hill.
8. Existing elements that require management: Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
  9. Plant pest species include wilding conifers, hawthorn, buddleia, elderberry, sycamore, broom and gorse.

**Important land-use patterns and features:**

10. Grazed pasture which is the dominant land use across the PA. Associated with this activity is a network of farm tracks, fencing and farm buildings sheds.
11. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill.
12. The very sparse scattering of rural and rural living dwellings (including consented but unbuilt platforms) and farm buildings in rural zoned areas around the edges of the PA ONF.
13. Infrastructure is evident within the PA and includes: Aurora distribution lines over the saddle near Lake Johnson (one crossing the river at Tucker Beach).
14. The Urban Growth Boundary (UGB) associated with Queenstown which adjoins the southern and eastern sides of the PA.
15. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the urban residential and commercial development adjoining the south and eastern edges of the area (taking in Frankton and Quail Rise); Frankton Road (SH 6A); and the rural living development at Tucker Beach and Hansen Road on the northern and north-western lower slopes of Ferry Hill (Wakatipu Basin Lifestyle Precinct zone).

**Commented [BG1]:** OS142.22 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG2]:** OS 103.1 Tim Williams on behalf of Katherine and David Coulter.  
OS 142.23 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG3]:** OS 142.5 Maree Baker-Galloway on behalf of the Hansen Family Partnership.  
OS 145.5 Maree Baker-Galloway on behalf of Jon Waterston.

**Important archaeological and heritage features and their locations:**

16. Archaeological features relating to historic farming in the area around lake Johnson.

**Mana whenua features and their locations:**

17. 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.

**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:**

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

### Important historic attributes and values:

19. The general area as a site of early gold mining.
20. Early farming around Waipuna (Lake Johnson).

### Important shared and recognised attributes and values:

21. The descriptions and photographs of the area in tourism publications.
22. The identity of Ferry Hill as part of the dramatic backdrop to Frankton and the western side of the Whakatipu Basin.

### Important recreation attributes and values:

23. SH6 as a key scenic route in close proximity.

### Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

24. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes (excepting the water race which is man-made).
25. Indigenous rocky outcrop, steep slope and gully plantings which reinforce the legibility and expressiveness values throughout the area.

### Particularly important views to and from the area:

26. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6 and Kelvin Peninsula to the cone-like peak of Ferry Hill (in combination with the roche moutonnée landforms of Pt781 and Te Tapanui (Queenstown Hill) which are within the West Whakatipu Basin PA ONL). In many of these views the open pastoral character of the smooth and more rough roche moutonnée slopes forms a bold contrast with the urban context. In longer range views from many of the more distant locations on the south side of the feature, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform within an urban context adds to the memorability and appeal of such views.
27. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the Whakatipu Basin, to the distinctive cone-like peak of Ferry Hill. In closer range views, the expanse of the PA ONF is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some views, there is an appreciation of the band of urban (Quail Rise) and rural living development (Tucker Beach) throughout the lower and gentler slopes of Ferry Hill and along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees and the odd rural dwelling across the north side of Ferry Hill. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landform and its generally undeveloped character makes it memorable.

28. Attractive mid and long-range views from Ladies Mile to the southeast and east sides of Ferry Hill. From this orientation, the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough 'plucked' character indicating the direction of travel of the glacier that sculpted this landform.
29. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roche moutonnée and the broader glacial landscape context within which the PA ONF is set.
30. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the PA and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

#### **Naturalness attributes and values:**

31. The 'seemingly' undeveloped character of Ferry Hill PA ONF set within an urban or rural living context, which conveys a relatively high perception of naturalness. While modifications related to pastoral and infrastructure uses are visible, the very low number of buildings, the relatively modest scale of tracks and the limited visibility of infrastructure limits their influence on the character of the area as a natural landscape element.
32. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places, adds to the perception of naturalness.

#### **Memorability attributes and values:**

33. The appealing and engaging views of the largely undeveloped and legible roche moutonnée landform. The juxtaposition of the landscape feature within an urban or rural living context, along with its location on a key scenic highway route and the airport approach path, along with the magnificent mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.

#### **Transient attributes and values:**

34. Seasonal snowfall and the ever-changing patterning of light and weather across the roche moutonnée slopes.
35. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (poplars and willows in particular).

#### **Remoteness and wildness attributes and values:**

36. A sense of the remoteness across the western side of the landform that is set well apart from urban and rural living development and strongly associates with the broader undeveloped ONL mountain context associated with Pt 781 and Sugar Loaf.

#### **Aesthetic qualities and values:**

37. The experience of all of the values identified above from a wide range of public viewpoints.
38. More specifically, this includes:
  - a. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban or rural living context.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The distinctly rugged character of the west, northwest, north and northeast sides of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.

- ii. The generally open and pastoral character of Ferry Hill.
- iii. The cone-like peak landform of Ferry Hill.
- iv. The very limited level of built modification evident through the ONF.

**Commented [BG4]:** OS 142.25 Maree Baker-Galloway on behalf of the Hansen Family Partnership.  
OS 145.19 Maree Baker-Galloway on behalf of Jon Waterston.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for PA ONF Ferry Hill can be summarised as follows:

- 39. **High physical values** due to the high-value landforms, vegetation features, habitats, hydrological features and mana whenua features in the area.
- 40. **High associative values** relating to:
  - a. The mana whenua associations of the area
  - b. The historic associations of the area
  - c. The strong shared and recognised values associated with the area.
- 41. **High perceptual values** relating to:
  - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Frankton, the scenic route of SH 6, sections of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Whakatipu Basin, and the airport approach path, along with the area's transient values, play an important role.
  - c. The identity of the roche moutonnée as a natural and dramatic landscape backdrop to Frankton and the western side of the Whakatipu Basin.
  - d. A sense of remoteness and wildness associated with the western side of the PA.

## Landscape Capacity

The landscape capacity of the PA ONF Ferry Hill for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low key activities that integrate with, and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values.

**Commented [BG5]:** The changes to the landscape capacity rating scale recommended by Carey Vivian EIC for Woodlot Properties (OS 114) and which adopt Mr Espie's rating scale are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie's landscape capacity rating scale.

**Commented [BG6]:** OS 77.5 Michael Bathgate on behalf of Kai Tahu ki Otago.

**Commented [BG7]:** Consequential amendment arising from OS 74.2.

**Commented [BG8]:** OS 74.2. John May and Longview Environmental Trust.

- ii. **Visitor accommodation and tourism related activities** – very limited landscape capacity for visitor accommodation associated with existing consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road) and which: are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate). Extremely limited or No landscape capacity for visitor accommodation elsewhere in the PA. Extremely limited or No landscape capacity for tourism related activities within the PA. no landscape capacity.
- iii. **Urban expansions** – extremely limited or no landscape capacity.
- iv. **Intensive agriculture** – extremely limited or no landscape capacity.
- v. **Earthworks** – very limited landscape capacity for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – very limited landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – extremely limited or no landscape capacity excepting very small-scale farm quarries.
- viii. **Transport infrastructure** – very limited landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. Very limited to no Extremely limited landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – limited capacity for 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 and/or co-located with existing infrastructure. 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.
- x. **Renewable energy generation** – extremely limited or no landscape capacity for large scale renewable energy developments. Very limited to no Extremely limited landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Production Forestry** – extremely limited or no landscape capacity for exotic forestry.
- xii. **Rural living** – very limited to no extremely limited landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a 'low-key' rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

**Commented [BG9]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG10]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG11]:** OS 142.26 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG12]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG13]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG14]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG15]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG16]:** Typographical correction.

**Commented [BG17]:** Consequential amendment arising from OS 74.2.

**Commented [BG18]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG19]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG20]:** OS 70.10 Ainsley McLeod on behalf of Transpower New Zealand Limited.

**Commented [BG21]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG22]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG23]:** OS 142.30 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG24]:** Typographical correction.

**Commented [BG25]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG26]:** Change made by BG, relying on OS 67.28 (UCESI).

**Commented [BG27]:** OS 90.1 Will Hodgson. OS 145.24 Maree Baker Galloway on behalf of Jon Waterstone.

**Commented [BG28]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG29]:** OS 90.1 Will Hodgson. OS 145.24 Maree Baker Galloway on behalf of Jon Waterstone.

## 21.22.3 PA ONF Kimiākau (Shotover River): Schedule of Landscape Values

**Commented [BG1]:** BG amended title from ONF/L to ONF. Refer BG rebuttal evidence for explanation.

### Key

~~Black strikethrough text:~~ Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

**Black comment box text:** Submission references for text changes recommended in 42A Report.

~~Red strike through text:~~ Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

**Red comment box text:** Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

Kimiākau (Shotover River) PA ONF ~~is~~ takes in the river corridor and context winding broadly southwards from west of Mount Dewar, through Arthurs Point, around Tucker Beach to the confluence with the Kawarau River. The PA ONF includes the lower reaches of Moonlight Creek to the west of Mount Dewar.

~~In the vicinity of the Shotover Loop, the ONF portion of the PA corresponds to the gorge. The elevated land to the north, that includes a roche moutonnée knoll corresponds to ONL, with the distinction between the ONL and ONF coinciding with the transition from the steep escarpment of the gorge to the less steep slopes of the knoll.~~

**Commented [BG2]:** OS 207.2 QLDC. Amended PA Schedule title (ONF/L rather than ONF) to reflect the Decision of the Arthurs Point Hearing Commission (dated 8 June 2023). NB same amendment in Schedule header. Text amendments in the General Description are recommended to assist an understanding of the ONF and ONL portions of the PA as a consequence of the Arthurs Point Hearing Commission Decision (dated 8 June 2023).

**Commented [BG3]:** BG amended title from ONF/L to ONF. Refer BG rebuttal evidence for explanation.

**Commented [BG4]:** Consequential amendment made by BG. Refer BG rebuttal evidence for explanation.

The mapped PA ONF includes the upper edges of the landforms framing the river corridor. This takes in the gravel beds and river floodplains to the west of Arthurs Point and at Big Beach (south of Arthurs Point), Tucker Beach and the Kawarau confluence. It also includes the steep hill slopes bordering Piano Terrace and the western end of the Shotover Canyon Track to the west of Mount Dewar.

### 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. Steep escarpments, scarps, ~~roche moutonnée knoll~~, gorges/canyons, bluffs and river cliffs, where glacial and alluvial processes have eroded underlying schist.
2. Alluvial floodplains and terraces, dynamic river braids and gravel shoals at bends in the course of the river to the west of Arthurs Point and at Big Beach, Tucker Beach and the confluence with the Kawarau River.
3. The overall transition along the course of the river from a predominantly narrow and steeply incised corridor (interspersed with alluvial flats and gravel beds at river bends) upriver (north) of Tucker Beach to a more consistently broad and open riverbed and valley at the confluence with the Kawarau.
4. In places, the seamless merger of the riverbanks with the flanking large-scale mountain landforms of Ferry Hill, Sugar Loaf, Bowen Peak and Mount Dewar.

**Commented [BG5]:** Consequential change following the more detailed landscape information presented at the Arthurs Point hearing.

**Commented [BG6]:** Consequential amendment made by BG. Refer BG rebuttal evidence for explanation.

### Important hydrological features:

5. The Kīmiākau (Shotover River), in particular the following features and attributes:
  - a. Waterbody with a gravel and schist bed.
  - b. The fast-flowing waters with numerous rapids.
  - c. Emerald green colouring ~~Clarity of the waters in the vicinity of the gorge.~~

**Commented [BG7]:** OS 59.2 Anna Hutchinson Family Trust.

### Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of grey shrubland, especially within the gorged sections upstream of Tucker Beach and upstream of Arthurs Point and on adjacent hillslopes.
  - b. Remnant pockets of mountain beech in the gorge upstream of Arthurs Point.
  - c. Cushion vegetation associated with stable areas of riverbed at Tucker Beach and Big Beach.
  - d. A large regionally significant wetland known as the Shotover River Confluence Swamp by the lower braided section near the Kawarau River confluence. The wetland features a mosaic of sedgeland, rushland and willow.
7. Other distinctive vegetation types include:
  - a. The almost continuous patterning of willows and poplars along the riverbanks.
8. The rocky gorges and associated beech forest and grey shrubland provide habitat for New Zealand falcon and other native birds including bellbird, South Island tomtit, grey warbler, fantail and silvereye.
9. The river and adjoining stable areas of riverbed provide suitable feeding and nesting habitat for the ~~nationally threatened~~ black-fronted tern (*Chilidonia albertiatus*) (Nationally endangered), black billed gull (*Larus bulleri*) (Nationally critical) and the banded dotterel (*Charadrius bicinctus*) (Nationally vulnerable).
10. Habitat for trout and salmon.
11. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
12. Plant pest species include wilding conifers, sycamore, elderberry, buddleia, hawthorn, sweet briar, broom and gorse. Large areas of stable riverbed being colonised by buddleia.

**Commented [BG8]:** Correction to remove duplication and typographical error.

**Commented [SG9R8]:** We have amended this comment, just FYI. It formerly stated "typographical correction", but the change is more than that.

### Important land-use patterns and features:

13. A very limited number of rural living dwellings on the intermediate ledges framing the river corridor, with two located near the southern end of Domain Road, three scattered across the elevated ledges to the northwest of the Edith Cavell Bridge, two located on the elevated terraces to the northeast of the Edith Cavell Bridge, one located on the elevated terrace southeast of Edith Cavell Bridge and one opposite Big Beach. The very limited number of dwellings and/or their discreet location (with the latter factor not applying to all of the existing dwellings) are important factors in the appropriateness of these elements within the river corridor.
14. The Lower Shotover / Kīmiākau Trail along the true left bank of the river linking between Littles Road and Domain Road and parts of the Countryside Trail and Twin Rivers Trail and the southern end of the PA ONF. All of the trails are part of the Queenstown Trail network.
15. The network of relatively short tracks along the river, to the north and south of Arthurs Point.

**Commented [BG10]:** OS 106.1 RD & EM Anderson Family Trust.

16. The western end of the Shotover Canyon Track (north of Arthurs Point).
17. An almost continuous patterning of 'conservation' focused land along Kimitiākau and the Moonlight Creek (comprising Stewardship Area, DoC marginal strip or Council Reserve). Noteworthy publicly accessible reserve areas are located at Tucker Beach and the river terraces north of Arthurs Point.
18. The Urban Growth Boundary (UGB) associated with Arthurs Point adjoins either side of the river PA ONF.
19. Infrastructure is evident within the corridor and includes: pipelines at the Old Shotover Bridge; ~~a transmission corridor the Cromwell-Frankton A 110KV overhead transmission line that forms part of the National Grid~~ and gravel extraction is located near the confluence with the Kawerau; informal gravel trails and vehicular tracks; fencing; and two Aurora distribution lines (one crossing the river at Tucker Beach, and the other running along the corridor roughly between Tucker Beach and Big Beach); ~~the Queenstown Airport runway and Runway End Safety Area (RESA) located at the southern end of the PA~~; ~~Morningstar Reserve area comprising a range of land industrial commercial activities and facilities area~~ beneath the Edith Cavell Bridge including Shotover Jet and Queenstown Rafting tourism operations, ~~Canyon Brewing and carparking area, as well as~~ The Shotover Canyon Swing which has a steel cable line that crosses the river and is located north of the Edith Cavell bridge. A bridge is planned to be built in the future to cross the Shotover River at Tuckers Beach Reserve as part of the Queenstown Trail.
20. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character and/or proximity include: ~~the Queenstown Wastewater Treatment Plant~~, the urban area of Quail Rise on the eastern side of Ferry Hill; the scattering of rural living properties throughout Tucker Beach rural living area, along the top of the cliffs adjacent Domain Road, Littles Road and Fitzpatrick Road; and throughout the river terraces adjacent Littles Stream.
21. State Highway 6 which crosses the river at the southern end of the PA.
22. Gorge Road which crosses the river at Arthurs Point (via the Edith Cavell Bridge).
23. The very popular commercial jet boat ~~and rafting~~ operations at the southern end of the ONF and the area north and south of the Edith Cavell Bridge.

**Commented [BG11]:** OS 59.6 Anna Hutchinson Family Trust.

**Commented [BG12]:** OS 70.11 Transpower New Zealand Limited.

**Commented [BG13]:** OS 70.11 Transpower New Zealand Limited.

**Commented [BG14]:** OS 86.5 Melissa Brook.

**Commented [BG15]:** Typographical correction.

**Commented [BG16]:** Typographical correction.

**Commented [BG17]:** OS 166.9 RealNZ Limited.

**Commented [BG18]:** OS 59.6 Anna Hutchinson Family Trust.  
OS 59.13 Anna Hutchinson Family Trust.

**Commented [BG19]:** OS 166.10 RealNZ Limited.

#### Important archaeological and heritage features and their locations:

24. Edith Cavell Bridge at Arthurs Point (District Plan reference 35, archaeological site E41/300).
25. The Thomas Arthurs Monument, beside Edith Cavell Bridge, Arthurs Point (District Plan reference 29).
26. The steam tractor beside the Oxenbridge Tunnel near Arthurs Point (true right bank; District Plan reference 31).
27. The house and sleepout, Paddy Mathias Place Arthurs Point Road (true left bank, District Plan reference 62).
28. The Old Shotover River Bridge (District Plan reference 222).
29. The Oxenbridge Mining Tunnel near Arthurs Point (true right bank). The 170m tunnel was part of a failed mining scheme by the Oxenbridge brothers, attempting to divert water from the river to recover gold from the riverbed. Today it is used by rafters and kayakers (HNZPT List Number 5607; archaeological site E41/94).
30. Sew Hoy's Big Beach Claim Historic Area (at Big Beach; HNZPT List Number 7545).
31. A protected Poplar near Arthurs Point (true right bank; District Plan reference 163).
32. Old Shotover Bridge Stone Causeway (archaeological site F41/790).
33. Kawarau Diversion Syndicate Project features (dredge and diversion tunnel, archaeological site E41/255).

34. Stone abutment of 1862 bridge (archaeological site E41/301).
35. Prince Arthur Dredge (archaeological site E41/95).
36. Various inter-related complexes of gold sluicings, tailings, water races, and associated domestic sites along the riverbanks (for example, archaeological sites E41/247, E41/243, and F41/766).

36A. Shotover Jet and Queenstown Rafting Operations (Queenstown's first commercial jet boating and rafting operations).

**Commented [BG20]:** OS 166.11 RealNZ Limited.

#### Important mana whenua features and their locations:

37. 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.
38. The ONF is mapped as wāhi tūpuna Kimiākau (Shotover River), part of the extensive networks of mahika kai (food & resource gathering) and traditional travel routes in this area.
39. A contemporary nohoaka (camping site to support traditional mahika kai activities provided as redress under the Ngāi Tahu Claims Settlements Act 1998) is located at Tucker Beach.
40. The confluence of the Kimiākau and the Kawerau is known as Puahuru.

#### 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:

41. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
42. For generations, mana whenua traversed these catchments gathering kai and other resources.
43. The mana whenua values associated with this ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

#### Important historic attributes and values:

44. Gold mining in and alongside the river, which is reputed to have been one of the richest gold bearing rivers in the world.
45. The naming of the river which was coined by William Gilbert Rees after his business partner, George Gammie's English estate, Shotover Park. The river had been previously called Tummel by two Scottish pioneers named Donald Angus Cameron and Angus Alphonse Macdonald who had passed through the area before Rees arrived. It was also referred to as the Overshot by the early goldminers, but it was the name Shotover that stuck.
46. The scattering of various historic features (including the Old Ferry Hotel on Spence Road), especially bridges and bridge sites, along and adjacent the PA ONF, which collectively tell the story of the early European history of the area.

**Commented [BG21]:** OS 59.15 Anna Hutchinson Family Trust.

#### Important shared and recognised attributes and values:

47. The descriptions and photographs of the area in tourism publications.

48. The popularity of Kimitiākau (Shotover River) as an inspiration/subject for art, photography, postage stamps and books. Also as a wedding venue.
49. The identity of the river as an important natural and historic landscape context for Arthurs Point, Tucker Beach, Quail Rise, and the various rural living areas along its margins.
50. The popularity of the recreational 'features' listed below and their general ease of accessibility.
51. The importance of the natural heritage area to the local community as evidenced by the efforts of local community groups (eg e.g. APCA and KAPOW) to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.

**Commented [BG22]:** Typographical correction.

#### Important recreation attributes and values:

52. Gold panning on the river; walking (including dog walking), running and cycling the trail alongside the river (including footbridges); jetboating, rafting, paddleboarding and kayaking on the river, particularly through the Shotover gorge/canyon section; swimming in the river; picnicking by the river.
53. Some motorbiking activities at the southern end of the ONF.
54. Arthurs Point DOC Visitor Services office and tourism ticketing / access points.
55. Te Araroa Trail connection via the Wakatipu Track, passing over the Shotover River near Frankton.
56. Sport fishing for trout and salmon.

#### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

57. Clearly legible glacial, fluvial / hydrological processes that have shaped the river corridor and which continue to add to its dynamic qualities. These are evident in scarps, floodplains and the changing patterns of channels and alluvial deposits and gravel banks along the river course.

#### Particularly important views to and from the area:

58. Highly attractive close, mid and long-range views from tracks/bridges (which are public places and including Edith Cavell Bridge), local roads, reserve land, the water, the SH6 bridge and nearby dwellings (including at Arthurs Point) along the river corridor. Vegetation and landform patterns, together with the winding corridor, contain and frame views, contributing a highly variable character to the outlook.
59. Throughout the gorge/canyon sections near Arthurs Point, the fast-flowing narrow channel, framed by unmodified rock escarpments, bluffs and large-scale vegetation-clad river cliffs, is spectacular.
60. Throughout river bends and towards the lower reaches, the corridor is wider, affording longer-range views of the broader mountain setting. Here, the engaging patterning of the dynamic river waters and gravel beds—framed by the undeveloped vegetation-clad river cliffs and terraces dominates the outlook. The filtering and framing effect of vegetation in places along with the alternating availability of such views serves to enhance their interest and appeal. In places, the steep and large-scale mountainous landforms of Ferry Hill, Sugar Loaf, Bowen Peak, Mount Dewar and the broader mountain setting add to the sense of drama and grandeur. Elsewhere, historic features within or adjacent the corridor, rapids and/or the dynamic gravel shoals add to the appeal of the outlook.

**Commented [BG23]:** Typographical correction.

**Commented [BG24]:** OS 200.41 Gertrude's Saddlery Limited.

61. From low-lying vantage points within the corridor (on the water and on tracks) intervening landform and/or vegetation features largely obscure views to urban and rural living development adjacent the area adjacent.
62. Appealing mid and long-range views from SH6 Shotover Bridge in which the broad river corridor reads as a swathe of natural landscape bookmarking the interface between Queenstown and the Wakatipu Basin proper. In these views, the attractive vegetation dominated riverbanks, along with the dynamic gravel beds and water channels and Old Shotover bridge, create the impression of a relatively undeveloped river corridor. The visibility of the distant Northern Remarkables and Coronet Range in outlooks adds to the appeal.
63. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook. The limited visibility of urban development at Arthurs Point from much of the corridor also plays a role in this regard.

#### Naturalness attributes and values:

64. The seemingly undeveloped character of the river corridor due to the dominance of the escarpment, cliff and bluff landforms, the waterbody and its largely vegetated margins. While trails, tunnels, footbridges, road bridges, ~~transmission corridors~~ National Grid, power lines, wilding conifers, the odd house and vehicular tracks are evident in the corridor, these features either indicate the high recreational values of the ONF (see shortly) or are of a character, location and/or extent that means they are not dominant elements. The exception to this is the transmission corridor at the southern end of the area which contributes a localised utilitarian influence.
65. From the bridges and more elevated locations within the corridor, there is an awareness of the urban or rural living land use adjacent the corridor. Even so, there remains a perception of significant naturalness within the river landscape, largely due to the densely vegetated riverbanks, escarpment and bluff landforms and/or close proximity to the dramatic mountain context. Buildings tend to be glimpsed behind plantings making them recessive, with the historic character of some contributing to the charm of the area. Structures such as the historic bridges, signage, and seating associated with the trails also contribute positively to the appearance of the area. Overall, there is the impression of a landscape that is highly picturesque, variable and aesthetically appealing.
66. For the gorge stretches of river corridor, the dramatic escarpments, scarps, cliffs, and bluffs that frame the river create the impression of a strongly enclosed, intimate, and dramatic river character. The wild waters and exotic vegetation add to this impression and there is generally a very high perception of naturalness and 'getting away from it all' due to very limited exposure to development.

**Commented [BG25]:** OS 70.12 Transpower New Zealand Limited.

**Commented [BG26]:** OS 200.26 Gertrude's Saddlery Limited.  
OS 200.45 Gertrude's Saddlery Limited.  
OS 200.47 Gertrude's Saddlery Limited.

#### Memorability attributes and values:

67. The dramatic gorges near Arthurs Point and stretches of rapids.
68. The appealing and engaging views of the sinuous braided river corridor flanked by vegetation.
69. The various footbridges and historic features along the river corridor.

#### Transient attributes and values:

70. The fluctuations and changing patterns of the river waters and floodplain gravel banks.
71. The autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars and willows in particular).
72. Seasonal snowfall throughout the riverbanks provides a noteworthy spectacle.

**Remoteness and wildness attributes and values:**

- 73. The gorge sections of the corridor where there is a strong sense of wildness.
- 74. Large stretches of the balance of the area, where despite the greater corridor width, intervening vegetation and / or landforms, screens views of surrounding buildings and roads.
- 75. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness in places.

**Commented [BG27]:** Typographical correction.

**Aesthetic qualities and values:**

- 76. The experience of the values identified above from a wide range of public viewpoints.
- 77. More specifically, this includes:
  - a. The highly attractive and intimate composition created by the fast-flowing watercourse framed by the dramatic scarps, escarpments, bluffs, and vegetation-clad cliffs throughout the gorge sections.
  - b. The dynamic and natural patterning of the braided channel and gravel shoals throughout wider sections, seen framed by vegetation.
  - c. The striking seasonal leaf colour display associated with the area.
  - d. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the visually discrete character of the majority of built development bordering the area;
    - ii. the historic built development that is seen in places;
    - iii. the sympathetic design of the trail tracks and structures; and
    - iv. the exotic trees along the river course, which contribute to the scenic appeal despite not being native.

**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
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for Kimiākau (Shotover River) PA ONF can be summarised as follows:

- 78. **Very High** physical values relating to the velocity and clarity of the waters, the dynamic attributes of the river corridor, the gorges and floodplains shaped by the river, the habitat values for native fauna, the areas of indigenous vegetation and the mana whenua features in the area.
- 79. **Very High** associative values relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features in the area.
  - c. The strong shared and recognised values associated with the area.

d. The recreational attributes of the ONF.

80. **Very High** perceptual values relating to:

- a. The strong legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The appealing aesthetic and distinctive memorability values of the area as a consequence of its distinctive and appealing composition of natural and cultural landscape elements. The area's transient values, the intimate, dramatic, and enclosed character of the gorge sections and the accessibility of the area generally play an important role.
- c. A strong perception of naturalness arising from the dominance of more natural landscape elements and processes throughout the area.
- d. A sense of remoteness and wildness in places, particularly throughout the gorge sections due to the sheer scale of natural landforms and wildness of the wild river waters and elsewhere, in places where landform and/or vegetation obscure views of built development.

### Landscape Capacity

The landscape capacity of the Kimitiākau (Shotover River) PA ONF 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 recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values. It is acknowledged that larger scale commercial recreation is anticipated in connection with the Shotover Jet development.
- ii. **Visitor accommodation and tourism related activities** – no landscape capacity. very limited landscape capacity for visitor accommodation associated with existing dwellings and consented platforms which are located to optimise the screening and/or filtering benefit of natural landscape elements; 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). Extremely limited or No landscape capacity for visitor accommodation elsewhere in the PA. Extremely limited or No landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions** – extremely limited or no landscape capacity.
- iv. **Intensive agriculture** – extremely limited or no landscape capacity.
- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with public access tracks, trails, tunnels, and bridge structures, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – very limited to no Extremely limited landscape capacity for modestly scaled farm buildings that reinforce existing rural character.
- vii. **Mineral extraction** – extremely limited or no landscape capacity.
- viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. Extremely limited or No landscape capacity for other transport infrastructure.

**Commented [BG28]:** Recommended changes to landscape capacity rating scale by Ben Farrell EIC for RealNZ (OS 166) are not supported. Refer BG Rebuttal evidence for discussion of Mr Farrell's landscape capacity rating scale.

**Commented [BG29]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG30]:** Consequential amendment arising from OS 74.2

**Commented [BG31]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG32]:** Changes made by BG in response to Ben Farrell EIC for RealNZ (OS 166).

**Commented [BG33]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG34]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG35]:** OS 200.64 Gertrude's Saddlery Limited. OS 172.11 Arthurs Point Trustees Limited.

**Commented [BG36]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG37]:** Ben Farrell EIC for RealNZ (OS 166) recommends that allowance for urban development in the vicinity of Morningstar Reserve is acknowledged in 21.22.3. No technical landscape evidence is provided in support of this recommendation. For the reasons set out in her EIC and Rebuttal, BG does not support this change.

**Commented [BG38]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG39]:** OS 172.9 Arthurs Point Trustees Limited.

**Commented [BG40]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG41]:** OS 172.9 Arthurs Point Trustees Limited.

**Commented [BG42]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG43]:** Brett Giddens EIC for Arthurs Point Outstanding Natural Landscape Society (OS 122) requests that 21.22.3 is amended to identify a rating of no landscape capacity for trails in the vicinity of the Shotover Loop. BG understands Mr Giddens' opinion to be based on recent earthworks and tracking in the area, associated with tree removals. BG considers that the landscape effects associated with tree removal haul tracks and walking/cycling trails are typically quite different due to their scale, the typical 'care' given to their alignment and configuration to respond to landform patterns and the implicit benefit to landscape values associated with trails. Relying on her knowledge of the area (as set out in her EIC), BG also considers that there is the potential to locate and design trails in the Shotover Loop part of the PA that would protect landscape values. Further, in BG's view, such features serve to enhance landscape values via the recreational benefit that they afford. For these reasons BG does not agree with the change requested by Mr Giddens in this regard.

**Commented [BG44]:** Ben Farrell EIC for RealNZ (OS 166) recommends that reference to the 'upgrading and expansion of existing transport infrastructure' is added here. No evidence is provided as to why this is needed or what it might entail. BG notes that any land-use not specifically referenced in 21.22.3 would default to the location specific landscape assessment required under PDP 3.3.46. Mr Farrell may be able to provide evidence as to why this reference is needed at the expert conferencing.

**Commented [BG45]:** Consequential amendment arising from OS 74.2.

**Commented [BG46]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG47]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for 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 co-located with existing infrastructure or designed and located so that they are not visually prominent.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial scale renewable energy generation. ~~Very limited to no~~ Extremely limited landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. ~~Production~~ **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – ~~Very limited to no~~ extremely limited** landscape capacity for development that is: clustered with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; 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).

**Commented [BG48]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG49]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG50]:** OS 172.9 Arthurs Point Trustees Limited.

**Commented [BG51]:** Typographical correction.

**Commented [BG52]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG53]:** Change made by BG, relying on OS 67.28 (UCESI).

**Commented [BG54]:** Brett Giddens EIC for Arthurs Point Outstanding Natural Landscape Society (OS 122) requests that the landscape capacity for rural living is rated as no landscape capacity, rather than the 'very limited to no' rating applied in the s42A Version of 21.22.3. BG does not support this change, as the rating of landscape capacity applies to the PA as a whole. Relying on her knowledge of the PA (as set out in her EIC), BG considers that there is likely to be the odd location within the PA where a very carefully located and designed rural living dwelling could be located that protects landscape values and is reasonably difficult to see from beyond the site.

**Commented [BG55]:** OS 172.9 Arthurs Point Trustees Limited. OS 200.65 Gertrude's Saddlery Limited.

**Commented [BG56]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG57]:** OS 172.9 Arthurs Point Trustees Limited.

## 21.22.4 PA ONF Morven Hill: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

Orange underlined text and comment box: Text amendment requested in Lay Evidence.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

Morven Hill PA ONF comprises the summits and slopes of the large roche moutonnée between Te Whaka-ata (Lake Hayes) and the Kawarau River in the Whakatipu Basin. The PA excludes the semi-circular area of the north-western slopes, which has been developed for rural living, and the ice-eroded plateau extending from the eastern slopes.

### 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. Prominent large roche moutonnée landform that is the highest and most extensive of the roches moutonnées protruding from the Whakatipu Basin floor (Morven Hill, Slope Hill, Ferry Hill and Feehlys Hill). The landform extends south-west to north-east, with the lower western summit (559 m) separated from the main eastern summit (750 m) by a shallow saddle. This landform is recognised in the NZ Geopreservation Inventory having national importance. The underlying schist bedrock is exposed in places on the hill slopes, particularly on the north-eastern and eastern faces.

### Important ecological features and vegetation types:

2. Predominantly rough pasture with scattered matagouri, sweet briar, hawthorn, elderberry and other exotic weeds in places. Dense cover of weeds (the previously mentioned species as well as buddleia, gorse and broom), with some matagouri and mānuka, on the shadier southern slopes leading down to the river. Conifer shelterbelts and woodlots in the saddle area and one larger radiata pine plantation adjacent to the river.
3. Natural spring on the southern side of the saddle, with associated farm ponds and an ephemeral watercourse running down to the Kawarau River.
4. The denser patches of matagouri towards the river provide suitable habitat for grey warbler, fantail and silvereye. The rocky terrain on the higher sunnier faces in combination with the rough pasture and pockets of matagouri provides suitable habitat for skinks and geckos.

5. Potential for enhancement of ecological values on the southern faces through weed control and indigenous regeneration. Some indigenous plantings have been established along the cycle trail.
6. Animal pest species include rabbits, possums, stoats, rats, and mice.

**Important land use patterns and features:**

7. Predominantly used for extensive pastoral farming (cattle, goats, sheep or deer), baleage hay or hobby farming. Limited farming infrastructure, including farm tracks, fencing, stock yards, water tanks and four farm sheds.
8. A farm quarry on the upper southern slopes of the main hill.
9. Several dwellings are located on Morven Hill including consented, unbuilt platforms concentrated largely on the lower part of the ONF accessed off Alec Robins Road / SH6. Two dwellings on the toe slopes adjacent to the Alec Robins Road and SH6, respectively, with associated gardens and domestic curtilage.
10. Radio and telecommunications infrastructure on the summit and the Cromwell - Frankton A 110kV overhead transmission line that forms part of the National Grid Transpower high-voltage Transpower high-voltage transmission corridor on the toe of the southern slopes.
11. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, nature and proximity include: the wedge of rural residential and lifestyle living development adjacent to SH6 extending up the north-western northern slopes of Morven Hill and Little Morven Hill respectively and the hill; the working farmland including the occasional rural dwelling and farm building on the ice-eroded plateau extending from the eastern slopes, which provides a relatively unmodified rural buffer and foreground to the ONF.

**Important archaeological and heritage features and their locations:**

12. Stone chimney breast and house site belonging to 19<sup>th</sup> century orchardist Henry Steele at the south-western side of the PA, close to Hayes Creek.
13. Mature trees (walnut, chestnut and other species) associated with early European settlement and farming.

**Mana whenua features and their locations:**

14. 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.
15. At its southern extent, the ONF overlaps the mapped wāhi tūpuna Kawarau River.

**Associative Attributes and Values**

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

**Mana whenua associations and experience:**

16. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
17. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-Waimāori Whakatipu-wai-māori (Lake Whakatipu) and Mata-au (the Clutha River).
18. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.

**Commented [JH1]:** OS 70.14 Transpower NZ Ltd

**Commented [JH2]:** Change made by JH in response to Mike and Jemma Smith Lay Evidence for Kincardine Angus Ltd or nominee (OS 110).

**Commented [JH3]:** Change made by JH in response to Mike and Jemma Smith Lay Evidence for Kincardine Angus Ltd or nominee (OS 110).

**Commented [JH4]:** OS 76.11 McLintock Topp Family Trust.  
OS 76.12 McLintock Topp Family Trust  
OS 78.12 TPI 1 Limited

**Commented [JH5]:** OS 70.15 Transpower NZ Ltd

**Commented [JH6]:** OS 76.13 McLintock Topp Family Trust

**Commented [JH7]:** Change made by JH in response to Blair Devlin EIC for McLintock Topp Family Trust (OS 76.11) and TPI1 Limited (OS 78.11).

**Commented [JH8]:** OS 76.13 McLintock Topp Family Trust

**Commented [JH9]:** OS 76.13 McLintock Topp Family Trust  
OS 78.13 TPI 1 Limited

**Commented [JH10]:** OS 76.13 McLintock Topp Family Trust  
OS 78.14 TPI 1 Limited

**Commented [JH11]:** OS 77.37 Kai Tahu ki Otago  
OS 188.37 Te Rūnunga o Ngāi Tahu

19. The mana whenua values associated with the ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

#### Important historic attributes and values:

20. Historical significance of early primary industry around Morven Hill (pastoral farming, fruit growing, fishing at Te Whaka-ata (Lake Hayes).
21. Contextual significance as a landscape feature that has defined communication routes in the Whakatipu Basin, with early tracks and roading around its base.

#### Important shared and recognised values:

22. Important values as a widely visible and relatively open landmark that contributes strongly to the identity and sense of place of the Whakatipu Basin.

#### Important recreation attributes and values:

23. No public access to the PA, but the popular Twin Rivers cycle and walking trail is adjacent to the southern toe of the hill and allows users to view and experience the ONF.

#### 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:

24. Very prominent distinctive landform. The pastoral openness means that undulating ice-eroded slopes and rocky outcrops are displayed and the formative glacial processes are clearly legible.

#### Particularly important views to and from the area include:

25. A prominent and distinctive component of views from surrounding areas of the Whakatipu Basin and in particular from SH6 to the east, from Lake Hayes and surrounds, from Lake Hayes Estate, from the Crown Escarpment zig-zag and lookout and from the Remarkables skifield road. The bulky muscular and barren form of the hill dominates views from SH6 as it skirts the hill and from the Twin Rivers Trail. From the basin to the north, the hill forms a significant foreground feature in views towards the Remarkables.
26. Expansive and spectacular views from the slopes and summit of the hill (no public access) across the Whakatipu Basin floor to the enclosing mountains and lakes, enhanced by transient changes in light conditions, vegetation colours and seasonal snow and ice patterns.

#### Naturalness attributes and values:

27. Moderate-high level of naturalness due to the distinctive largely unmodified landform (within the PA) including a mosaic of pasture and native scrub cover and the low level of built modification and domestication. Rural living development outside the PA on the north-western hill slopes has degraded the naturalness and coherence of the landform to some extent but this area of modification is subservient to the overall scale, bulk and visual integrity of the hill.

**Commented [JH12]:** OS 76.16 McLintock Topp Family Trust  
OS 78.7 TPI 1 Limited  
OS 78.16 TPI 1 Limited

#### Memorability attributes and values:

28. Highly memorable landform due to its height and bulk, isolation within the basin, open barrenness and elongated form.

### Transient attributes and values:

- 29. Varying colours of pasture across the seasons and effects of light and shade on the open hummocky or craggy topography.

### Aesthetic attributes and values:

- 30. High aesthetic attributes due to the visual prominence, openness and legibility of the landform, its memorability and visual coherence, and its role as the largest of the roches moutonnées within the Whakatipu Basin floor.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for the PA ONF Morven Hill can be summarised as follows:

- (a) **High** physical values relating to the prominent and largely unmodified roche moutonnée landform and the mana whenua features associated with the area.
- (b) **Moderate** associative values relating to the mana whenua associations of the area, the historical associations with early European settlement and strong shared and recognised values as part of the local sense of place and identity.
- (c) **High** perceptual values relating to the visual prominence, coherence and memorability of the hill, its openness, legibility and naturalness, and its role as the largest of the roches moutonnées within the Whakatipu Basin floor.

## Landscape Capacity

The landscape capacity of the PA ONF Morven Hill for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity to absorb small scale **and low key** activities that are: located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access (where appropriate); and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities - very limited** landscape capacity to absorb visitor accommodation within existing buildings or building platforms. **Extremely limited or no** landscape capacity for tourism-related activities.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with additional trails or access tracks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.

**Commented [JH13]:** OS 77.5 Kai Tahu ki Otago

**Commented [JH14]:** OS 74.2 John May and Longview Environmental Trust.

**Commented [JH15]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH16]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH17]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

- vi. **Farm buildings** – **very limited** landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.
- vii. **Mineral extraction** – **very limited** landscape capacity to absorb additional quarrying within the area of historic quarry activity, with remediation to enhance the naturalness of the landform.
- viii. **Transport infrastructure** – **extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, cell phone towers, navigational aids and meteorological instruments where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks co-located with existing utilities and is designed and located so that it is not visually prominent. In the case of the National Grid there is **limited** landscape capacity for the upgrade of existing infrastructure within the same corridor.
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity for commercial-scale renewable energy generation. **Very limited** landscape capacity for discreetly located and small scale renewable energy generation that is barely discernible from public places.
- xi. **Production Forestry** – **extremely limited or no** landscape capacity.
- xii. **Rural living** – **extremely limited or no** landscape capacity, except within existing approved residential building platforms or where adjacent to SH6 on the extreme lower slopes of the Morven Hill ONF and where reasonably difficult to see.

**Commented [JH18]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH19]:** OS 70.16 Transpower New Zealand Limited

**Commented [JH20]:** OS 86.8 Queenstown Airport Corporation

**Commented [JH21]:** OS 70.16 Transpower New Zealand Limited

**Commented [JH22]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH23]:** Typographical correction.

**Commented [JH24]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH25]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH26]:** Blair Devlin EIC for McLintock Topp Family Trust (OS 76.8) and TP1 Limited (OS 78.8) requests 'very limited' capacity with qualifiers. Stephen Skelton EIC for SYZ Investments Ltd (OS 147) notes that the PA has 'capacity to absorb some form of rural living type development'. For the reasons set out in his rebuttal evidence JH does not agree with the change requested by Mr Devlin and Mr Skelton in this regard.

**Commented [JH27]:** Mr Skelton and Mr Head made this change during conferencing on 4 October 2023.

## 21.22.5 PA ONF Waiwhakaata (Lake Hayes): Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Waiwhakaata (Lake Hayes) ONF encompasses the pronounced ridgeline extending north-eastwards from Slope Hill and framing the western side of Waiwhakaata (Lake Hayes), and Waiwhakaata (Lake Hayes) itself.

### 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. The pronounced and steep glacier overridden schist ridgeline extending north-eastwards from Slope Hill and framing the eastern side of Waiwhakaata (Lake Hayes).

### Important hydrological features:

2. The shallow lowland, glacial lake of Waiwhakaata (Lake Hayes) (325m). The lake is currently eutrophic (with poor water quality) due to elevated nutrient inputs from its catchment. While nutrient loads have stabilised in the past 20 years, the lake remains eutrophic due to its internal phosphorus load. Sediment run-off also threatens the recovery of Lake Hayes.

### Important ecological features and vegetation types:

3. Particularly noteworthy indigenous vegetation features include:
  - a. A raupō (*Typha orientalis*) - makura (*Carex secta*) community at the south end of Lake Hayes fronting crack willow woodland.
  - b. Swathes and scattered pockets of grey shrubland along the steep western slopes framing the western side of Waiwhakaata(Lake Hayes). Small pockets of grey shrubland also occur along the shoreline.
4. Other distinctive vegetation types include:
  - a. The almost continuous patterning of willows and Lombardy and black poplars along the shoreline of Waiwhakaata (Lake Hayes).

- b. Proliferation of exotic weeds around the edges of Waiwhakaata (Lake Hayes). Dense growth of hawthorn, broom, elderberry, sweet briar and blackberry encountered along the northwest side of the lake above the shoreline willows.
  - c. Numerous indigenous plantings have been established along the loop trail, particularly on the southern and western side of the lake.
5. Waiwhakaata (Lake Hayes) is a valued habitat for threatened native fish species: the Koaro (*Galaxias brevipinnis*). Other native fish species present include: the upland bully (*Gobiomorphus breviceps*) and shortfin eel (*Anguilla australis*).
  6. Waiwhakaata (Lake Hayes) is a valued habitat for the nationally threatened swamp birds Australasian Bittern (*Botaurus poiciloptilus*) classified as nationally critical and Great Crested Grebe (*Podiceps cristatus australis* - classified as nationally vulnerable).
  7. Waiwhakaata (Lake Hayes) is of special value as a breeding area for a variety of waterfowl, including Paradise Shelduck (*Tadorna variegata*), Grey Duck (*Anas superciliosa*), the New Zealand shoveller/Kuruwhengi (*Anas rhynchotis variegata*), Black Swan (*Cygnus atratus*), Grey Teal (*Anas gracilis*), Mallard (*Anas platyrhynchos*) and New Zealand Scaup (*Aythya novaeseelandiae*).
  8. Other aquatic birds that inhabit Lake Hayes include white-faced Heron (*Ardea novaehollandiae novaehollandiae*), White Heron (*Egretta alba modesta*), Black shag (*Phalacrocorax carbo*), Little shag (*Phalacrocorax melanoleucos*), the Marsh Crake (*Porzana pusilla affinis*), Australian Coot (*Fulica atra australis*) (*Anas platyrhynchos*), Swamp hen/Pukeko (*Porphyrio porphyrio melanotus*), and New Zealand Kingfisher (*Halcyon sancta vagans*).
  9. The raupō (*Typha orientalis*) - makura (*Carex secta*) community provides important nesting habitat and shelter for waterfowl and rails while the crack willow trees along the shoreline provide important roosting sites for shags and kingfisher.
  10. Waiwhakaata(Lake Hayes) is an important recreational fishery with brown trout (*Salmo trutta*) and European perch (*Perca fluviatilis*) with Mill Creek providing the only spawning source for these species.
  11. Animal pest species include feral cats, hares, rabbits, ferrets, stoats, weasels, possums, rats and mice.

Commented [BG1]: OS 115.2 Khayim Marshall.

#### Important land-use patterns and features:

12. Human modification which is currently concentrated around the northern and eastern margins of Waiwhakaata (Lake Hayes) (adjacent and close to the ONF). Along the southern and western side of Waiwhakaata (Lake Hayes), built development is generally well set back from the lake edge.
13. The Lake Hayes Trail / Wai Whaka Ata (part of the Queenstown Trail) which forms a loop around the lake, creating multiple access points to the lake.
14. State Highway 6 which at the southern end of the lake and the northern and western side of the lake coincides with a block of conservation land that extends westwards (beyond the ONF) to Slope Hill Road.
15. Informal jetties in places. Public boat ramps.

#### Important archaeological and heritage features and their locations:

16. No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the ONF.

#### Mana whenua features and their locations:

17. 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.

18. Waiwhakaata is the Kāi Tahu name for Lake Hayes.

### **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 are:**

19. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
20. Wāi maori (fresh water) is a central element in Kāi Tahu creation traditions. The whakapapa of wāi māori describes bonds, relationships, and connections that bind Kāi Tahu to the land, waters and all life supported by them.

#### **Important historic attributes and values:**

21. Waiwhakaata (Lake Hayes) has historical significance for its association with early commercial fishing in the area.

#### **Important shared and recognised attributes and values:**

22. The descriptions and photographs of the area in tourism publications.
23. The popularity of the postcard views across Waiwhakaata (Lake Hayes) as an inspiration/subject for art and photography.
24. The very high popularity of the recreational 'feature' listed below.

#### **Important recreation attributes and values:**

25. Walking, running and cycling along the Lake Hayes Trail / Wai Whaka Ata (part of the Queenstown Trail).
26. Non-motorised activity permitted on Waiwhakaata(Lake Hayes); rowing, kayaking, swimming (when water quality permits), paddleboarding and fishing at Waiwhakaata(Lake Hayes).
27. Picnicking around the lake shoreline.
28. A large carparking area at the northern end of Waiwhakaata (Lake Hayes) where visitors base themselves from for recreational activities.
29. The Wakatipu Rowing Club located on the eastern edge of Waiwhakaata (Lake Hayes). Also used by local community groups such as Scouts and Cubs.
30. Aotearoa's National Walkway, the Te Araroa Trail passing along the western edge of the lakefront via the Wakatipu Track connecting Frankton/ Queenstown (south) to Arrowtown (north).
31. Regionally significant fishery, spawning habitat (Mill Creek) and game bird habitat.

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

32. The area's natural landforms, land type and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.

### Particularly important views to and from the area:

33. 'Postcard' long-range views from SH6 at the south end of the lake, across the lake that includes the historic homestead and mature trees at Threeepwood (outside the ONF), the Lake Hayes Showground Reserve, the lake edge deciduous tree plantings, and the Lake Hayes Trail / Wai Whaka Ata, all viewed against a mountain backdrop. The seasonal leaf colour and mirror-like qualities of the lake during still weather are particularly memorable aspects of this composition.
34. Appealing mid to long-range views westbound on SH6 to the southern end of Waiwhakaata (Lake Hayes), and the ridgeline framing the western side of the lake. The depth of the outlook together with its 'classic' elements that include water in the foreground and a structured layering of mountainous landforms and gateway impression (enabling first glimpses of Queenstown) contribute to the memorability of the vista.
35. Attractive close to mid-range intermittent views from Arrowtown Lake Hayes Road across the lake to Slope Hill and the ridgeline framing the western side of the lake, backdropped by the surrounding mountain context. The filtering and framing effect of vegetation in places along with the alternating availability of such views enhances their interest and appeal.
36. Highly attractive close to long-range views from the Lake Hayes Trail / Wai Whaka Ata, the necklace of reserves around the edge of Lake Hayes and the residential properties around Lake Hayes (outside the ONF), across the lake to the dramatic and generally undeveloped roche moutonnée, the undeveloped ridgeline farming the western side of the lake and/or the more distant surrounding mountain backdrop.
37. Attractive long-range views of Waiwhakaata (Lake Hayes) from the Northern Remarkables, in particular the Remarkables Ski Field Access Road (and lookouts).
38. Attractive long-range views from the Queenstown Trail on Christine's Hill and from Arrowtown Lakes Hayes Road at McIntyre's Hill southwards out over the lake, backdropped by the dramatic ONF and ONL mountain context.
39. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

### Naturalness attributes and values:

40. The exotic vegetation bordering Waiwhakaata (Lake Hayes) which, along with almost continuous patterning of rural living development along its northern and eastern sides, contribute a reduced perception of naturalness. While the waterbody itself is relatively unencumbered by structures (excepting the odd informal jetty and the public boat ramps) and overt modification, its widely reported water quality issues detract from its perceived naturalness. The generally undeveloped character of land along the southern and western sides, together with the proliferation of wetland, grey shrubland and large-scale exotic vegetation in places around the lake edges, serves to increase the perceived naturalness at a localised level.

**Memorability attributes and values:**

- 41. The highly attractive outlook of Waiwhakaata (Lake Hayes). The close proximity of Slope Hill ONF in the outlook, collectively seen within a relatively developed immediate context serves to enhance the memorability of the outlook.

**Transient attributes and values:**

- 42. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).
- 43. The mirror-like qualities of Waiwhakaata (Lake Hayes) during calm and settled weather conditions.

**Remoteness and wildness attributes and values:**

- 44. The track along the western side of Waiwhakaata (Lake Hayes) and localised sections of the balance of the track where intervening landform and vegetation screens views to nearby development.

**Aesthetic qualities and values:**

- 45. The experience of the values identified above from a wide range of public viewpoints.
- 46. More specifically, this includes:
  - a. The highly attractive large-scale composition created by the glacial lake, juxtaposed beside a rural living and urban context.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the very limited level of built modification evident within the ONF;
    - ii. the mirror-like qualities of Waiwhakaata (Lake Hayes) during certain weather conditions; and
    - iii. the poplars and willows around the edges of Waiwhakaata (Lake Hayes), which contribute to the scenic appeal despite not being native.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for PA ONF Waiwhakaata(Lake Hayes) can be summarised as follows:

- 47. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 48. **High associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features of the area.

- c. The strong shared and recognised values associated with the area.
- d. The significant recreational attributes of Waiwhakaata (Lake Hayes).

49. **Very High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The very high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the scenic route of SH6, Arrowtown Lake Hayes Road, The Remarkables Ski Field Access Road and the Queenstown Trail, along with the area's transient values, also play an important role.
- c. A high perception of naturalness arising from the dominance of more natural landscape elements and patterns along the southern and western sides of Waiwhakaata (Lake Hayes).
- d. A localised sense of remoteness and wildness associated with the track around Waiwhakaata (Lake Hayes).

### Landscape Capacity

The landscape capacity of the PA ONF Waiwhakaata(Lake Hayes) for a range of activities is set out below.

- i. **Commercial recreational activities** – **limited** landscape capacity for activities small scale and low key activities that: integrate with, and complement/enhance, existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or no** landscape capacity.
- v. **Earthworks** – **very limited** capacity for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – **extremely limited or no** landscape capacity.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity.
- viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. **Extremely limited or No** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** capacity for 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.

**Commented [BG2]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG3]:** Consequential amendment arising from OS 74.2.

**Commented [BG4]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG5]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG6]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG7]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG8]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG9]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG10]:** Consequential amendment arising from OS 74.2

**Commented [BG11]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG12]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG13]:** OS 70.17 Transpower New Zealand Limited.

- ix. **Renewable energy generation** – extremely limited or no landscape capacity.
- x. ~~Production~~ **Forestry** – extremely limited or no landscape capacity.
- xi. **Rural living** – extremely limited or no landscape capacity.
- xii. Jetties, and boatsheds, Lake structures and moorings – extremely limited or no landscape capacity.

**Commented [BG14]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG15]:** Typographical correction.

**Commented [BG16]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG17]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG18]:** OS 77.28 Kai Tahu ki Otago.

**Commented [BG19]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

## 21.22.6 PA ONF Slope Hill: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Slope Hill PA ONF encompasses the elevated roche moutonnée landform of Slope Hill.

#### 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. The roche moutonnée glacial landform of Slope Hill, formed by the over-riding Wakatipu glacier, with a smooth 'up-glacier' slope to the southwest and a steeper rough 'plucked' (down-glacier) slope to the east adjacent to Lake Hayes. Rock outcrops throughout the elevated north-western flanks. Highest point: 625m.
2. The Slope Hill roche moutonnée is recognised in the NZ Geopreservation Inventory as one of the best examples of this type of landform in Otago and one of the most easily seen and accessible. It is identified as a site of national scientific, aesthetic and recreational values and is considered to be vulnerable to significant damage by human related activities.

### Important hydrological features:

3. Three steep (unnamed) stream gullies draining the southern faces of Slope Hill.
4. A gully draining the north-eastern side.
5. A small kettle lake on the elevated south-western flanks.
6. The irrigation race along the western flanks.

### Important ecological features and vegetation types:

7. Particularly noteworthy indigenous vegetation features include:
  - a. Remnant native vegetation comprising matagouri shrubland in the stream gullies and on some adjacent slopes on Slope Hill.

8. Other distinctive vegetation types include:
  - a. Grazed pasture with scattered shelterbelts and clusters of exotic shade trees throughout the elevated slopes.
  - b. Amenity and shelter plantings around the two dwellings and wetland on the north side.
  - c. Poplar plantings around the flanks.
9. Animal pest species include feral cats, hares, rabbits, ferrets, stoats, weasels, possums, rats and mice.

9a. Exotic plant pests such as willow, hawthorne and broom in gullies.

**Commented [BG1]:** OS 82.21 Milstead Trust.  
OS 140.18 Maryhill Ltd.

#### Important land-use patterns and features:

10. Slope Hill PA ONF is predominantly in pastoral use with very limited rural living use. Modification is limited to a network of farm tracks across the landform, other infrastructure (eg water tanks, fencing, utilities), a trig point and communication tower on the highpoint and two dwellings and associated farm buildings on the northern sides of Slope Hill. Built development is generally characterised by very carefully located and designed buildings, accessways, and infrastructure, which is well integrated by a mix of established and more recent vegetation features and reads as being subservient to the 'natural' landscape patterns.

**Commented [BG2]:** OS 59.10 Anna Hutchinson Family Trust.  
OS 59.11 Anna Hutchinson Family Trust.

**Commented [BG3]:** OS 139.36 Grant Stalker Family Trust.

**Commented [BG4]:** OS 82.16 Milstead Trust.

10a Other neighbouring landuses which have an influence on the landscape character of the area due to their scale, character and or proximity include: the rural living development throughout the western, southern and northern lower flanks of the roche moutonnée, outside the PA, and the existing or anticipated urban development associated with the Ladies Mile area, and the historic Glenpanel Homestead (listed Item 22) adjacent the south side of the PA.

**Commented [BG5]:** OS 82.14 Milstead Trust.  
OS 139.9 Grant Stalker Family Trust.  
OS 140.6 Grant Stalker Family Trust.

**Commented [BG6]:** OS 139.1 Grant Stalker Family Trust.  
OS 139.8 Grant Stalker Family Trust.  
OS 139.9 Grant Stalker Family Trust.  
OS 140.6 Grant Stalker Family Trust.

**Commented [BG7]:** Change made by BG in response to Blair Devlin EIC for Milstead Trust (OS 82) .  
Blair Devlin

#### Important archaeological and heritage features and their locations:

11. No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the ONF.

#### Mana whenua features and their locations:

12. 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.

#### Associative Attributes and Values

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

#### Mana whenua associations and experience:

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

#### Important historic attributes and values:

14. Slope Hill has contextual value for its association with Threepwood Farm, one of the Wakatipu Basin's earliest farms.

**Commented [BG8]:** Blair Devlin EIC for Milstead Trust (OS 82) requests reference be added to the Glenpanel Homestead here. Given the homestead is outside the PA, BG considers that this reference is better located under [10](a) above.

#### Important shared and recognised attributes and values:

15. The descriptions and photographs of the area in tourism publications.

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

16. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.
17. Indigenous gully plantings which reinforce the legibility and expressiveness values within the gullies on Slope Hill.

### Particularly important views to and from the area:

18. Highly attractive framed mid-range views eastbound on SH6, west of the Shotover Bridge to the south-western smooth 'up ice' flanks of Slope Hill. The composition comprises an attractive patterning of the Shotover River terraces and their layered tree plantings (a mix of evergreen and exotic species including Lombardy poplars) below the highly legible and more 'natural' pastoral elevated slopes of the roche moutonnée and backdropped by (often) snow-capped mountain ranges of Cardrona and the Crown Range. The large-scale road cuttings that frame the highway add to the structure and distinctiveness of the vista. Overall, the outlook impresses as an engaging and memorable gateway to the Wakatipu Basin and seemingly more spacious 'rural' landscape beyond Queenstown/Frankton.
19. Appealing mid to long-range views westbound on SH6 on the elevated section of the highway east of the intersection with Arrowtown Lake Hayes Road to the south-eastern flanks of Slope Hill. The open pastoral character of the rough 'plucked' slopes of the landform in this view forms a bold contrast with the exotic vegetation and building-dominated low-lying terraces of Ladies Mile and Frankton to the left of view. From this orientation, the roche moutonnée blends seamlessly with the layered patterning of dramatic mountains and roche moutonnée that frame the western side of the Wakatipu Basin and Lake Wakatipu more generally. The depth of the outlook together with its 'classic' elements that include a structured layering of mountainous landforms and the gateway impression (enabling first glimpses of Queenstown) contribute to the memorability of the vista. It is possible that anticipated urban development throughout Ladies Mile may obscure views of the lower margins of the landform feature, adjacent Ladies Mile.
20. Highly attractive close to long-range views from the Lake Hayes Trail / Wai Whaka Ata, the necklace of reserves around the edge of Lake Hayes, Arrowtown Lake Hayes Road and the residential area properties around Waiwhakaata (Lake Hayes) (outside the ONF), across the lake (ONF) to the dramatic and generally undeveloped roche moutonnée, the undeveloped ridgeline framing the western side of the lake and/or the more distant surrounding mountain backdrop.
21. Attractive mid to long-range views from the eastern western side of the Wakatipu Basin (including Tuckers Beach, Domain Road, Hawthorn Triangle, Dalefield, parts of the Shotover River corridor, the Hawthorn Triangle, the eastern end of Slope Hill Road and parts of the Queenstown Trail) to parts of the smooth pastoral elevated south-western flanks and the more rugged north-western flanks. From this these orientations, the open and generally undeveloped landform forms a marked contrast with the rural living development context in the foreground of view.
22. Attractive long-range views from the Remarkables Ski Field Access Road (and lookouts), the Queenstown Trail on Christine's Hill and from Arrowtown Lake Hayes Road at McIntyre's Hill to Slope Hill beside the highly attractive glacial lake of Waiwhakaata (Lake Hayes) and viewed within a broader ONL mountain context.
23. Attractive close, mid, and long-range views from Ladies Mile, Lake Hayes Estate and Shotover Country to the south side of Slope Hill. From this orientation the distinguishing roche moutonnée landform profile

**Commented [BG9]:** OS 139.28 Grant Stalker Family Trust.

**Commented [BG10]:** OS 140.25 Maryhill Ltd.  
OS 139.69 Grant Stalker Family Trust.

**Commented [BG11]:** OS 139.42 Grant Stalker Family Trust.

**Commented [BG12]:** OS 139.42 Grant Stalker Family Trust.

**Commented [BG13]:** OS 139.42 Grant Stalker Family Trust.

**Commented [BG14]:** OS 139.42 Grant Stalker Family Trust.

is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough 'plucked' character. It is possible that anticipated urban development throughout Ladies Mile may obscure views of the lower margins of the landform feature, adjacent Ladies Mile.

**Commented [BG15]:** OS 139.28 Grant Stalker Family Trust.

- 24. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

**Naturalness attributes and values:**

- 25. The seemingly 'undeveloped' character of Slope Hill which conveys a relatively high perception of naturalness. While modifications related to its pastoral use are visible, the very low number of buildings, the relatively modest scale of tracks and limited visibility of infrastructure (excepting the airport radar structure on the top of the landform) kerbs their influence on the character of the landform as a natural landscape element.

**Commented [BG16]:** Blair Devlin EIC for Milstead Trust (OS 82) requests the word 'plainly' is added before 'visible'. BG is of the view that this additional text is unnecessary and does not benefit an understanding of landscape values.

**Commented [BG17]:** Change made in response to Blair Devlin EIC for Milstead Trust (OS 82), with minor modification.

**Memorability attributes and values:**

- 26. The appealing and engaging views of the largely undeveloped and legible roche moutonnée landform of Slope Hill. The close proximity of Waiwhakaata (Lake Hayes) ONF in the outlook, collectively seen within a relatively developed immediate context serves to enhance the memorability of the outlook.

**Transient attributes and values:**

- 27. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
- 28. Seasonal snowfall and the ever-changing patterning of light and weather across the roche moutonnée slopes.

**Aesthetic qualities and values:**

- 29. The experience of the values identified above from a wide range of public viewpoints.
- 30. More specifically, this includes:
  - a. The highly attractive large-scale composition created by the generally undeveloped and distinctive roche moutonnée landform, juxtaposed beside a rural living and urban context.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the clearly legible roche moutonnée landform profile and character;
    - ii. the open and pastoral character of Slope Hill;
    - iii. the very limited level of built modification evident through the ONF; and
    - iv. the poplars around the flanks of Slope Hill, which contribute to the scenic appeal despite not being native.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for PA ONF Slope Hill and Lake Hayes Remarkables can be summarised:

- 31. **Very High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 32. **High associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic associations of the area.
  - c. The strong shared and recognised values associated with the area.
  - d. ~~The significant recreational attributes of Waiwhakaata (Lake Hayes).~~
- 33. **Very High perceptual values** relating to:
  - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The very high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Lake Hayes Estate, Shotover Country, the Ladies Mile corridor, the eastern side of the Wakatipu Basin, the scenic route of SH6, Arrowtown Lake Hayes Road, the Remarkables Ski Filed Access Road and the Queenstown Trail, along with the area's transient values, play an important role.
  - c. The identity of the roche moutonnée as a natural landscape backdrop to Ladies Mile and the western and central portion of the Wakatipu Basin and as a gateway feature to Queenstown/ the Wakatipu Basin.
  - d. A high perception of naturalness arising from the dominance of natural landscape elements and patterns at Slope Hill.

**Commented [BG18]:** OS 139.56 Grant Stalker Family Trust. OS 140.57 Maryhill Ltd.

## Landscape Capacity

The landscape capacity of the PA ONF Slope Hill for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low key activities that: integrate with, and complement/enhance, existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities – ~~no~~ landscape capacity. very limited landscape capacity for visitor accommodation associated with existing dwellings and consented platforms which: are located to optimise the screening and/or filtering benefit of natural landscape elements; are 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). Extremely limited or No landscape capacity for visitor accommodation elsewhere in the PA. Extremely limited or No landscape capacity for tourism related activities within the PA.**
- iii. **Urban expansions – extremely limited or no landscape capacity.**
- iv. **Intensive agriculture – extremely limited or no landscape capacity.**

**Commented [BG19]:** Blair Devlin and Nicola Smetham for Milstead Trust (OS 82) request that the word 'future' is added before 'activities'. BG considers that this change is unnecessary, as any rating of landscape capacity is inevitably 'future focussed' - refer 3.1B.5 and Schedule 21.22 Preamble.

**Commented [BG20]:** Blair Devlin for Milstead Trust (OS 82) requests several amendments to the landscape capacity ratings to align with the landscape capacity rating scale recommended by Mr Ben Espie. BG discusses the merits of Mr Espie's landscape capacity rating scale in her Rebuttal Evidence. For the reasons set out in her Rebuttal Evidence, BG does not agree with the changes requested by Mr Devlin in this regard.

**Commented [BG21]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG22]:** Consequential amendment arising from OS 74.2.

**Commented [BG23]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG24]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG25]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG26]:** OS 139.62 Grant Stalker Family Trust.

**Commented [BG27]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG28]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed integrate with existing natural landform patterns.
- vi. **Farm buildings** – ~~in those areas of the ONL with pastoral land uses,~~ **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity ~~excepting very small-scale farm quarries.~~
- viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONF values. **Extremely limited or no** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, or cell phone towers, or navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent.
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity for commercial scale renewable energy generation. ~~Very limited to no~~ **Extremely limited** landscape capacity or discreetly located and small-scale renewable energy generation.
- xi. **Production forestry** – **extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living** – ~~Very limited to no~~ **Extremely limited** landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a 'low-key' rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

**Commented [BG29]:** OS 139.66 Grant Stalker Family Trust. OS 140.67 Maryhill Ltd.

**Commented [BG30]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG31]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG32]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG33]:** OS 70.18 Transpower New Zealand Limited. OS 86.9 Melissa Brook

**Commented [BG34]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG35]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG36]:** OS 140.7 Maryhill Limited.

**Commented [BG37]:** Typographical correction.

**Commented [BG38]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG39]:** Change made by BG, relying on OS 67.28 (UCES).

**Commented [BG40]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG41]:** OS 139.68 Grant Stalker Family Trust.

## 21.22.7 PA ONF Feehly Hill: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

Feehly Hill PA ONF comprises the steep slopes and crest of the small hill (also known as Daggs Hill) immediately west of the historic Arrowtown village.

#### 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. A small but distinctive roughly triangular schist roche moutonnée formed by previous glaciations in the Whakatipu Basin. Exposed schist outcrops and bluffs on the north-western side.

### Important ecological features and vegetation types:

2. The hill is covered mostly in exotic woody weeds, notably broom, hawthorn, sycamore, wilding conifers and rowan. Sycamore woodland prevails in the southern side of the hill and surrounds plantings of mountain beech. Pockets of grey shrubland persist on the sunnier upper northern and western faces.
3. Diverse indigenous plantings have been established around the base of the hill near the cemetery and behind new housing developments on Manse Road.
4. Potential for ongoing ecological enhancement through weed control and indigenous plantings.
5. Areas of grey shrubland, exotic grassland and associated rocky and bluffy terrain provide suitable habitat for skinks and geckos along with the indigenous plantings as they become more established.
6. Animal pest species include rabbits, possums, stoats, rats and mice.

### Important land use patterns and features:

7. Water supply tanks for Arrowtown, together with a pump station and access road on the eastern side of the hill above Arrowtown cemetery. The remainder of the PA is open space covered with either wilding trees and shrubs or indigenous revegetation. A public walking track leads from Arrowtown cemetery to the crest of the hill.

**Commented [JH1]:** Typographical correction to align with standard Schedule format.

### Important archaeological and heritage features and their locations:

8. There are no known archaeological or heritage features within the ONF.

### Mana whenua features and their locations:

9. 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.

### 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:

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

### Important historic attributes and values:

11. Historic attributes associated with early European pastoral farming and as part of the identity of Arrowtown. The hill was named Cemetery Hill in the 1860s and was later associated with the Feehly family of Arrowtown. The hill has been burned many times and used for farming, including as a ram paddock for Mt Soho Station.
12. Contextual value as a landscape feature that historically defined the westernmost extent of Arrowtown.
13. Contextual association with the Arrowtown Cemetery and Arrowtown War Memorial.

### Important shared and recognised values:

14. Important local shared and recognised values as part of the sense of place and distinctiveness of Arrowtown village, the setting for the local cemetery and as a site of community involvement in indigenous vegetation restoration.

### Important recreation attributes and values:

15. Local walking destination valued for the panoramic views south over the Whakatipu Basin.

### 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:

16. Easily accessible and visible roche moutonnée, expressive of the glacial processes that have formed the Whakatipu Basin.

### Particularly important views to and from the area:

17. Expansive highly attractive views available from the eastern shoulder and crest of the hill across Arrowtown, Millbrook and The Hills golf courses to Lake Hayes, the Crown Range and the Remarkables.
18. Views to the hill when approaching Arrowtown on Malaghans Road and Arrowtown – Lake Hayes Road, where the distinctive scrub-covered hill forms a prominent 'sentinel' at the gateway to the village.

### Naturalness attributes and values:

- 19. Moderately high level of naturalness, with unmodified landform apart from the water tanks, treatment plant and associated access track. Perceptions of naturalness likely to increase over time as wilding tree and shrub cover is progressively replaced by indigenous plant communities.

### Memorability attributes and values:

- 20. Distinctive steep-sided triangular landform and contrast of the vegetative cover with the surrounding urban or parkland character makes the hill memorable to both locals and visitors.

### Transient attributes and values:

- 21. Transient attributes include the presence of wildlife, and seasonal changes in the colours of wilding sycamore and rowan trees.

### Aesthetic attributes and values:

- 22. Distinctive and expressive landform.
- 23. Expansive and highly attractive views available from public trails on the hill.
- 24. Immersion in areas of indigenous revegetation adjacent to the trails.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for the PA ONF Feehly Hill are summarised as follows:

- (a) **Moderate-high** physical values relating to the distinctive and relatively unmodified roche moutonnée landform, the areas of regenerating indigenous vegetation, and the mana whenua features associated with the area.
- (b) **Moderate** associative values relating to the mana whenua associations of the area, and the strong shared and recognised and recreational values for the local community.
- (c) **Moderate-high** perceptual values relating to the expressiveness and memorability of the hill, the moderately high and improving level of naturalness, and the impressive and expansive views available from the hill.

## Landscape Capacity

The landscape capacity of the PA ONF Feehly Hill for a range of activities is set out below.

- i. **Commercial recreational activities** – **extremely limited or no** landscape capacity.
- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.

**Commented [JH2]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH3]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH4]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

- iv. **Intensive agriculture** – extremely limited or no landscape capacity.
- v. **Earthworks** – very limited landscape capacity for earthworks and trails that provide walking access for the public or are associated with water storage and treatment and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – extremely limited or no landscape capacity.
- vii. **Mineral extraction** – extremely limited or no landscape capacity.
- viii. **Transport infrastructure** – extremely limited or no landscape capacity.
- ix. **Utilities and regionally significant infrastructure** – limited landscape capacity for expansion or renewal of existing facilities. 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.
- x. **Renewable energy generation** – extremely limited or no landscape capacity.
- xi. ~~Production Forestry~~ – extremely limited or no landscape capacity.
- xii. **Rural living** – extremely limited or no landscape capacity.

**Commented [JH5]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH6]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH7]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH8]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH9]:** OS 70.19 Transpower NZ Ltd

**Commented [JH10]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH11]:** Typographical correction.

**Commented [JH12]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH13]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

## 21.22.8 PA ONF Haehaenui (Arrow River): Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

Haehaenui (Arrow River) PA ONF is the river corridor stretching broadly southwards from the confluence of the river and Pizollis Gully (on the south side of Big Hill), along the eastern side of Arrowtown and the toe of the Crown escarpment to meet the Kawarau River near Chard Farm, west of the Kawarau Bridge. The mapped PA ONF includes the upper edges of the landforms framing the river corridor. This takes in the river floodplains near Arrowtown.

### 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. The steep river cliffs and localised gorges (generally located downstream of the SH6 bridge) and the more gently profiled riverbanks (generally to the north of the SH6 bridge).
2. Dynamic river braids and gravel shoals at bends in the course of the river near Arrowtown and Morven Ferry Road.
3. The interaction of fluvial processes with a landscape and sediments derived under a range of climatic and geomorphic processes over different time scales.
4. Small waterfalls along the course of the river including where the Sawpit Gully Stream flows into the Arrow River.
5. Contains the Arrow Junction piemontite-schist quarry which is recognised in the NZ Geopreservation Inventory and as being of national importance with respect to scientific, aesthetic or educational values and being vulnerable to significant damage by human related activities.

### Important hydrological features:

6. The Haehaenui (Arrow River), in particular the following features and attributes:
  - a. Waterbody with a gravel and schist bed.
  - b. Clarity of the waters.

### Important ecological features and vegetation types:

7. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of grey shrubland dominated by matagouri and mingimingi (*Coprosma propinqua*) and remnant pockets of mountain beech bordering the Arrow River. Sweet briar is a component of the grey shrubland.
8. Other distinctive vegetation types include:
  - a. The almost continuous patterning of willows, poplars, and a range of exotic deciduous trees along the riverbanks.
  - b. The proliferation of lupins and other exotic wildflower species along the riverbanks.
  - c. Wilding conifers occur in places along the riverbanks.
  - d. Exotic grass floodplains, flats and banks in places.
9. The indigenous forest and shrubland vegetation, exotic grassland and rocky to bluffy terrain provide habitat for New Zealand falcon, bellbirds, grey warbler, fantail and silver eye and skink, and geckos.
10. Habitat for eel, kōaro and salmon, rainbow trout, brown trout, and rainbow trout.
11. Valued habitat for sports fishing spawning in Haehaenui (Arrow River).
12. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, mice, and rats.
13. Plant pest species include sycamore, elderberry, wilding conifers, sweet briar, broom, gorse and lupin.

### Important land-use patterns and features:

14. The network of public walking (some of which are universally accessible) and cycling trails along the riverbanks (including the Arrow River Bridges Trail which forms part of the Queenstown Trail network). This includes:
  - a. Several footbridges which are regarded as noteworthy features in their own right along the trail network as a consequence of their scale, design and/or the views afforded. Including the Southern Discoveries suspension bridge, the Swain Family Bridge, the Edgar Suspension Bridge and Norman Smith footbridge (where the Arrow River trail joins the Macetown Road).
  - b. The Knights Family Underpass and the Barfoot Tunnel (beneath SH6).
15. The almost continuous patterning of Informal Recreation zoned land along the western side (true right side) of the river extending from the northern end of Arrowsdown to the SH6 bridge at Arrow Junction.
16. The swathe of Informal Recreation zoned land on the eastern side of the river (true left side) to the north of the SH6 bridge at Arrow Junction.
17. The Urban Growth Boundary associated with Arrowsdown which adjoins the western boundary of the PA ONF (in the vicinity of Arrowsdown)
18. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character, and/or proximity include: the Arrowsdown Golf Course (south of Arrowsdown); the scattering of relatively spacious rural living properties along the eastern side of Centennial Avenue and Morven Ferry Road and the western side of SH6 (Gibbston Highway); and the established cluster of rural living dwellings throughout Arrow Junction.
19. State Highway 6 which crosses the river at Arrow Junction.

20. The Macetown pipeline which runs from Macetown to Arrowtown alongside and crossing over parts of the Arrow River.
21. The flood berm in the vicinity of Bush Creek.

**Important archaeological and heritage features and their locations:**

22. The Macetown Road and stone retaining walls along the river upstream of Arrowtown, and the William Fox Memorial at Coopers Terrace to the north of Arrowtown (at the base of German Hill, District Plan reference 6).
23. The Macetown Heritage Area Overlay (MHAO) extends throughout the river corridor north of Arrowtown. This forms part of the much larger area of heritage significance due to its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930's. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. The MHAO encompasses three key areas; the Rich Burn Valley, Macetown and the Arrow River valley, all three of which have distinctive characters and features that coalesce to form a broader mining heritage of regional significance. Among these, Macetown (outside the PA) is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants and demise. Situated within its larger mining heritage context (which includes part of the PA), Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.
24. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites along the riverbanks (for example, archaeological sites F41/653, F41/748, and F41/652).

**Mana whenua features and their locations:**

25. 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.
26. The ONF is mapped as wāhi tūpuna Haehaenui (Arrow River), part of the mahika kai networks in this area.

**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. For generations, mana whenua traversed these catchments gathering kai and other resources.
29. The mana whenua values associated with this ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

### Important historic attributes and values:

30. Gold mining in and alongside the river which led to the establishment of a settlement at Arrowtown. The sites associated with Macetown represent a particularly rich archaeological landscape.
31. The naming of the river, which was named the Arrow because its point of junction with Bush Creek resembled the outline of an arrowhead.
32. The scattering of various historic features along and adjacent the PA ONF, which collectively tell the story of the early European history of the area.

### Important shared and recognised attributes and values:

33. The descriptions and photographs of the area in tourism publications.
34. The popularity of the Arrow River as an inspiration/subject for art, photography, and books.
35. The identity of the river as an important natural and historic landscape context for Arrowtown.
36. The popularity of the recreational 'features' listed below.
37. The importance of the natural heritage area to the local community as evidenced by the efforts of the Arrowtown Wilding Group, Predator Free Arrowtown, and the Arrowtown Choppers to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.
38. The Wall of Recognition along the route of the Arrow River Bridges Trail, which recognises the landowners and members of the local community that have been instrumental in the establishment and development of the Queenstown Trail.

### Important recreation attributes and values:

39. Gold panning and fishing on the river; walking and cycling the trails alongside the river.
40. The highly accessible nature of the river, particularly from Arrowtown creates a popular destination for picnicking and dog exercise as recreation activities, and river access for wading/ dogs/ water play.
41. A gateway to four-wheel drive recreation access trails.
42. Significant sports fishery and spawning habitat.

Commented [BG1]: Typographical correction.

### Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

43. Clearly legible alluvial / hydrological processes that have shaped the river corridor and which continue to add to its dynamic qualities. These are evident in the floodplains, the gorge landform and the changing patterns of channels and gravel banks along the river course.

### Particularly important views to and from the area:

44. Highly attractive close, mid and long-range views from tracks, footbridges, reserve land, the SH6 bridge and adjacent dwellings along the predominantly vegetation-clad river corridor. Vegetation and landform patterns together with the winding corridor contain and frame views, contributing a highly variable, albeit generally relatively enclosed, character to the outlook. In places, the steep and large-scale escarpment

edging the Crown Terrace and/or the mountain slopes of German Hill, Big Hill, and other enclosing mountains add a sense of drama and grandeur. Elsewhere, historic buildings bordering the corridor (for example, Dudley's Cottage and the Chinese Settlement in Arrowtown, and quaint cottages at Whitechapel) and the dynamic river waters and/or waterfalls add to the appeal of the outlook.

45. Appealing mid and long-range views from Tobin's Track and parts of the zig-zag section of the Crown Range Road to discrete sections of the river corridor and its predominantly vegetation-clad banks. In such views, the expansive outlook across the eastern portion of the Whakatipu Basin, seen framed by mountains and dotted with roche moutonnée adds to the appeal of the outlook.

#### **Naturalness attributes and values:**

46. The seemingly undeveloped character of the river corridor due to the dominance of the waterbody and its vegetated margins. While trails, footbridges, underpasses, and a road bridge are evident in the corridor, these activities indicate the high recreational values of the ONF (see previously). Where evident, structures are typically modest in scale and/or of an appealing or sympathetic character, which means that they are subservient to the natural landscape.
47. Between Arrowtown and the SH6 bridge there is an awareness of the urban or rural living land use adjacent the corridor. Even so, there remains a perception of significant naturalness within the river landscape, largely as a consequence of the densely vegetated margins and close proximity to the seemingly untamed and dramatic slopes of the Crown Escarpment. Buildings tend to be glimpsed behind plantings, making them recessive, with the historic character of some contributing to the charm of the area. Structures such as bridges, underpasses, signage, and seating associated with the Arrow River Trail also contribute positively to the appearance of the area. Overall there is the impression of a landscape that is highly picturesque, variable, and aesthetically appealing.
48. For the stretch of river corridor north of Arrowtown and south of the SH6 bridge, steeper slopes and gorges with exposed schist outcrops frame the river to form a contained and intimate river character. Whilst exotic vegetation is apparent, grey shrubland and manuka/beechness remnants are more common and there is generally an increased perception of naturalness due to very limited exposure to development.

#### **Memorability attributes and values:**

49. The appealing and engaging views of the vegetated river corridor generally, and in places, seen flanked by historic buildings.
50. The various foot/cycle bridges, underpasses, historic features, and the dramatic gorges along the river corridor.

#### **Transient attributes and values:**

51. The fluctuations and changing patterns of the river waters and floodplain gravel banks.
52. The signature reds and golds of the autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars and willows in particular).
53. The seasonal display of wildflowers (including lupins) along the riverbanks.
54. Distinctive dappled light impression throughout the wooded river margins on sunny days.
55. Seasonal snowfall and, during which, frosted trees in the shaded river corridor by Arrowtown provide a noteworthy spectacle.

#### **Remoteness and wildness attributes and values:**

56. The river corridor upstream (north) of Arrowtown that is flanked by undeveloped mountains and hills.

- 57. Stretches of the river corridor tracks where intervening vegetation and / or landforms screen views of surrounding buildings, roads and pastoral areas.

**Aesthetic qualities and values relate to:**

- 58. The experience of all of the values identified above from a wide range of public viewpoints.
- 59. More specifically, this includes:
  - a. The highly attractive and intimate composition created by the watercourse framed by the densely vegetation-clad riverbanks.
  - b. The striking seasonal leaf colour display associated with the area.
  - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the river cliff and gorge formations to the south of the SH6 bridge;
    - ii. the visually discrete character of the majority of built development bordering the area;
    - iii. the historic built development that is seen in places;
    - iv. the sympathetic design of the trail tracks and structures; and
    - v. the exotic trees and wildflowers along the river course, which contribute to the scenic appeal despite not being native.

**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
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for Haehaenui (Arrow River) PA ONF are summarised as follows:

- 60. **High** physical values relating to the clarity of the waters, the dynamic attributes of the river corridor, the gorges and floodplains shaped by the river, the habitat values for native and introduced fauna, the areas of indigenous vegetation and the mana whenua features in the area.
- 61. **High** associative values relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features in the area.
  - c. The strong shared and recognised values associated with the area.
  - d. The recreational attributes of the ONF.
- 62. **High** perceptual values relating to:
  - a. The strong legibility and expressiveness values of the area derived from the visibility of physical attributes that enable a clear understanding of the landscape’s formative processes.

- b. The appealing aesthetic and distinctive memorability values of the area as a consequence of its distinctive and appealing composition of natural and cultural landscape elements. The area's transient values, intimate and enclosed character, and the accessibility of the area play an important role in this regard.
- c. A strong perception of naturalness arising from the dominance of more natural landscape elements and processes throughout the area.
- d. A sense of remoteness and wildness in places where the landform and/or vegetation serves to obscure views of built development.

## Landscape Capacity

The landscape capacity of the Haehaenui (Arrow River) PA ONF for a range of activities is set out below.

- i. **Commercial recreational activities** – **very limited** landscape capacity for small scale and low key activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity for tourism-related activities. ~~N~~ **Very limited to no** **Extremely limited** landscape capacity for visitor accommodation activities associated with existing dwellings and consented platforms which are: located to optimise the screening and/or filtering benefit of natural landscape elements; 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). **Extremely limited or No** landscape capacity for visitor accommodation elsewhere in the PA.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or no** landscape capacity.
- v. **Earthworks** – **limited** landscape capacity for earthworks associated with public access tracks, trails, underpasses, and bridge structures, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – ~~very limited to no~~ **extremely limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity.
- viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. **Extremely limited or No** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for 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 co-located with existing infrastructure or 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.

**Commented [BG2]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG3]:** Consequential amendment arising from OS 74.2.

**Commented [BG4]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG5]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG6]:** OS 68.5 Barnhill Corporate Trustee Ltd.

**Commented [BG7]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG8]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG9]:** OS 68.5 Barnhill Corporate Trustee Ltd.

**Commented [BG10]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG11]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG12]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG13]:** OS 68.5 Barn Hill Corporate Trustee Ltd.

**Commented [BG14]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG15]:** Consequential amendment arising from OS 74.2.

**Commented [BG16]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG17]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG18]:** OS70.20 Transpower New Zealand Limited.

ix. **Renewable energy generation** – **extremely limited or no** landscape capacity **for commercial scale renewable energy generation. Very limited to no landscape capacity for discreetly located and small-scale renewable energy generation.**

**Commented [BG19]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG20]:** OS 68.5 Barn Hill Corporate Trustee Ltd.

x. **Production forestry** – **extremely limited or no** landscape capacity **for exotic forestry.**

**Commented [BG21]:** Typographical correction.

xi. **Rural living** – **very limited to no extremely limited** landscape capacity **for rural living development which is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a 'low-key' rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).**

**Commented [BG22]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG23]:** Change made by BG, relying on OS 67.28 (UCESI).

**Commented [BG24]:** OS 68.5 Barn Hill Corporate Trustee Ltd.

**Commented [BG25]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG26]:** OS 68.5 Barn Hill Corporate Trustee Ltd.

## 21.22.9 PA ONF Kawarau River: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

Kawarau River PA ONF is the Kawarau River corridor stretching from the Frankton Arm of Whakatipu-wai-Māori (Lake Whakatipu) eastwards to Roaring Meg. The mapped PA ONF includes the upper edges of the landforms framing the river corridor. This takes in the river floodplains between Whakatipu-wai-Māori and the Kawarau Bridge.

### 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. Spectacular steep scarps, gorges and cliffs where the river has cut through the underlying schist. The gorge from Gibbston to Ripponvale (outside the QLDC boundary) is identified as a Geopreservation Site of national importance and a landslide on the north bank of the river opposite Gibbston is identified as being of regional importance. The gorge is being continuously modified by landslides, some of extremely large scale.
2. Flat alluvial floodplains between the confluence with Kimiākau ~~Kimi Ākau~~ (Shotover River) and Chard Farm.
3. Confluence of the Kawarau and Kimiākau Shotover rivers and the dynamic changes in river braids and shoals in this area.
4. A number of large-scale landslides (e.g., the Gibbston landslide that is the most studied in the area and the K9 landslide that extends 4km between the Roaring Meg and Scrubby Stream) related to the interaction of the downcutting of the Kawarau River with the regolith overlying bedrock. Downstream of the Arrow River confluence is a suite of river terraces faulted and offset by the NW Cardrona Fault. These landforms are recognised in the NZ Geopreservation Inventory as nationally important.

**Commented [JH1]:** OS 77.35 Kai Tahu ki Otago  
OS 188.35 Te Rūnunga o Ngāi Tahu

### Important hydrological features:

5. The Kawarau River, in the particular the following features and attributes:
  - a. Waterbody notable for its volume and fast flow, with a gravel and schist bed.
  - b. Clarity and distinctive turquoise colour of the waters.

- c. Presence of white-water rapids.
- d. Scientific rarity of the potential reverse flow of the river towards Whakatipu-Waimāori Whakatipu-wai-Māori (Lake Whakatipu) when the Kawarau and Kimiākau Kimi-Ākau (Shotover) rivers are in flood. River training earthworks at the confluence of the rivers may prevent this occurring in the future.
- e. The Water Conservation (Kawarau) Order 1997 requires the outstanding amenity and intrinsic values afforded by the river waters to be sustained and the water body preserved as far as possible in its natural state.

**Commented [JH2]:** OS 77.38 Kai Tahu ki Otago  
OS 188.38 Te Rūnunga o Ngāi Tahu

**Commented [JH3]:** OS 77.35 Kai Tahu ki Otago  
OS 188.35 Te Rūnunga o Ngāi Tahu

**Important ecological features and vegetation types:**

- 6. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of indigenous grey shrubland often mixed with sweet briar border the river along its entire length, particularly on scarps.
  - b. Valued habitat for eel, kōaro and rare native fish, trout and salmon.
  - c. Numerous rocky outcrops and bluffs that characterise the river corridor are refugia for specialist indigenous plants.
- 7. Other distinctive vegetation types include:
  - a. Crack willow lining the banks of the river along much of its length.
  - b. Stands of Lombardy poplar and Black poplar in places.
  - c. Rural shelter belts and woodlots on the alluvial floodplains.
- 8. The river corridor with its bordering rocky terrain and areas of shrubland provide favourable nesting habitat and hunting opportunities for New Zealand falcon. The grey shrubland is likely to support populations of grey warbler, fantail, silveryeye and possibly geckos.
- 9. Plant pest species include wilding conifers, crack willow, sweet briar, buddleia, hawthorn, sycamore, broom and gorse.
- 10. Animal pest species include rabbits, possums, stoats, rats and mice.

**Commented [JH4]:** OS 171.2 Queenstown Park Limited (in support of schedule text)

**Commented [JH5]:** Typographical correction to align with standard Schedule format.

**Commented [JH6]:** OS 77.38 Kai Tahu ki Otago  
OS 188.38 Te Rūnunga o Ngāi Tahu

**Important land use patterns and features:**

- 11. Pastoral land use dominates the floodplain areas between Whakatipu-Waimāori Whakatipu-wai-Māori (Lake Whakatipu) and the Kawarau Bridge Bungy. Nearly all the vegetation immediately flanking this section of the river is exotic, including, extensive willows, stands of poplars, pine woodlots and shelterbelts, and pockets of broom and gorse. The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid are [Transmission lines are located generally] parallel to the river between the Kawarau Bridge and Lake Hayes Estate and are in or over the ONF at some points.

**Commented [JH7]:** OS 70.22 Transpower NZ Ltd

**Commented [JH8]:** OS 70.22 Transpower NZ Ltd

**Commented [JH9]:** OS 70.22 Transpower NZ Ltd

- 11a. The Gibbston Character zone (GCZ) is located near the eastern section of the ONF incorporating the terraced Victoria Flats area above the Kawarau River, lying between and including Chard Farm and Waitiri. Part of the ONF overlays the GCZ where the GCZ encroaches the river escarpment. The GCZ has a distinctive character and sense of place, reflected in a statutory environment which has enabled development activity different to what is expected within an ONF.

**Commented [JH10]:** OS 133.5 The Station at Waitiri Ltd although not submitted wording per se.

- 12. Between the Kawarau Bridge Bungy and Roaring Meg, the river scarps and slopes are largely covered in rosehip, matagouri, weed species and coarse grasses, with land uses limited to low intensity grazing, public access on Gibbston walking/cycling trail, the Kawarau Bungy commercial recreation facility, parts of the Gibbston Cromwell Highway (SH6) and the Roaring Meg hydro station.

### Important archaeological and heritage features and their locations:

13. There are a number of scheduled historic heritage features along the river, including the Kawarau Falls Bridge (QLDC Ref. 40), the late 1880s Brunswick Flour Mill (QLDC ref. 49), the 1881 Kawarau Suspension Bridge (QLDC Ref. 41), the supports of the Victoria Bridge (QLDC Ref. 223), the 1936 Roaring Meg Power Station (QLDC Ref. 94), Chard Road (QLDC Ref. 216) and Rum Curries Hut at Rafters Road (QLDC Ref. 236).
14. Various ferry sites along the river and associated hotel remains, including Victoria Flat, Owens Ferry and Morven Ferry.
15. Various inter-related complexes of gold sluicings, tailings, water races, dams and associated domestic sites along the riverbanks.
16. Numerous pre-European archaeological sites along the river, including the Owens Ferry moa hunter site (archaeological sites F41/1 and F41/66) and the former natural bridge access across the river (now widened by floods) near Roaring Meg.

### Mana whenua features and their locations:

17. 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.
18. The Kawarau River is mapped as a wāhi tūpuna. The ONF also overlaps with the mapped wāhi tūpuna Tititea. Tititea was a pā located on the south side of the Kawarau River near Whakatipu-Waimāori ~~Whakatipu-wai-Māori~~.
19. Ōterotu is the traditional Māori name for the Kawarau Falls.
20. Potiki-whata-rumaki-nao is the name for the former natural bridge over the Kawarau, which was a major crossing point for Kāi Tahu whānui.

**Commented [JH11]:** OS 77.38 Kai Tahu ki Otago  
OS 188.38 Te Rūnunga o Ngāi Tahu

### 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:

21. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
22. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-Waimāori ~~Whakatipu-wai-māori~~ (Lake Whakatipu) and Mata-au (the Clutha River).
23. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
24. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea area and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
25. The mana whenua values associated with the Kawarau ONF include, but may not be limited to, ara tawhito, mahika kai, nohoaka, kāika and tauraka waka.

**Commented [JH12]:** OS 77.38 Kai Tahu ki Otago  
OS 188.38 Te Rūnunga o Ngāi Tahu

**Important historic attributes and values:**

- 26. The historic and contextual values of gold mining in and alongside the river and associated physical remnants.
- 27. The historic and contextual values of the feature as a factor shaping early European transport in the District, including historic roads, bridges, ferry sites, and associated infrastructure.
- 28. The historic significance of the river and its tributaries as a source of water and power.

**Important shared and recognised values:**

- 29. Nationally recognised values set out in the Water Conservation Order that applies to the river (with its wild and scenic characteristics; natural characteristics; scientific values and recreational purposes specifically identified).
- 30. Very strong shared and recognised values as a popular recreational destination.

**Important recreation attributes and values:**

- 31. Kayaking, jetboating (both commercial and private), rafting, swimming and fishing on the river.
- 32. Walking and cycling on the popular Twin Rivers and Gibbston trails alongside the river, and occasional recreational events on the southern side of the river between Whakatipu-Waimāori ~~Whakatipu-wai-Māori~~ (Lake Whakatipu) and Chard Farm.
- 33. Bungy jumping and zip lining at the Kawarau Bridge Bungy.

**Commented [JH13]:** OS 77.38 Kai Tahu ki Otago  
OS 188.38 Te Rūnunga o Ngāi Tahu

**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:**

- 34. Clearly legible, glacial and alluvial / hydrological processes that have shaped the river valley landscape and which continue to add to its dynamic qualities. These are evident in the scarps, floodplains and the changing patterns of channels and gravel banks at the confluence with the Kimiākau ~~Kimi Ākau~~ (Shotover) and along the river course.

**Commented [JH14]:** OS 77.35 Kai Tahu ki Otago  
OS 188.35 Te Rūnunga o Ngāi Tahu

**Particularly important views to and from the area:**

- 35. Highly attractive close, mid and long-range views along the predominantly vegetation clad river corridor. Vegetation and landform patterns together with the winding corridor contain and frame views, contributing a highly variable albeit generally relatively enclosed character to the outlook. In places, the roche moutonnée of Morven Hill and/or the mountain slopes of the Remarkables add a sense of drama and grandeur. The dynamic river waters are a dominant visual element. The mixing of different water colours at the Kimiākau ~~Kimi Ākau~~ (Shotover) confluence, particularly when the Kimiākau ~~Kimi Ākau~~ is in flood, adds to the appeal and interest of the views in this section of the Kawarau.
- 36. Appealing mid and long-range views from Remarkables Park, Shotover Country, Lake Hayes Estate, Bridesdale, SH6 and the Queenstown Trail to discrete sections of the Kawarau River and its predominantly vegetation clad banks and floodplains. In such views, the rugged mountain backdrop of the Remarkables and other enclosing mountains adds to the appeal of the outlook.
- 37. From some proximate vantage points, the vegetation fringed, dynamic waters of the Kawarau River are seen alongside the more domesticated pastoral flood plains and terraces.

**Commented [JH15]:** OS 77.35 Kai Tahu ki Otago  
OS 188.35 Te Rūnunga o Ngāi Tahu

**Commented [JH16]:** OS 77.35 Kai Tahu ki Otago  
OS 188.35 Te Rūnunga o Ngāi Tahu

### Naturalness attributes and values:

38. Generally, there is a high perception of naturalness throughout the river corridor due to the dominance of the waterbody and its vegetated margins. Whilst boating activity and trails are evident in the corridor, these activities indicate the high recreational values of the ONF. Where evident, structures are modest in scale and/or sympathetic character and remain subservient to the natural landscape.
39. Between Whakatipu-Waimāori Whakatipu-wai-Māori (Lake Whakatipu) and the Kawarau Bridge Bungy, pastoral land use dominates the floodplain areas and nearly all the vegetation flanking the river is exotic. Even so, there remains a perception of significant naturalness within the river landscape. The very limited visibility of built development on the Remarkables side of the river contributes to this important in this regard, even if pasture, farm tracks, fencing, power lines and the margins of the Kawarau Heights, Lake Hayes Estate and Bridesdale settlements are evident. However, the confined, often intimate nature of the river corridor provides terrain shielding and limits exposure to such elements.
40. For the stretch of river corridor between the Kawarau Bridge Bungy and Roaring Meg, dramatic gorges with exposed schist outcrops frame the river to form a contained and intimate river character. Whilst exotic vegetation is apparent, grey shrubland is dominant and there is generally an increased perception of naturalness due to very limited exposure to development. The exception to this is visibility of SH6 within the corridor between Victoria Flats and Roaring Meg.

**Commented [JH17]:** OS 77.38 Kai Tahu ki Otago  
OS 188.38 Te Rūnunga o Ngāi Tahu

**Commented [JH18]:** Change made by JH in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.4).

**Commented [JH19]:** OS 171.4 Queenstown Park Ltd

### Memorability attributes and values:

41. Views of the dramatic river scarps and gorges east of Morven Ferry Road are highly memorable, as is the distinctive turquoise colour of the water and notable volume and flow of the river through the gorges and rapids.

### Transient attributes and values:

42. Transient attributes include the fluctuations and changing patterns of the river waters and flood plain gravel banks, flood-related changes in the confluence with the Kimiākau Kimi-Akau (Shotover), and the seasonal changes evident in the vegetation – most notably in the stands of willows and poplars.

**Commented [JH20]:** OS 77.35 Kai Tahu ki Otago  
OS 188.35 Te Rūnunga o Ngāi Tahu

### Remoteness and wildness attributes and values:

43. Visitors on the surface of the river east of the Kawarau Bridge Bungy are enclosed within the gorge and experience a strong sense of remoteness. In addition, the river corridor east of the Gibbston Valley and Victoria Flats has a high level of wildness and remoteness, although SH6 and the historic Roaring Meg Power Station also influence the perception of this riverscape. Much of this river corridor comprises a steep V-shaped valley that is both deep and sinuous – winding its way eastward past Mt Allen and Mt Difficulty.

### Aesthetic attributes and values:

44. The experience of the values identified above from a wide range of public viewpoints.
45. More specifically, this includes:
- Strong sense of enclosure within the river corridor, defined by escarpments or gorges and the surrounding mountain ranges and roches moutonnées.
  - Coherence and distinctiveness of the waterway as a feature.
  - Highly picturesque and aesthetically appealing views.
  - Ability to travel along the river on trails, roads, or the water itself and to be immersed in the scenic and remoteness attributes of the river corridor.

## Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for the PA ONF Kawarau River can be summarised as follows:

- (a) **Very high** physical values relating to the volume, flow and clarity of the waters, the dynamic attributes of the confluence with the **Kimākau Kimi Ākau** (Shotover), the scarps, gorges and floodplains shaped by the river, the habitat values for native and introduced fauna, the areas of indigenous vegetation, and the mana whenua features associated with the area, **acknowledging that these attributes are counterbalanced by the presence of pastoral land use, fencing, tracks, powerlines.**
- (b) **Very high** associative values relating to the Kāi Tahu associations with the river, the rich history of gold mining and early European settlement, the significant recreational attributes, and the strong shared and recognised values, as evidenced by the 2013 Water Conservation Order.
- (c) **Very high** perceptual values relating to the expressiveness of the river landforms, the memorability of the spectacular gorges and fast flowing turquoise waters, the high level of naturalness, the scenic views available to and within the corridor, and the sense of remoteness and wildness experienced east of the Kawarau Bungy.

**Commented [JH21]:** OS 77.35 Kai Tahu ki Otago OS 188.35 Te Rūnunga o Ngāi Tahu

**Commented [JH22]:** Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171).

## Landscape Capacity

The landscape capacity of the PA ONF Kawarau River 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 recreation features; are located to optimise the screening and/or camouflaging benefit of existing natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access; **and protect the area's ONF values.**
- ii. **Visitor accommodation and tourism related activities** – **very limited** **no** landscape capacity **east of Bridesdale, extending to the unnamed stream that bisects the Chard Farm vineyard for activities limited to the flat and low-lying terraces and floodplains that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access. No landscape capacity elsewhere except for sensitively located and designed glamping activities.**
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **very limited** landscape capacity on floodplains or terraces that are not subject to flood hazard.
- v. **Earthworks** – **limited** landscape capacity for earthworks and trails **or works that are necessary to mitigate natural hazard risks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.**

**Commented [JH23]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH24]:** OS 77.5 Kai Tahu ki Otago.

**Commented [JH25]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH26]:** Mr Brown and Mr Head disagree with respect to the appropriate wording for this part of the landscape capacity comments. Mr Brown is concerned about the potential for the rebuttal wording to result in a simple test of visibility as opposed to evaluation that focuses on integration and the avoidance of effects on key landscape qualities of the PA. For these reasons, Mr Brown prefers the wording set out in his EIC. Mr Head remains of the view set out in his rebuttal evidence (and as set out in the red text comment box above).

**Commented [JH27]:** Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.6) with minor modification to be consistent with the wording in the 21.22.14 PA ONL Northern Remarkables schedule which is an adjacent PA. Addressed in more detail in the Rebuttal Evidence of JH.

**Commented [JH28]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH29]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH30]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH31]:** OS 171.7 Queenstown Park Ltd

- vi. **Farm buildings** – in those areas of the ONF with pastoral land uses, **limited landscape capacity** for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **very limited landscape capacity** for small scale gravel extraction **that protects the area's ONF values**.
- viii. **Transport infrastructure** – **very limited landscape capacity** for low key 'rural' roading infrastructure outside of the State Highway corridor. **Very limited landscape capacity** for wharfs **or jetties or bridges** that are located in more modified parts of the ONF between **Whakatipu-Waimāori** (Lake Whakatipu) and Morven Ferry and are designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement and enhance public access; **and protect the area's ONF values**. **Limited capacity for pedestrian and cycle bridges that are visually lightweight, include recessive colours and are designed and located so that they are not visually prominent.**
- ix. **Utilities and regionally significant infrastructure** – **limited landscape capacity** for infrastructure that is co-located with existing facilities. 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 there is limited landscape capacity for the upgrade of existing infrastructure within the same corridor and limited landscape capacity in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence, including associated earthworks.**
- x. **Renewable energy generation** – **extremely limited or no landscape capacity**. **Very Limited landscape capacity for discreetly located and small-scale renewable energy generation.**
- xi. **Production Forestry** – **extremely limited or no landscape capacity.**
- xii. **Rural living** – **extremely limited or no landscape capacity.**
- xiii. **Passenger Lift Systems** – **limited landscape capacity to improve public access**. **including to focal recreational areas higher in the mountains (including between lower lying areas and the Remarkables Ski Area Sub Zone) via non-vehicular transportation modes such as gondolas, (including base and terminal buildings and stations) provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.**

**Commented [JH32]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH33]:** OS 77.14 Kai Tahu ki Otago although not submitted change to capacity rating per se. 'No' capacity sought in submission.  
OS 188.15 Te Rūnunga o Ngāi Tahu although not submitted change to capacity rating per se. 'No' capacity sought in submission.

**Commented [JH34]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH35]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH36]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH37]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH38]:** Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.8).

**Commented [JH39]:** OS 77.38 on behalf of Kai Tahu ki Otago OS 188.38 on behalf of Te Rūnunga o Ngāi Tahu

**Commented [JH40]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH41]:** Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.8). Addressed in more detail in the Rebuttal Evidence of JH.

**Commented [JH42]:** OS 171.4 Queenstown Park Limited (in support of notified capacity level)

**Commented [JH43]:** OS 70.23 Transpower NZ Ltd

**Commented [JH44]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH45]:** Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.5).

**Commented [JH46]:** Typographical correction.

**Commented [JH47]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH48]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH49]:** Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.8).

**Commented [JH50]:** Change made by JH in response to Ben Farrell EIC for NZSki (OS165) ie to specifically acknowledge PSL in the Ski Area Sub Zone.

**Commented [JH51]:** Consequential text change as a consequence of the changes to the Preamble definition of Passenger Lift Systems agreed in the JWS dated 6 October 2023 (NB Mr Brown and Mr Head agree that the qualifying landscape comments appropriately address base stations, terminal buildings and stations).

**Commented [JH52]:** OS 74.2 John May and Longview Environmental Trust.  
OS 171.8 Queenstown Park Limited (not additional activity wording per se).

## 21.22.10 PA ONF Mount Barker: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

Mount Barker PA ONF comprises the summit and slopes of the hill located between Mount Barker, Boundary and Maxwell Roads, near the toe of the Criffel Range.

### 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. Roche moutonnée landform of schist bedrock that has been over-ridden and sculpted by glacial action. Moraine remnants are present on the south-eastern side of the summit, possibly from the Lindis glacial advance. The conical hill rises to 596m and has rock outcrops and bluffs on the western faces and an easier gradient on the south-eastern side. It is joined to the base of the Criffel Range by a low saddle.

### Important ecological features and vegetation types:

2. Mount Barker is predominantly covered with a mixture of bracken, hawthorn, broom and other exotic weeds such as sweet briar and woolly mullein, with scattered regenerating kānuka. There are patches of mature radiata pine and eucalypt, with some wilding pine spread and an open grassed summit. A semi-mature Douglas fir plantation on the saddle between Mount Barker and the Criffel Range extends part way up the southern slopes within the PA. Rough pasture covers the higher southern slopes of the hill and around the lower toe slopes. Natural forest successional processes are found on the lower slopes.
3. Potential for ongoing enhancement through removal of exotic trees and weeds, and regeneration of kānuka woodland.
4. The mixed pattern of indigenous and exotic vegetation combined with the rocky areas on the northern and western side of the hill provide suitable feeding habitat for New Zealand falcon and Australian harrier. The rocky terrain and adjacent rough pasture (exotic grassland) may provide suitable habitat for skinks.
5. Animal pest species include rabbits, stoats, possums, rats and mice.

**Commented [JH1]:** Change made by JH in response to Di Lucas EIC for UCESI (OS 67).

### Important land use patterns and features:

6. Mount Barker has been used in the past for low intensity grazing but is currently retired from productive use other than plantation forestry on the southern slopes. The PA forms part of two private lots - the northern lot contains the Akitu vineyard. A vehicle access track winds up the south-eastern slopes from Mt Barker to the summit.

**Commented [JH2]:** Typographical correction to align with standard Schedule format.

**Commented [JH3]:** Di Lucas EIC for UCESI (OS 67) requests [6] be deleted. JH considers that to delete [6] would be inconsistent with other schedules' wording where land use patterns and features are similarly summarised. As such JH does not support the request.

### Important archaeological and heritage features and their locations:

7. No historic features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the ONF.

### Mana whenua features and their locations:

8. 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.

### 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:

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

### Important historic attributes and values:

10. Mount Barker has some contextual significance as a key reference point within the early survey of the area. It was named after Charles Barker, an early European landholder in the area.

### Important shared and recognised values:

11. Important values as part of the identity and sense of place of the Upper Clutha Basin – a widely visible landmark from many parts of the southern basin, including Wānaka township, Albert Town and the Wānaka - Luggate Highway (SH6).

### Important recreation attributes and values:

12. No current public access.

### 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

13. Prominent and distinctive **bedrock** landform with a high degree of legibility and a strong visual contrast with the surrounding undulating moraine dominated **depositional** landscape.

**Commented [JH4]:** Change made by JH in response to Di Lucas EIC for UCESI (OS 67).

**Particularly important views to and from the area include:**

- 14. A prominent and distinctive component of views from surrounding areas of the Upper Clutha Basin, including Wānaka township, Albert Town and Wānaka - Luggate Highway. The steep slopes, with their rough pasture or vegetation cover contrast with the more manicured and smooth character of the surrounding rolling moraine. From some vantage points (eg. Ballantyne Road to the north), Mount Barker is viewed against the backdrop of the Criffel Range and is perceived as an extension of the mountain slopes.

**Naturalness attributes and values:**

- 15. Moderate level of naturalness due to the largely unmodified landform and continuous vegetation cover with some indigenous regeneration. The presence of forestry plantations, wilding tree spread and exotic weeds reduce perceptions of naturalness, but control of wildings is in progress and there is potential for ongoing enhancement of naturalness values if exotic vegetation is replaced by indigenous vegetation.

**Memorability attributes and values:**

- 16. Highly memorable landform because of its visual coherence, distinctive conical shape, and the contrast of the roughly textured steep-sided hill with the smooth green of the surrounding undulating farmland.

**Aesthetic attributes and values:**

- 17. Moderate-high aesthetic attributes due to the visual prominence of the landform, its memorability and high degree of contrast with surrounding areas.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for the PA ONF Mount Barker can be summarised as follows:

- (a) **Moderate-high physical values** relating to the prominent unmodified roche moutonnée landform, the regenerating indigenous vegetation, with high potential for enhancement of ecological values, and the mana whenua features associated with the area.
- (b) **Moderate associative values** relating to the mana whenua associations of the area, the shared and recognised attributes as part of the local sense of place and identity.
- (c) **Moderate-high perceptual values** relating to the legibility, visual prominence and memorability of the hill, and its contrast with surrounding rural farmland.

**Landscape Capacity**

The landscape capacity of the PA ONF Mount Barker for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low-key commercial recreational activities that do not require additional built infrastructure and protect the area's ONF values.

**Commented [JH5]:** OS 77.5 Kai Tahu ki Otago.

**Commented [JH6]:** OS 74.2 John May and Longview Environmental Trust

- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or 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.
- vi. **Farm buildings** – **very limited** landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity.
- viii. **Transport infrastructure** – **extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure** – **extremely limited or no** landscape capacity. 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.
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity.
- xi. ~~production Forestry~~ – **extremely limited or no** landscape capacity.
- xii. **Rural living** – **extremely limited or no** landscape capacity.

**Commented [JH7]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH8]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH9]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH10]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH11]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH12]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH13]:** OS 70.24 Transpower NZ Ltd

**Commented [JH14]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH15]:** Typographical correction.

**Commented [JH16]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH17]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

## 21.22.11 PA ONF Mount Iron: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

Mount Iron PA ONF comprises the summit and slopes of the hill between Wānaka and Albert Town, extending to the toe of the hill on the southern and eastern sides and to the urban-zoned land on the western and northern sides.

### 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. A classic, highly visible large roche moutonnée landform. The 'upstream' north-western side is generally smooth, while the south-eastern 'downstream' side is steep, rough and craggy; the characteristic form of a roche moutonnée. Listed in the NZ Geopreservation Inventory as a site of National Importance as a 'particularly good example of a *roche moutonnée* and 'an extremely well-defined landform of scientific/educational value'. The landform feature extends beyond the PA into urban areas on the western and northern flanks.

### Important ecological features and vegetation types

2. Extensive areas of regenerating kānuka woodland (*Kunzea serotina*) across much of the landform, mixed with grey shrubland dominated by matagouri, mingimingi and bracken, generally on the steeper and rockier terrain. More discrete areas of short tussock grassland, exotic grassland, cushionfield and turf communities occur on the summit plateau and western slopes of Mount Iron. The cushionfields and turfs in particular support nationally threatened plant species such as *Carmichaelia kirkii*, *Acaena rorida*, *Myosotis brevis* and *Pimelia serviceovillosa*. Kānuka and matagouri have a threat classification of At-Risk Declining.
3. Mount Iron is one of the best examples of roche moutonnée habitats in the Pisa Ecological District with a diversity of habitats and moderate species richness. The relatively large size of the site and its compactness are conducive to ecological attributes being self-sustained, but it is also an important component of a network of kānuka woodlands in the vicinity of the upper Mata-au Clutha River.
4. Revegetation with indigenous species is being implemented in some of the more open areas of the ONF.

**Commented [JH1]:** OS 77.31 Kai Tahu ki Otago  
OS 188.31 Te Rūnanga o Ngāi Tahu

5. The diversity of habitats afforded by the rocky terrain and various vegetation types provides suitable habitat for New Zealand falcon, bellbird, grey warbler, fantail and silvereye, skinks and geckos and an assemblage of native invertebrates.
6. Pest plants including wilding conifers, hawthorn and sycamore are scattered across much of the steeper southern and eastern sides of Mount Iron and have the potential to invade the kānuka woodland and the sensitive cushionfield and turf communities if not controlled.
7. Animal pest species include possums, stoats, rabbits, mice and rats.

#### Important land use patterns and features:

8. The majority of the PA is kānuka woodland or grey shrubland protected as conservation reserve, council reserve or by Significant Natural Area overlay. Some open retired pastoral areas are present on the western side and the rocky cliffs on the southern and south-eastern sides do not support tall vegetation. A network of walking tracks criss-crosses the landform and there are Wānaka water supply tanks on the north-western flank, as well as ~~two three~~ dwellings amidst the kānuka forest. There is ~~one dwelling and one other additional~~ consented building platform on the eastern flank of the hill.

**Commented [JH2]:** Typographical correction to align with standard Schedule format.

**Commented [JH3]:** OS 141.33 Allenby Farms Limited

**Commented [JH4]:** OS 141.33 Allenby Farms Limited

#### Important archaeological and heritage features and their locations

9. No historic heritage or archaeological features have been identified/recorded to date within the ONF.

#### Mana whenua features and their locations

10. 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.

#### 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

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

#### Important historic attributes and values

12. Mount Iron has some contextual significance as a key reference point within the early survey of the area.
13. Historic value as a visitor destination from the early 1900s on. A track to the summit was completed in 1906.

#### Important shared and recognised values

14. Very important values as part of the identity and sense of place of Wānaka – a key feature in the everyday life of residents and a widely visible landmark from surrounding urban areas. Very strong shared values as a popular recreational destination for locals and for domestic and international visitors and as a quiet and natural environment in close proximity to the township.

#### Important recreation attributes and values

15. Very popular walking destination for locals and visitors, with a network of trails, multiple access points from State Highway 84 and surrounding urban areas. Panoramic views of Lake Wānaka and the Upper Clutha Basin from the slopes and summit.

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values

16. Very prominent and isolated distinctive landform with a high degree of legibility and a strong visual contrast with the surrounding urban landscape.

### Particularly important views to and from the area

17. A prominent and distinctive component of views from surrounding areas of the Upper Clutha Basin, including Wānaka township, Albert Town and the southern parts of Lake Wānaka. Natural landmark at the entry to Wānaka from the east, where it dominates the entry experience.
18. Very highly valued panoramic views from the slopes and summit of the hill that allow people to locate themselves within the Upper Clutha Basin and to take in the urban and rural areas of the basin and the enclosing mountain ranges and lakes. Elevated viewpoints allow appreciation of the array of legible and expressive landforms within and surrounding the basin.

### Naturalness attributes and values

19. High level of naturalness due to the extent of regenerating indigenous vegetation and the largely unmodified nature of the landform. This is despite some more modified areas containing tracks, roading and structures (with the majority of roading and structures contained in the northernmost point and northwest corner of the PA).

**Commented [JH5]:** Change made by JH in response to Ben Espie EIC for OS 141.26 Allenby Farms Ltd.

### Memorability attributes and values

20. Highly memorable landform due to its size, isolation, dramatic cliffs, and indigenous vegetation cover.

### Transient attributes and values

21. The early summer mass flowering of kānuka, the passing effects of light and shade, and the variable presence of wildlife.

### Aesthetic attributes and values

22. High aesthetic attributes associated with the experience of the values identified above by a significant number of residents and visitors.
23. More specifically, this relates to:
  - a. The visual prominence and memorability of the landform;
  - b. The regenerating indigenous vegetation;
  - c. The high degree of contrast with surrounding urban areas; and
  - d. The easy accessibility and high level of use by locals and visitors.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for the PA ONF Mount Iron can be summarised as follows:

- (a) **Very high** physical values relating to the prominent and classic roche moutonnée landform, the predominance of regenerating indigenous vegetation with important habitat values for indigenous fauna, reflected in its partial SNA status and the mana whenua features association with the area.
- (b) **Very high** associative values relating to the mana whenua associations of the areas, the significant recreational attributes, historic farming use, and the strong shared and recognised values as part of the local and regional sense of place.
- (c) **High** perceptual values relating to the legibility, visual prominence, memorability and naturalness of the hill, its contrast with surrounding urban areas and the ability for people to access and experience the feature.

### Landscape Capacity

The landscape capacity of the PA ONF Mount Iron for a range of activities is set out below.

- i. **Commercial recreational activities** – extremely limited or no landscape capacity.
- ii. **Visitor accommodation and tourism related activities** - **very limited** landscape capacity to absorb visitor accommodation within existing buildings or building platforms. Extremely limited or no landscape capacity for tourism-related activities.
- iii. **Urban expansions** – extremely limited or no landscape capacity.
- iv. **Intensive agriculture** – extremely limited or no landscape capacity.
- v. **Earthworks** – very limited to no extremely limited landscape capacity for earthworks and additional trails or access tracks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – extremely limited or no landscape capacity.
- vii. **Mineral extraction** – extremely limited or no landscape capacity.
- viii. **Transport infrastructure** – extremely limited or no landscape capacity.
- ix. **Utilities and regionally significant infrastructure** – Very limited to no extremely limited landscape capacity. 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.
- x. **Renewable energy generation** – extremely limited or no landscape capacity.
- xi. **production Forestry** – extremely limited or no landscape capacity.
- xii. **Rural living** – extremely limited or no landscape capacity excepting for the replacement or repairs of existing dwellings at the current building locations where the existing footprint and building height is not substantially exceeded and if so, other positive effects are included so that the landscape values are protected.

- Commented [JH6]:** OS 141.44 Allenby Farms Ltd
- Commented [JH7]:** OS 141.45 Allenby Farms Ltd
- Commented [JH8]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH9]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH10]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH11]:** OS 25.4 Janice Hughes  
OS 27.2 Rod and Anne Corbett  
OS 39.2 John Palmer  
OS 41.2 Dirk Van Walt  
OS 44.4 Brendon Fraher  
OS 55.5 Brent Will  
OS 58.1 Jon Sedon  
OS 97.3 Mark Richter  
(capacity change from 'very limited' to 'very limited to no' not sought per se)
- Commented [JH12]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [JH13]:** Ian Greaves EIC for OS 73 Bike Wanaka requests a capacity increase to 'limited' capacity for trails, with qualifiers. This request is addressed in detail in the Rebuttal Evidence of JH.
- Commented [JH14]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH15]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH16]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH17]:** Ben Espie EIC for OS 141 Allenby Farms Ltd requests a capacity change to 'unlikely' for recreational trails as per Mr Espie's recommended alternative rating scale. Notwithstanding the capacity rating scale will not be changed to Mr Espie's version, recreational trails are covered at v in the schedule where there is now an 'extremely limited landscape capacity' which may provide for the same outcome that Mr Espie seeks. As such no changes are recommended by JH.
- Commented [JH18]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [JH19]:** OS 70.25 Transpower NZ Ltd
- Commented [JH20]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH21]:** Typographical correction.
- Commented [JH22]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH23]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [JH24]:** Ben Espie EIC for OS 141 Allenby Farms Ltd requests a capacity increase to 'very unlikely' for new rural living and 'unlikely' for additions or replacements to existing rural living activities as per Mr Espie's recommended alternative rating scale. Replacements and additions to existing rural activities will be as per permitted District Plan rules. Notwithstanding the capacity rating scale will not be changed to Mr Espie's version, JH does not agree with Mr Espie that there is capacity for new rural living activities without materially compromising landscape values. As such no changes are recommended by JH.
- Commented [JH25]:** Mr Espie and Mr Head made this change during conferencing on 4 October 2023.

## 21.22.12 PA ONL Western Whakatipu Basin: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

**Red comment box text**: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Western Whakatipu Basin PA ONL encompasses the steep south-eastern mountain slopes of Te Taumata o Hakitekura (Ben Lomond), the steep south and eastern mountain slopes of Bowen Peak and the two elevated roche moutonnée landforms of Te Tapunui (Queenstown Hill and including Sugar Loaf) and Pt 781. The PA ONF also takes in Waipuna (Lake Johnson) sitting in the ice-eroded gully between Pt 781 and Ferry Hill (a separate PA ONF). Collectively, the mountain slopes form the northern backdrop to Sunshine Bay, Fernhill and Queenstown, and the ~~western/north-western backdrop~~ mountain setting to Gorge Road and Arthurs Point. The PA ONL adjoins the Kimiākau (Shotover River) PA ONF along its north-eastern boundary in the vicinity of Arthurs Point.

**Commented [BG1]:** OS 138.1 Off Road Adventures Queenstown Limited.  
OS 189.10 Off Road Adventures Queenstown Limited.  
OS 138.17 Off Road Adventures Queenstown Limited.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The steeply sloping foliated schistose mountain landforms of Te Taumata o Hakitekura (Ben Lomond 1,748m) and Bowen Peak (1,631m), which form part of the wall of mountains typical of the U-shaped glaciated valleys of which the Whakatipu Valley is an example.
2. The distinctive peaks of Te Taumata o Hakitekura (Ben Lomond) and Bowen Peak.
3. Exposed rock outcrops and bluffs in places.
4. The Ben Lomond saddle that extends on a west-east orientation between Ben Lomond and Bowen Peak and (in combination with the flanking peaks) separates the Whakatipu Valley from the Moke Creek Valley to the north.
5. The elevated ridgeline spurs extending southwards from the Ben Lomond saddle and taking in Pt 1121 and Cemetery Hill (812m, also known as 'Bobs Peak') immediately west of Queenstown (upon which the skyline Gondola and luge development is located).
6. The extensive ridgeline descending south-westwards from Te Taumata o Hakitekura (Ben Lomond) to Whakatipu Waimāori (Lake Whakatipu (ONL)) and taking in Pt 1580, Pt 1395, Pt 1335, Pt 1138 and Pt 850.

**Commented [BG2]:** Typographical correction.

7. The small roche moutonnée landform (480m) towards the western edge of the PA, Whakatipu Waimāori (Lake Whakatipu (ONL)).
8. Glacial till deposits at the toe of the steep mountain slopes forming shallow localised shelves and throughout the more gently sloping lower reaches of gullies within the PA.
9. A localised area of ribs of bedrock on the lower-lying slopes to the west of Sunshine Bay.
10. The steeply sloping roche moutonnée glacial landforms of Te Tapunui (Queenstown Hill, 907m), Sugar Loaf (911m), and Pt 781, with a smooth 'up-glacier' slope to the southwest and south of each landform and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north and northeast.
11. The elevated saddle-like landform between Pt 781 and Ferry Hill, within which Lake Johnson is located.
12. Scarps and hummocky topography on the southeast slopes of Queenstown Hill and the eastern side of Sugar Loaf which are indicative of historic large-scale landslides.

#### Important hydrological features:

13. One Mile Creek and its numerous steeply incised tributaries draining the south-eastern flanks of Ben Lomond to Whakatipu Waimāori (Lake Whakatipu).
14. The series of unnamed streams on either side of the One Mile Creek network, draining directly to Whakatipu Waimāori (Lake Whakatipu).
15. The steeply incised Horn Creek (or Bush Creek), McChesney Creek, Domestic Creek, Shady Creek, and numerous unnamed streams draining the southern and eastern sides of Bowen Peak to Kimiākau (Shotover River PA ONF).
16. The shallow lowland, glacial lake of Waipuna (Lake Johnson, 399m). The lake is currently eutrophic (with poor water quality) due to elevated nutrient inputs from its catchment.
17. The numerous unnamed streams on the western, northern and south-eastern side of Te Tapunui (Queenstown Hill)/Sugar Loaf; the south side of Pt 781; between Sugar Loaf and Pt 781; and between Pt 781 and Ferry Hill.
18. Small kettle lakes and wetlands across the elevated slopes of Te Tapunui (Queenstown Hill).
19. The wetland at Matakauri Park, on the east side of Gorge Road.

#### Important ecological features and vegetation types:

20. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of grey shrubland dominated by matagouri and mingimingi occur throughout the low-lying rocky slopes of Bowen Peak adjacent to Gorge Road and Moonlight Track.
  - b. Kohuhu (*Pittosporum tenuifolium*) dominant (broadleaved) shrubland at the western end of the PA bordering the lake shore.
  - c. Pockets of mountain beech forest remnants in the gullies of One and Two Mile Creek and Bushy Creek.
  - d. Relic specimens of kowhai on the bluffs above McChesney Creek.
  - e. Subalpine shrubland and snow tussock grassland higher up above the bushline and areas of grey shrubland. The shrubs associated with the subalpine shrubland include species of the genera *Dracophyllum*, *Hebe*, *Leucopogon*, *Gaultheria*, *Pimelea* and *Ozothamnus*.

- f. Parts of the beech forest in One Mile Creek and adjoining areas of subalpine shrubland and snow tussock grassland within the Ben Lomond Scenic Reserve.
  - g. ~~Crack willows line much of the Waipuna (Lake Johnson) shoreline.~~ Wetland vegetation comprising a mix of rushes and sedges at the southern and northern end of the lake where there is an absence of crack willows. Pockets of rushland and sedgeland also in isolated shoreline areas where gaps exist in the willow cover.
  - h. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on each of the roche moutonnée landforms, as well as some hillslopes such as above the eastern shoreline of Waipuna (Lake Johnson). Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.
  - i. Extensive patches of manuka (*Leptospermum scoparium*) and scattered specimens of bog pine (*Halocarpus bidwillii*) on the higher western slopes of Te Tapunui (Queenstown Hill).
  - j. Short tussockland grassland covers large parts of the undulating crest terrain between Te Tapunui (Queenstown Hill) and Sugar Loaf.
  - k. A large wetland (sedgeland) called the Matakauri wetland on the outskirts of Queenstown by Gorge Road which is classified as a Regionally Significant Wetland.
21. Other distinctive vegetation types include:
- a. The almost continuous patterning of plantation *Pseudotsuga menziesii* (Douglas fir) forest throughout the mid and lower flanks of Te Taumata o Hakitekura (Ben Lomond) and the southern flanks of Bowen Peak.
  - b. Areas of pasture adjacent to Gorge Road as far as Watties Track.
  - c. The almost continuous patterning of plantation larch and Douglas fir forest throughout the southern lower flanks of Te Tapunui (Queenstown Hill).
  - d. The more fragmented patterning of wilding conifers intermixed with grey shrubland, hawthorn, sycamore, broom, gorse and crack willow throughout the southern lower flanks of Pt 781, the western and northern lower slopes of Sugar Loaf and western lower slopes of Te Tapunui (Queenstown Hill).
  - e. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Te Tapunui (Queenstown Hill), Sugar Loaf and Pt 781.
  - f. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the saddle between Pt 781 and Ferry Hill.
  - g. Amenity and shelter plantings around the few scattered rural and rural living dwellings at the southern end of Waipuna (Lake Johnson) and on the north-western side of Sugar Loaf.
  - h. Amenity plantings around the two groupings of dwellings on the south side of Te Tapunui (Queenstown Hill), near the entrance to the Queenstown Hill Time Walk.
22. Waipuna (Lake Johnson) is a SNA in the District Plan. The riparian vegetation is of significance to aquatic values. ~~Crack willows line much of the Waipuna (Lake Johnson) shoreline.~~
23. Scrub and exotic trees/weeds throughout the lower mountain slopes to the west of Sunshine Bay and adjacent Gorge Road, Arthurs Point and the Moonlight Track.
24. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.

**Commented [BG3]:** Text moved to the correct location in the schedule by BG following expert conferencing in the week commencing Monday 2 October 2023.

**Commented [BG4]:** OS 142.35 Hansen Family Partnership.

**Commented [BG5]:** OS 142.35 Hansen Family Partnership.

**Commented [BG6]:** Text moved to the correct location in the schedule by BG following expert conferencing in the week commencing Monday 2 October 2023.

25. Plant pest species include wilding conifers, hawthorn, buddleia, elderberry, sycamore, broom, cotoneaster and gorse.

**Important land-use patterns and features:**

26. Grazed pasture across the low-lying flatter land on the eastern side of the PA adjacent to Gorge Road, parts of the slopes to the west of Arthurs Point and the majority of Te Tapanui (Queenstown Hill), Sugar Loaf, Pt 781 and around Waipuna (Lake Johnson). Very low-intensity grazing across the elevated pastoral slopes. Associated with this activity are a network of farm tracks, fencing and farm buildings sheds.
27. The proliferation of plantation and wilding conifers around the edges of the PA that define the interface between much of the PA and urban Queenstown/Arthurs Point.
28. The gondola (towers, cableway and cabins in a cleared area of Douglas fir forest), luge tracks and chairlift and associated buildings (top and bottom stations, maintenance workshop), café/restaurant/terminal building, service buildings, lighting, signage, jumping-off point for paragliders, vehicular access track, star gazing platforms, bungy platform and associated buildings, zip lining and associated tree top huts and network of mountain bike trails (Queenstown Mountain Bike Park) on Cemetery Hill.
29. The swathe of Community Purpose and Informal Recreation zoned land across the slopes of Cemetery Hill facing towards Queenstown (where the Skyline gondola, luge, and mountain bike tracks are) and along either side of the lower reaches of One Mile Creek.
30. The Queenstown Hill Time Walk that leads from near the Queenstown city centre (Belfast Street) to the summit of Te Tapanui (Queenstown Hill) and coincides with Informal Recreation zoned land across the lower south-western slopes of Te Tapanui (Queenstown Hill).
31. An area of Community Purposes zoned land adjacent the northern edge of the Urban Growth Boundary (UGB) on Gorge Road and coinciding with Matakauri Park wetland and boardwalk.
32. The Tiki Trail, Fernhill Loop and Ben Lomond tracks near Queenstown; the Arawata Track at the western end of Sunshine Bay; and the Moonlight Track on the north-western side of Arthurs Point. Associated with these tracks are signage, stiles, and seating.
33. The general absence of rural and rural living buildings within the PA, excepting a scattering at the north-western end of Arthurs Point, a scattering along the Gorge Road valley floor (including adventure tourism related facilities and activities with trails and lookouts on the lower eastern slopes of Bowen Peak), a very small pocket of urban dwellings at the toe of the Queenstown Time Walk, and the small cluster of rural living dwellings at the south end of Waipuna (Lake Johnson).
34. An unformed road leading from Gorge Road up the lower slopes on the east side of Bowen Peak; from Wynyard Crescent up the mountain slopes; and from Lomond Crescent up the mountain slopes (Ben Lomond Track).
35. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill; and from the western end of Tucker Beach Road extending southwards to the lower northern slopes of Pt 781.
36. Infrastructure is evident within the PA and includes: Aurora distribution lines around the lower slopes of Ben Lomond to the west of Sunshine Bay, along the Gorge Road corridor and on the south-eastern side of the area, and over the saddle near Waipuna (Lake Johnson); water reservoir designations near Greenstone Place and Scott Place in Fernhill; and a firefighting pond near the luge.
37. The UGB associated with Queenstown and the Fernhill/Sunshine Bay suburban area which adjoins the southern edges of the PA, and the Arthurs Point UGB which adjoins the north-western margins of the PA.
38. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the urban residential and commercial development adjoining

**Commented [BG7]:** OS 142.36 Hansen Family Partnership.

**Commented [BG8]:** OS 186.2 Richard Kemp.

**Commented [BG9]:** Change made by BG in response to Ben Farrell EIC for Off Road Adventures (OS138).

**Commented [BG10]:** OS 138.1 Off Road Adventures Queenstown Limited.  
OS 189.20 Queenstown Adventure Park (1993) Limited.  
OS 138.7 Off Road Adventures Queenstown Limited.  
OS 138.8 Off Road Adventures Queenstown Limited.  
OS 138.25 Off Road Adventures Queenstown Limited.

**Commented [BG11]:** OS 186.2 Richard Kemp.

**Commented [BG12]:** OS 186.2 Richard Kemp.

**Commented [BG13]:** OS 75.6 Peter Clark.

**Commented [BG14]:** Steve Skelton and Richard Kemp EIC for Passion Developments Ltd (OS 186) request that greater recognition is given to the influence of urban development on the PA in this section of 21.22.12. BG considers that the s42A wording strikes the appropriate balance in this regard, noting that the PA description relates to the PA as a whole and not the submitter's land. For these reasons, BG does not support the text changes recommended in this regard.

the southern edges of the PA (taking in Sunshine Bay, Fernhill, Queenstown and Frankton); the urban residential and commercial development adjoining the north-western edges of the area (including Arthurs Point); the Queenstown Mountain Bike Club pump track area used for recreation and events on Kerry Drive near the south boundary; rural living development towards the western end of Tucker Beach; and Gorge Road, Glenorchy Queenstown Road and Frankton Road (SH6A).

### Important archaeological and heritage features and their locations:

39. Queenstown Powerhouse, One Mile Creek (District Plan reference 96).
40. Old McChesney Bridge Abutment Remains, Arthurs Point (District Plan reference 104, archaeological site E41/236).
41. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).
42. A protected horse chestnut (*Aesculus hippocastanum*) on Gorge Road (western side of Te Tapunui (Queenstown Hill)) and a grouping of protected English oaks (*Quercus robur*) at the south-western end of Waipuna (Lake Johnson).
43. Various archaeological features associated with goldmining across the area (e.g., sluicings, tailings, water races, hut sites, dams, etc.), especially in the area around Waipuna (Lake Johnson).
44. Archaeological features relating to historic farming in the area around Waipuna (Lake Johnson).
45. Historic walking track from Queenstown to the top of Te Tapunui (Queenstown Hill).

**Commented [BG15]:** OS 189.22 Queenstown Adventure Park (1993) Limited.  
OS 138.26 Off Road Adventures Queenstown Limited.

### Mana whenua features and their locations:

46. 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.
47. Much of the ONL is mapped as the wāhi tūpuna Te Taumata o Hakitekura (Ben Lomond) or Te Tapunui wāhi tūpuna. The very northern extent overlaps the Kimiākau (Shotover River) wāhi tūpuna.

### 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:

48. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
49. Te Taumata-o-Hakitekura is named after Hakitekura, a Kāti Māmoe woman who was the first person to swim across ~~Whakatipu wai māori~~ Whakatipu Waimāori. After watching other young women from the mountains attempting to outswim each other, she decided that she wanted to outdo them. She got a kauati (a stick used to start fire) from her father, and a bundle of dry raupō as kindling. The next morning, Hakitekura set out from Tāhuna (the flat land where Queenstown now stands). With the kauati and raupō bound tightly in harakeke (flax) to keep them dry, she swam across the lake in darkness, with the bundle strapped to her. When Hakitekura was discovered missing, her father remembered his daughter's request for a kauati, and a waka was sent across the lake to bring her back. The mountains where she would look across the lake were thereafter known as ~~Te Taumata-a-Hakitekura~~ Te Taumata-o-Hakitekura (The Resting Place of Hakitekura).

**Commented [BG16]:** OS 77.39 Kai Tahu Otago.  
OS 188.39 Elisha Ebert-Young.

**Commented [BG17]:** OS 77.48 Kai Tahu Otago.  
OS 188.48 Elisha Ebert-Young.

- 50. The name Te Tapunui signifies a place considered sacred to Kāi Tahu whānui both traditionally and in the present.
- 51. Kimiākau is part of the extensive network of mahika kai (food & resource gathering) and traditional travel routes in the area.
- 52. The mana whenua values associated with this ONF include, but may not be limited to, wāhi tapu, wāhi taoka, ara tawhito, mahika kai and nohoaka.

**Important historic attributes and values:**

- 53. The naming of the Ben Lomond, after Ben Lomond in Scotland by the early shepherd, Duncan McAusland.
- 54. Early European interactions with the creeks in the area as sources of water, power, and gold, as well as obstacles that needed to be bridged.
- 55. Gold mining in the area and the associated physical remnants.
- 56. Early farming around Waipuna (Lake Johnson).
- 57. The contextual value of Te Tapanui (Queenstown Hill) as a landscape feature that historically defined communication routes around the Whakatipu Basin.
- 58. The importance of Te Tapanui (Queenstown Hill) as an early tourist destination.

**Important shared and recognised attributes and values:**

- 59. The descriptions and photographs of the area in tourism publications.
- 60. The popularity of the postcard views from Cemetery Hill (Bob's Peak) ~~out over Queenstown, Whakatipu Waimāori (Lake Whakatipu), Te Tapunui (Queenstown Hill), Walter Peak, Cecil Peak, the Remarkables, Te Taumata-o-Hakitekura (Ben Lomond), lower eastern slopes of Bowen Peak~~ and the broader mountain context, as an inspiration/subject for art and photography ~~and adventure tourism~~.
- 61. The very high popularity of the Skyline Gondola and luge facility and the Queenstown Time Walk (both described below). The very close proximity of these recreational features to Queenstown urban area also plays a role.
- 62. The identity of Cemetery Hill (Bob's Peak), Te Tapanui (Queenstown Hill) and, further afield, Te Taumata-o-Hakitekura (Ben Lomond) as part of the dramatic backdrop to Queenstown.
- 63. ~~The popularity of the postcard views from Te Tapunui (Queenstown Hill) out over Lake Whakatipu, Cecil Peak, Walter Peak, The Remarkables, Te Taumata-o-Hakitekura (Ben Lomond), and the broader mountain context, as an inspiration/subject for art and photography.~~
- 64. The identity of Bowen Peak as part of the dramatic backdrop to Arthurs Point.

**Commented [BG18]:** Amended for consistency as the other outlooks are referred to in a general sense. OS42.5 Sunnyheights Limited.

**Commented [BG19]:** Combined from [63] to reduce repetition. OS42.5 Sunnyheights Limited.

**Commented [BG20]:** Changes made by BG in response to Ben Farrell EIC for Off Road Adventures (OS 138).

**Commented [BG21]:** Combined with [60] to reduce repetition. OS42.5 Sunnyheights Limited.

**Important recreation attributes and values:**

- 65. Walking, running, mountain biking, paragliding, lugging, riding the gondola, bungee jumping and enjoying the view from the café/restaurant facilities on Cemetery Hill (Bob's Peak).
- 66. Walking and running on the Tiki Trail, Ben Lomond Track, Arawata Track and the Moonlight Track.
- 67. Mountain biking within the Queenstown Mountain Bike Park and trails within and around the Wynyard Jump Park.
- 68. Walking, running, and picnicking on the Queenstown Time Walk which includes several heritage interpretation panels, lookout points and the 'Basket of Dreams' sculpture by Caroline Robinson.

69. Walking and running on the Matakauri Park boardwalk (near Gorge Road).

69a Adventure tourism tracks, facilities and activities in and above the Gorge Road valley.

70. Trout fishing at Waipuna (Lake Johnson).

71. Glenorchy-Queenstown Road and Gorge Road as key scenic routes in close proximity.

**Commented [BG22]:** Change made by BG in response to Ben Farrell EIC on behalf of Off Road Adventures (OS 138).

**Commented [BG23]:** OS 138.1 Off Road Adventures Queenstown Limited.  
OS 189.23 Off Road Adventures Queenstown Limited.  
OS 138.7 Off Road Adventures Queenstown Limited.  
OS 138.8 Off Road Adventures Queenstown Limited.

### Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

- 72. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.
- 73. Indigenous gully and wetland plantings which reinforce the legibility and expressiveness values throughout the area.

### Particularly important views to and from the area:

- 74. The postcard views from vantage points on Cemetery Hill (Bob's Peak) out over Queenstown, Whakatipu Waimāori (Lake Whakatipu), Te Tapunui (Queenstown Hill), Walter Peak, Cecil Peak, the Remarkables, Te Taumata-o-Hakitekura (Ben Lomond), and the broader mountain context.
- 75. The spectacular panoramic views from the Ben Lomond saddle and Ben Lomond summit out over the Whakatipu Valley to the south (including the lake) and the rugged and dramatic expanse of Harris and Richardson mountains ranges to the north.
- ~~76. The postcard views from Te Tapunui (Queenstown Hill) over Lake Wakatipu, the Remarkables, Ben Lomond and the broader mountain context of Queenstown.~~
- 77. The highly attractive short to long-range views from the Moonlight Track along the vegetation-clad gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Mount Dewar and northwards to The Point.
- 78. The appealing short to long-range views from the Arawata Track across the mixed bush and scrub-clad lake margins to Whakatipu Waimāori (Lake Whakatipu) and Cecil Peak.
- 79. The engaging mid to long-range views from Queenstown, Fernhill, Sunshine Bay, Te Nuku-o-Hakitekura (Kelvin Heights), Whakatipu Waimāori (Lake Whakatipu), parts of the Queenstown Trail network, and the Glenorchy-Queenstown Road, in which the largely forested slopes of Te Taumata-o-Hakitekura (Ben Lomond) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountain.
- 80. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road (and lookouts) in which the visibility of Te Taumata-o-Hakitekura (Ben Lomond) peak and the connection of Cemetery Hill (Bob's Peak) and Te Taumata-o-Hakitekura (Ben Lomond) to the broader glacial landscape confers a sense of grandeur to the outlook.
- 81. Dramatic close and mid-range views from Gorge Road to the rugged and vegetation-pocked slopes of Bowen Peak. The somewhat wild and unkempt character of the slopes where rocky outcrops and patches

**Commented [BG24]:** Amended for consistency as the other outlooks are referred to in a general sense.  
OS42.5 Sunnyheights Limited.

**Commented [BG25]:** Combined from [76] to reduce repetition.  
OS42.5 Sunnyheights Limited.

**Commented [BG26]:** Combined with [74] to reduce repetition.  
OS42.5 Sunnyheights Limited.

of scrub and grey shrubland dominate at relatively close range, combined with the broader mountain context (Sugar Loaf and Te Tapanui (Queenstown Hill)), add to the spectacle.

82. Dramatic mid and long-range views from Arthurs Point, the Kimiākau (Shotover River) ONF, the western Whakatipu Basin / Littles Stream area and sections of the trail network coinciding with this part of the basin, to the rugged eastern and north-eastern slopes of Bowen Peak and Sugar Loaf. In views the mountainous context within which the largely undeveloped and open mountain-scape is seen, together with its visual dominance (as a consequence of its scale, proximity, and appearance), adds to the appeal of the outlook.
83. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6, and Kelvin Peninsula to the smoother south-facing slopes of Te Tapanui (Queenstown Hill) and the more irregular profile of Pt 781 (seen in combination with the cone like peak of Ferry Hill which is a separate PA ONF). In more distant views (e.g. Frankton Arm and Kelvin Peninsula), this part of the PA is perceived as a continuous, albeit varied, landform feature with Ferry Hill PA ONF. The almost unbroken patterning of vegetation ~~plantation forest along the southern flanks of Te Tapanui (Queenstown Hill)~~ and wilding conifers intermixed with grey shrubland and scrub throughout the southern lower flanks of Pt 781, together with its generally undeveloped character, forms a memorable contrast with the urban development below and the more open pastoral slopes sitting above, which reinforces the impression of coherence. In longer range views from many of the more distant locations to the south, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm seen in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform seen within an urban context adds to the memorability and appeal of such views.
84. Attractive mid to long-range views from Queenstown, Lake Whakatipu, and the Glenorchy-Queenstown Road, in which the smoother 'up-glacier' largely forested south-western slopes of Te Tapanui (Queenstown Hill) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountains. From more distant vantage points, the connection of Te Tapanui (Queenstown Hill) to the broader glacial landscape is more legible and adds a sense of grandeur to the outlook.
85. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the basin, to the more irregular steep profile of Pt 781 and the more rounded, albeit rugged, northern side of Sugar Loaf. In closer range views, the expanse of the PA is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some of these views, there is an appreciation of the band of rural living development (Tucker Beach) along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landforms and their generally undeveloped character make them memorable.
86. Highly attractive close and mid-range views across Waipuna (Lake Johnson), seen enclosed by the steeply rising roche moutonnée features of Pt 781 and Ferry Hill (ONF). Scattered largely exotic lake edge, shelterbelt, shade tree, and amenity plantings (around dwellings) add to the scenic appeal.
87. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roches moutonnées and the broader glacial landscape context within which the PA ONL is set.
88. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case

Commented [BG27]: Typographical correction.

of the southern and north-eastern sides of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

#### **Naturalness attributes and values:**

89. The 'seemingly' undeveloped character of Western Whakatipu Basin PA ONL set within a largely urban context (Queenstown and Arthurs Point), which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral, recreational, and infrastructure uses are visible, the very low number of buildings and the limited visibility (excepting the gondola etc described below), limits their influence on the character of the area as a natural landscape.
90. The irregular patterning and proliferation of grey shrubland, exposed rock faces, and scrub in places, adds to the perception of naturalness.
91. While the gondola forms a bold manmade 'cut' up the hillside, with a sizeable terminal building and luge development atop Cemetery Hill (Bob's Peak), the movement of the gondola cabins together with the connection the gondola and associated development establishes between the mountain setting and Queenstown adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. Put another way, these landscape modifications make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed together with its strong visual connection to Queenstown also play a role in this regard. At night, the patterning of lights up the mountain slopes forms a bold contrast to the darkness of the surrounding mountain slopes. Again, it is the very close proximity of the area to Queenstown that lends a visual fit.
92. The forestry plantings across the south and southeast flanks of Te Tapunui (Queenstown Hill), Te Taumata-o-Hakitekura (Ben Lomond) and parts of Bowen Peak contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose mountain and roche moutonnée landform character remains legible and dominant, thus ensuring this part of the area displays at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

#### **Memorability attributes and values:**

93. The appealing and engaging views of the largely undeveloped mountains and largely undeveloped and legible roche moutonnée landforms from a wide variety of public vantage points. The juxtaposition of the mountains and landforms within a largely urban context, along with the magnificent broader mountain and lake context within which they are seen in many views, are also factors that contribute to memorability.
94. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the tracks and gondola in very close proximity to the town centre).
95. The panoramic alpine landscape views afforded from: the Ben Lomond track, saddle and peak; and the top of Te Tapunui (Queenstown Hill).
96. The sense of Queenstown and Arthurs Point tucked in at the toe of a majestic mountain setting.
97. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.

#### **Transient attributes and values:**

98. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain and roche moutonnée slopes.
99. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.

**Remoteness and wildness attributes and values:**

100. A strong sense of the sublime as a consequence of the sheer scale, dramatic character and undeveloped appearance of the mountain and roche moutonnée which is evident: on the Ben Lomond track above the Gondola and luge development; along Gorge Road (away from existing built development and adventure tourism related activities); and across the northern part of the PA which contributes a sense of remoteness and wildness to the wider setting (including Arthurs Point, Kimiākau (Shotover River) ONF and the western part of the Whakatipu Basin), despite the more developed immediate context.

**Commented [BG28]:** OS 138.1 Off Road Adventures Queenstown Limited.

**Aesthetic qualities and values:**

101. The experience of the values identified above from a wide range of public viewpoints.

102. More specifically, this includes:

- a. The highly attractive and memorable composition created by the generally undeveloped, vegetation-dominated, mountain landforms and roche moutonnée juxtaposed beside an urban context and/or an (ONF/L) lake or river context.
- b. At a finer scale, the following aspects contribute to the aesthetic appeal:
  - i. The large-scale and dramatic character of the steep mountain landforms backdropping Queenstown and Arthurs Point.
  - ii. The sculptural peaks of Te Taumata-o-Hakitekura (Ben Lomond) and Bowen Peak.
  - iii. The ever-changing play of light and weather patterns across the mountain and roche moutonnée slopes.
  - iv. The more rugged and wild character of the eastern side of Bowen Peak.
  - v. The distinctly rugged character of the west, northwest, north and northeast sides of each of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.
  - vi. The rounded tops of Te Tapunui (Queenstown Hill) and Sugar Loaf, and the more rugged and irregular profile of Pt 781.
  - vii. The open and pastoral character of Pt 781 and the top of Te Tapunui (Queenstown Hill).
  - viii. The contained and enclosed nature of Waipuna (Lake Johnson) set within a largely pastoral context interspersed with largely exotic plantings.
  - ix. The general confinement of visible built development to two three distinct locations: Cemetery Hill (gondola, luge, etc.); parts of the Gorge Road valley floor (rural living, rural buildings, and adventure tourism related buildings, facilities and tracks); and near Arthurs Point (limited scattering of rural living development).

**Commented [BG29]:** OS 138.1 Off Road Adventures Queenstown Limited.

**Commented [BG30]:** OS 138.1 Off Road Adventures Queenstown Limited.

**Commented [BG31]:** Steve Skelton and Richard Kemp EIC for Passion Developments Ltd (OS 186) request that reference is added to visible built development across the lower slopes of Ben Lomond at Fernhill. BG notes that this development is outside the mapped PA, and for this reasons does not merit reference in this part of PA Schedule 21.22.12. This development context is however appropriately referenced at [38] above.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for PA ONL Western Whakatipu Basin can be summarised as follows:

103. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.

104. **High associative values** relating to:

- a. The mana whenua associations of the area.
- b. The historic features and associations of the area.
- c. The very strong shared and recognised values associated with the area (deriving in part from the proximity of parts of the PA to urban areas).
- d. The significant recreational attributes of Cemetery Hill (Bob's Peak), Ben Lomond and Te Tapanui (Queenstown Hill) and trout fishing in Lake Johnson.

**Commented [BG32]:** Change made in response to Steve Skelton and Richard Kemp EIC on behalf of Passion Developments Ltd (OS 186).

**Commented [BG33]:** OS 115.3 Khaylm Marshall.

105. **High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Arthurs Point, Sunshine Bay, Fernhill, Te Nuku-o-Hakitekura (Kelvin Heights), the scenic routes of Glenorchy-Queenstown Road and Gorge Road, parts of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Wakatipu Basin, the airport approach path and the Remarkables Ski Field Access Road (and lookouts), along with the area's transient values, play an important role.
- c. A moderate-high to high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
- d. The identity of the PA as a natural and dramatic landscape backdrop to the urban areas of Fernhill, Sunshine Bay, Queenstown, Arthurs Point, Frankton and the western side of the (more rural) Whakatipu Basin.
- e. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.
- f. A strong sense of remoteness and wildness throughout the elevated parts of Te Taumata-o-Hakitekura (Ben Lomond), along the western and north side of Te Tapanui (Queenstown Hill), the northern sides of Sugar Loaf and Pt 781 and on the slopes of Bowen Peak near Arthurs Point.

**Commented [BG34]:** Change made in response to Steve Skelton and Richard Kemp EIC on behalf of Passion Developments Ltd (OS 186).

**Commented [BG35]:** Change made in response to Steve Skelton and Richard Kemp EIC on behalf of Passion Developments Ltd (OS 186).

**Commented [BG36]:** Recommended changes to landscape capacity rating scale by Ben Farrell EIC for Off Road Adventures and Steve Skelton and Richard Kemp for Passion Development (OS 186) are not supported. Refer BG Rebuttal evidence.

**Commented [BG37]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG38]:** Ben Farrell EIC for Off Road Adventures (OS 138) requests deletion of this qualifying comment. No technical landscape evidence is provided in support of this change. BG does not support this change. Relying on her landscape evaluation as set out in her EIC she considers that these descriptors typically characterise appropriate commercial recreation development within the PA.

**Commented [BG39]:** OS 109.5 Vineyard Holdings Ltd.

**Commented [BG40]:** Ben Farrell EIC for Off Road Adventures (OS 138) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.

**Commented [BG41]:** Steve Skelton and Richard Kemp EIC for Passion Developments (OS 186) request that the reference is changed from 'dwellings' to 'urban areas'. BG does not support this change as there are no urban areas within the mapped PA.

## Landscape Capacity

The landscape capacity of the PA ONL Western Whakatipu Basin 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 recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** – no landscape capacity: very limited landscape capacity for visitor accommodation associated with existing dwellings and consented platforms

(including on the low lying southern margins of the PA adjacent Hansen Road) and which are: located to optimise the screening and/or filtering benefit of natural landscape elements; 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). **No Extremely limited** landscape capacity for small scale visitor accommodation and small scale tourism related activities in low lying and/or visually discrete parts of the PA where development is located so that existing landform and/or vegetation features provide an appreciable integrating benefit; is designed to be small scale and have a low key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate). elsewhere in the PA. **No landscape capacity for tourism-related activities within the PA.**

- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or no** landscape capacity **unless it is very discreetly-discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.**
- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with farm, **adventure tourism** or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity **excepting very small scale farm quarries.**
- i. **Transport infrastructure** – **limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONF values. **Very limited to no Extremely limited** landscape capacity for other transport infrastructure.

**Utilities and regionally significant infrastructure** – **limited** landscape capacity for 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 and/or co-located with existing infrastructure. **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.**

- viii. **Renewable energy generation** – **extremely limited or no** landscape capacity **for commercial scale renewable energy generation unless it is very discreetly-discreetly located so that it is reasonably difficult to see from outside the site. Very limited to no Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- ix. **Production Forestry** – **extremely limited or no** landscape capacity **for exotic forestry.**
- x. **Rural living** – **Very limited to no Extremely limited** landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).
- xi. **Passenger Lift Systems** – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas (including base and terminal buildings and stations), provided they are positioned in a way that is sympathetic to the landform, are co-located with existing gondola infrastructure and designed to be recessive in the landscape.

- Commented [BG42]:** OS 91.3 Columb Family and Off Road Adventures Limited.  
OS 75.11 Peter Clark.  
OS 142.2 Hansen Family Partnership.  
OS 142.41 Hansen Family Partnership ... [1]
- Commented [BG43]:** Ben Farrell EIC for Off Road Adventures Lts (OS 138), Queenstown Adventure Park (OS189) and ors, recomm ... [2]
- Commented [BG44]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG45]:** OS 71.5 Nathan Pringle.  
OS 72.5 Charlotte Pringle. ... [3]
- Commented [BG46]:** Steve Skelton and Richard Kemp EIC for Passion Developments (OS 186) request that reference is added to ... [4]
- Commented [SS47R46]:** Mr Skelton considers this should read: Extremely Limited to no except where urban development will read a ... [5]
- Commented [BG48]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG49]:** Mr Skelton and Ms Gilbert made this typographical correction during landscape conferencing on 5 October 2023.
- Commented [BG50]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG51]:** OS 138.1 Off Road Adventures Queenstown Limited. ... [6]
- Commented [BG52]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG53]:** Roman numeral numbering correction required form here on in the Schedule.
- Commented [BG54]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG55]:** NB Roman numeral numbering error to be corrected in the final version of the Schedule.
- Commented [BG56]:** Consequential amendment arising from OS 74.2.
- Commented [BG57]:** OS 74.2. John May and Longview Environmental Trust. ... [7]
- Commented [BG58]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG59]:** OS 70.26 Transpower New Zealand Limited. 189.38
- Commented [BG60]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG61]:** Mr Skelton and Ms Gilbert made this typographical correction during landscape conferencing on 5 October 2023.
- Commented [BG62]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG63]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG64]:** OS 109.12 Vineyard Holdings Ltd.. OS 91.3 Columb Family and Off Road Adventures Limited.
- Commented [BG65]:** Typographical correction.
- Commented [BG66]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG67]:** Change made by BG, relying on OS 67.28 (UCESI).
- Commented [BG68]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG69]:** Consequential text change made by BG as a consequence of the changes to the Preamble definition of Passenger ... [8]

OS 91.3 Columb Family and Off Road Adventures Limited.

OS 75.11 Peter Clark.

OS 142.2 Hansen Family Partnership.

OS 142.41 Hansen Family Partnership

OS 186.7 Richard Kemp.

OS 186.10 Richard Kemp.

OS 189.2 Queenstown Adventure Park (1993) Ltd.

OS 189.3 Queenstown Adventure Park (1993) Ltd.

OS 189.32 Queenstown Adventure Park (1993) Ltd.

OS 109.5 Kiwi Vineyard Holdings Ltd.

OS 138.30 Off Road Adventures Queenstown Ltd.

Ben Farrell EiC for Off Road Adventures Lts (OS 138), Queenstown Adventure Park (OS189) and ors, recommends that the qualifying comments in relation to the rating for visitor accommodation and tourism related activities is expanded beyond existing dwellings and consented platforms near Hansen Road. BG accepts that there may be the odd location where very carefully designed visitor accommodation or small scale tourism related activities may be appropriate within the balance of the lower lying and more discreet parts of the PA as a consequence of the appreciable integrating benefits of existing landform and/or vegetation patterns.

For this reason, BG supports the text changes outlined in the Rebuttal Version of 21.22.12.

OS 71.5 Nathan Pringle.

OS 72.5 Charlotte Pringle.

OS 83.5 Michael McElroy.

OS 87.5 Karen Ramsay.

OS 92.5 Jana Brasch.

OS 107.5 Edward and Anne Halson.

OS 112.5 Claire Hazledine.

OS 13.8 J Semple.

OS 122.5 J Semple.

OS 14.8 M Semple.

OS 69.5 Andrew James Blackford.

OS 131.5 Justine Lee.

OS 150.5 Tracey van Hercul.

OS 187.5 Joshua Nicholas Jones.

OS 197.5 Sonja and John Kooy and Gavin.

OS 202.5 Michael John Boyd.

OS 204.5 Anna-Louise and Paul Hedley and Hollingsworth.

**Page 12: [4] Commented [BG46] Bridget Gilbert 25/09/2023 2:01:00 pm**

Steve Skelton and Richard Kemp EIC for Passion Developments (OS 186) request that reference is added to acknowledge that infill urban development can occur near Fernhill. For the reasons set out in her EIC and Rebuttal with respect to the tolerance for urban development within an ONL, BG does not support this change.

NB this issue was discussed at landscape expert conferencing with no agreement reached between the experts.

**Page 12: [5] Commented [SS47R46] Stephen Skelton 10/10/2023 11:18:00 am**

Mr Skelton considers this should read: Extremely Limited to no except where urban development will read as infill at the lower slopes of the PA adjacent too and north of Fernhill.

**Page 12: [6] Commented [BG51] Bridget Gilbert 15/06/2023 10:47:00 am**

OS 138.1 Off Road Adventures Queenstown Limited.

OS 138.2 Off Road Adventures Queenstown Limited.

OS 189.2 Queenstown Adventure Park (1993) Ltd.

OS 189.35 Queenstown Adventure Park (1993) Ltd.

OS 138.8 Off Road Adventures Queenstown Ltd.

**Page 12: [7] Commented [BG57] Bridget Gilbert 30/06/2023 6:20:00 pm**

OS 74.2. John May and Longview Environmental Trust.

OS 91.3 Columb Family and Off Road Adventures Limited.

**Page 12: [8] Commented [BG69] Bridget Gilbert 4/10/2023 10:34:00 am**

Consequential text change made by BG as a consequence of the changes to the Preamble definition of Passenger Lift Systems agreed in the JWS dated 6 October 2023.

## 21.22.13 PA ONL Queenstown Bay and Environs: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

**Red comment box text**: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Queenstown Bay Environs PA ONL encompasses the waters of Whakatipu Waimāori ~~or Whakatipu wai māori~~ (Lake Whakatipu) adjacent to Queenstown. The western limit of the area is defined by the ridgeline descending from Taumata-o-Hakitekura (Ben Lomond) along the western side of Sunshine Bay. The eastern limit coincides with the eastern side of Te Nuku-o-Hakitekura (Kelvin Heights Golf Course). The PA takes in much of the lake margin between Sunshine Bay and Two Mile Creek, Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course). The PA excludes the inner waters and lake edge (Queenstown Bay Beach) in Central Queenstown and the Frankton Arm.

**Commented [BG1]:** Consequential amendment in response to OS 77.40 Kai Tahu ki Otago and OS 188.40 Elisha Young-Ebert.

### 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. The glacier carved basin of the Whakatipu Valley, which split into two ice tongues when it met the Remarkables, with the terminal moraine deposited at its southern end (at Kingston) leading to the damming of the valley and creation of the lake.
2. The small peninsula landforms of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
3. Range of lakeshore and fluvial processes and landforms that have modified the largely glacially-derived and dominated landscape. These landforms tend to be of small scale.

### Important hydrological features:

4. Whakatipu Waimāori (Lake Whakatipu), notable for its largely undeveloped mountain context, scale (at 80 km in length, it is New Zealand's longest lake, and, at 291 km<sup>2</sup>, its third largest), depth (with its floor being below sea level), high water quality (used for urban Queenstown water supply), distinctive shape (dog leg), unmodified lake level (with a seiche period of 26.7 minutes, which causes the water level to rise and fall some 200mm in Queenstown Bay) and highly dynamic character (as a consequence of its scale and the effects of weather).
5. Ornamental pond in Te Kararo (Queenstown Gardens).

### Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
  - a. Small pockets of remnant mountain beech and grey shrubland along the lake edge between Fernhill and Sunshine Bay. In places that are stands of wilding blue gum (*Eucalyptus globulus*).
7. Other distinctive vegetation types include:
  - a. The proliferation of mature exotic specimen trees along the lake shore between Queenstown and Sunshine Bay and at Te Kararo (Queenstown Gardens). Species include: *Abies grandis* (grand fir), *Abies nordmanniana* (Algerian fir), *Araucaria araucana* (monkey puzzle), *Populus nigra 'Italica'* (Lombardy poplar), *Quercus velutina* (black oak), *Quercus rubra* (red oak), *Tsuga heterophylla* (western hemlock), *Sequoiadendron giganteum* (wellingtonia), *Salix babylonica* (weeping willow), *Tilia x europaea* (lime). *Pseudotsuga menziesii* (Douglas fir) is a dominant species at Te Kararo (Queenstown Gardens) forming a protective forest around much of the gardens.
  - b. The rose garden and other largely exotic amenity plantings throughout Te Kararo (Queenstown Gardens).
  - c. Mown grass areas studded with specimen trees along the lake edge between Queenstown and Fernhill.
  - d. Amenity plantings of indigenous trees and shrubs have been established along the walking track between Sunshine Bay and Queenstown.
  - e. Coniferous and amenity plantings throughout Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
  - f. Southern Rata re-establishment on Queenstown Gardens periphery and presence of notable solitary specimen trees.
8. Animal pest species include feral cats, ferrets, stoats, weasels, rabbits, possums, rats and mice.
9. Plant pest species include wilding conifers, hawthorn, buddleia, broom and gorse.

### Important land-use patterns and features:

10. Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) with a wide range of recreational uses (described below).
11. Te Kararo (Queenstown Gardens) features include;
  - a. operational facilities to manage the park e.g., the depot;
  - b. Amenity display structures: Conservatory;
  - c. Daytime parking for Freedom Camping.
12. The reserve or open space zoning of almost all of the land-based part of the area under the District Plan.
13. The walkway along the lake edge between Queenstown and Sunshine Bay forms a linkage of the Aotearoa's national walkway, the Te Araroa Trail passing through the ONL along the lakefront via the Wakatipu Track.
14. The Urban Growth Boundary (UGB) of Queenstown and Kelvin Heights which adjoins the lake edge within the PA.

15. Uses on the lake (and the lake margin) including water-based transport, tourism commercial recreation and recreation-based activities (e.g., the TSS Earnslaw, kayaking, scenic cruising/touring, jet boating, sailing, parasailing and recreational boating, jet skiing and water sports, water taxis, barges).
16. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the commercial development in central Queenstown (which includes wharves and jetties around the inner portion of Queenstown Bay), residential development at Sunshine Bay, Fernhill, Queenstown Hill and Kelvin Heights, Glenorchy Queenstown Road, Bob's Peak and the Skyline gondola and building, the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.

**Commented [BG2]:** Change made by BG in response to Blair Devlin EIC for OS 135 Hydro Attack.

**Commented [BG3]:** OS 166.2 RealNZ Limited.  
OS 166.28 RealNZ Limited.

**Commented [BG4]:** OS 135.2 Hydro Attack Ltd.

**Commented [BG5]:** OS 166.29 RealNZ Limited.

### Important archaeological and heritage features and their locations:

17. The numerous protected exotic specimen trees throughout Te Kararo (Queenstown Gardens) and along the lake shore between Queenstown and Fernhill.
18. Queenstown Gardens and Plantation Reserve Block, including the Queenstown Gardens Gate (District Plan reference 13).
19. William Rees Memorial, Hakitekura Plaque, and Scott Rock Memorial, Queenstown Gardens (District Plan references 24-26).
20. Queenstown Bowling Club Pavilion, Queenstown Gardens (District Plan reference 65).
21. Shipping navigation beacon at the end of the Gardens Peninsula (District Plan reference 221).
22. Rifle butt adjacent to the lake esplanade (District Plan reference 220, archaeological site E41/305).
23. Kelvin Peninsula midden/oven site (archaeological site E41/13).

### Mana whenua features and their locations:

24. 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.
25. Much of the ONL is within the mapped wāhi tūpuna Whakatipu Waimāori (Lake Whakatipu). Whakatipu Waimāori is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
26. It also includes the mapped wāhi tūpuna Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and Te Kararo (Queenstown Gardens).

### 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 name Whakatipu-wai-māori (or Whakatipu Waimāori) originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihautū dug the lakes with his kō known as Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua.

**Commented [BG6]:** OS 77.40 Kai Tahu ki Otago.  
OS 188.40 Elisha Young-Ebert.

29. For generations, the lake supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day.
30. Te Nuku-o-Hakitekura is related to the feats of Hakitekura, the famous Kāti Māmoe woman who was the first person to swim across Whakatipu Waimāori ~~Whakatipu-wai-māori~~.
31. Te Kararo was the site of a kāika (permanent settlement).
32. The mana whenua values associated with this ONL include, but may not be limited to wāhi taoka, tauraka waka, kāika, ara tawhito and mahika kai.

**Commented [BG7]:** OS 77.40 Kai Tahu ki Otago.  
OS 188.40 Elisha Young-Ebert.

#### Important historic attributes and values:

33. Early Māori occupation around the lakeshore.
34. Historic recreational use of the lake, lakeshore, and gardens.
35. Historic use of the lake for transport (including the TSS Earnslaw).
36. The early establishment and continued use of the gardens as a public reserve.

**Commented [BG8]:** OS 166.31 RealNZ Limited.  
OS 166.2 RealNZ Limited.

#### Important shared and recognised attributes and values:

37. The descriptions and photographs of the area in tourism publications.
38. The popularity of the postcard views from Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and the waters across the lake to Cecil Peak and Walter Peak and the broader mountain context, as an inspiration/subject for art and photography.
39. The very high popularity of the Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake (including the TSS Earnslaw). The very close proximity of this recreational feature to Queenstown urban area also plays a role.
40. The critical role of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake in shaping the identity of Queenstown.

**Commented [BG9]:** OS 166.32 RealNZ Limited.  
OS 166.2 RealNZ Limited.

#### Important recreation attributes and values:

41. Te Kararo (Queenstown Gardens), botanical gardens by the town centre that is home to a wide range of recreational uses (children's playground, lawn bowls, frisbee golf, tennis, skate boarding, skating, BMX biking, ice skating, ice hockey, walking and jogging, cycling, picnicking, outdoor events, peaceful contemplation).
42. Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), which includes the golf course and a sculpture walk around the lake edges of the golf course, used by walkers, joggers, cyclists, and picnickers.
43. The Queenstown Trail around the lake edge of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
44. Walking, running, cycling and picnicking along the lake-edge trail between Queenstown and Sunshine Bay.
45. Water-based activities including: swimming, kayaking, sailing, paddle boarding, boating, jet skiing, sightseeing (acknowledging that many of these activities are commercial in nature).
46. Fishing for rainbow trout, brown trout, and chinook salmon in Whakatipu Waimāori ~~Whakatipu-wai-māori~~.
47. Glenorchy - Queenstown Road as a key scenic route in close proximity.

**Commented [BG10]:** OS 166.33 RealNZ Limited.  
OS 166.2 RealNZ Limited.  
OS 135.5 Hydro Attack Ltd.

**Commented [BG11]:** Change made by BG in response to Blair Devlin EIC for OS 135 Hydro Attack, subject to refinement.

**Commented [BG12]:** OS 77.40 Kai Tahu ki Otago.  
OS 188.40 Elisha Young-Ebert.

48. Band rotunda at the Queenstown Gardens; music, contemplation, performance arts.

### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

49. The area's natural landforms, land type and hydrological features (described above), which are highly legible and expressive of the landscape's formative geomorphic processes.

#### Particularly important views to and from the area:

50. The postcard views from Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails, Glenorchy - Queenstown Road and the dynamic waters of the lake to Cecil Peak and Walter Peak and the broader mountain context. The frequent movement of vessels on the lake (including the TSS Earnslaw) adds to the interest of the outlook.
51. Iconic mid to long-range views from central Queenstown, across the waters of Whakatipu Waimāori (Lake Whakatipu) to the rugged and dramatic landforms of Cecil Peak, Walter Peak and the broader mountain context framing the lake. The seemingly undeveloped and green finger of Te Kararo (Queenstown Gardens) and almost continuous fringe of green along the northern lake edge (Queenstown to Sunshine Bay) along with marine craft (including the TSS Earnslaw), adds to the appeal of the outlook.
52. In all views, the striking juxtaposition of urban development alongside the grandeur of the natural landscape adds to the spectacle.

**Commented [BG13]:** OS 166.34 RealNZ Limited.  
OS 166.2 RealNZ Limited.

**Commented [BG14]:** OS 166.34 RealNZ Limited.  
OS 166.2 RealNZ Limited.

#### Naturalness attributes and values:

53. The very close proximity of urban development and level of human activity within the area inevitably colours the impression of naturalness within the PA ONL. Nonetheless, the contrast created between the area and its urban context due to the dominance of more natural landscape elements (i.e., water or vegetation), together with the largely unmodified underlying landform character (glacial lake and legible peninsulas), means that the area displays at least a moderate-high level of naturalness. Historic forestry land uses throughout the broader mountain context serve to ensure that the exotic vegetation character of much of the landward area is not discordant or incongruous within the wider high-value landscape setting.
54. The general avoidance of structures along the lake edge within the PA, excepting the jetties and boat sheds, etc. on the south side of Te Kararo (Queenstown Gardens).

#### Memorability attributes and values:

55. The highly memorable experiences associated with using Whakatipu Waimāori (Lake Whakatipu), along with views of the Whakatipu Waimāori (Lake Whakatipu) and its surrounding mountain frame.
56. The sense of Te Kararo (Queenstown Gardens) as a place of beauty and tranquillity close to central Queenstown.

**Commented [BG15]:** OS 166.35 RealNZ Limited.  
OS 166.2 RealNZ Limited.

#### Transient attributes and values:

57. The ever-changing patterning of light and weather across the lake.
58. Human activity on the lake (including vessels) and its margins.

**Commented [BG16]:** OS 135.7 Hydro Attack Limited.

- 59. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation around the lake edges and throughout Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).

**Remoteness and wildness attributes and values:**

- 60. A localised sense of remoteness along parts of the lake edge trails within the PA ONL, where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context.

**Commented [BG17]:** Consequential amendment in response to OS 135.10 Hydro Attack Limited.

**Aesthetic attributes and values:**

- 61. The experience of the values identified above from a wide range of public viewpoints.
- 62. More specifically, this includes:
  - a. The highly attractive and engaging large-scale composition created by the tree-lined glacial lake and 'green' peninsulas set within a broader mountain context seen either individually or collectively, juxtaposed beside an urban context.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
    - ii. The general absence of structures and the dominance of vegetation along the lake edges.
    - iii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the urban context and imbues an impression of 'green relief'.
    - iv. The mature trees throughout the area which contribute to the scenic appeal.
    - v. Human activity on and around the bay, along with some of the surrounding buildings and marine craft within the bay.

**Commented [BG18]:** OS 135.9 Hydro Attack Limited.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for PA ONL Queenstown Bay and Environs can be summarised as follows:

- 63. **High physical values** due to the high-value landforms, vegetation features, hydrological features and mana whenua features in the area.
- 64. **Very High associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features of the area.
  - c. The strong shared and recognised values associated with the area.

- d. The significant recreational attributes of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and the lake-edge trails.

65. **High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and highly appealing composition of natural landscape elements juxtaposed beside Queenstown. The visibility of the area from Queenstown, Glenorchy-Queenstown Road, and sections of the Queenstown Trail network, along with the area's transient values, play an important role.
- c. A sense of tranquillity and green relief at Te Kararo (Queenstown Gardens).
- d. A localised sense of remoteness and wildness along parts of the lake edge trails in Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) where views to nearby urban development are screened by landforms and/or vegetation.

**Landscape Capacity**

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

- i. **Commercial recreational activities – limited** landscape capacity for small scale and low-key activities that integrate with, and complement/enhance, existing recreation features and activities; are located to optimise the screening and/or camouflaging benefit of natural landscape elements (where appropriate); designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.
- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with public access tracks and outdoor recreation (including the TSS Earnslaw) that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – extremely limited or no** landscape capacity.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONL values. Very limited to no Extremely limited landscape capacity if associated with water-based transport or the TSS Earnslaw. Extremely limited or no landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – very limited** landscape capacity for 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 and/or co-located with existing infrastructure. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need

- Commented [BG19]:** OS 135.10 Hydro Attack Limited.
- Commented [BG20]:** The changes to the landscape capacity rating scale recommended by Mr Devlin on behalf of OS 135 Hydro Attack (and which adopt Mr Espie's rating scale) and Mr Farrell for RealNZ (OS 166) are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie's landscape capacity rating scale and Mr Farrell's landscape capacity rating scale.
- Commented [BG21]:** OS 77.6 Kai Tahu ki Otago.
- Commented [BG22]:** OS 166.39 Hydro Attack.
- Commented [BG23]:** OS 166.39 Hydro Attack.
- Commented [BG24]:** Consequential amendment arising from OS 166.39.
- Commented [BG25]:** OS 166.39 RealNZ Limited.
- Commented [BG26]:** Ben Farrell EIC for RealNZ (OS 166) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.
- Commented [BG27]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG28]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG29]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG30]:** Change made by BG in response to Ben Farrell EIC for RealNZ (OS 166).
- Commented [BG31]:** Ben Farrell EIC for RealNZ (OS 166) requests that this text is deleted. No landscape evidence is provided for this change. For the reasons set out in her EIC, BG considers that this wording is appropriate.
- Commented [BG32]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG33]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG34]:** Consequential amendment arising from OS 74.2.
- Commented [BG35]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG36]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG37]:** OS 166.42 RealNZ Limited.
- Commented [BG38]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

for its location and structures are designed and located to limit their visual prominence, including associated earthworks.

x. **Renewable energy generation** – extremely limited or no landscape capacity for commercial scale renewable energy generation. ~~Very limited to no~~ Extremely limited landscape capacity for discreetly located and small-scale renewable energy generation.

xi. **Production forestry** – extremely limited or no landscape capacity.

xii. **Rural living** – extremely limited or no landscape capacity.

xiii. **Jetties, and boatsheds, lake structures and moorings** – very limited landscape capacity for additional jetties and boatsheds that are co-located with existing features, designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement (where possible); and enhance public access; and protect the area's ONL values.

**Commented [BG39]:** OS 70.27 Transpower New Zealand Limited.

**Commented [BG40]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG41]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG42]:** OS 166.44 RealNZ Limited.

**Commented [BG43]:** Typographical correction.

**Commented [BG44]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG45]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG46]:** Ben Farrell EIC on behalf of RealNZ (OS 166) comments that rural living is already provided at Queenstown Golf Club and therefore, in his view, it is unreasonable to suggest that there is no landscape capacity for rural living in 21.22.13. I understand that there is no scope for consideration of this point under OS 166. BG also notes that Mr Farrell provides no evidence in support of his comments in this regard. BG notes that all of the land at the western end of Kelvin Peninsula is zoned either Informal Recreation or Community Purposes and that there are no rural living building platforms recorded in the QLDC GIS mapping.

For these reasons, BG does not support the changes recommended by Mr Farrell in this regard.

**Commented [BG47]:** OS 77.28 Kai Tahu ki Otago.

**Commented [BG48]:** Consequential amendment arising from OS 74.2.

**Commented [BG49]:** OS 74.2. John May and Longview Environmental Trust.

## 21.22.14 PA ONL Northern Remarkables: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Northern Remarkables PA/ONL relates to the northern faces of the Remarkable Range framing the southern side of the Wakatipu Basin. The southern boundary of the PA/ONL corresponds with the mountain peaks and ridgelines of that range around, and east of the Remarkables Ski Area Sub-zone – extending through to near Chard Farm. The Northern Remarkables PA/ONL's northern boundary follows the upper edge of the low-lying Kawarau River terraces on the south side of the Kawarau River to near Chard Farm. In so doing, the PA/ONL captures the steep mountain faces above the Kawarau River valley and terraces at the toe of the Northern Remarkables.

### Physical Attributes and Values

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

### Important landforms and land types:

1. Steep to very steep mountain slopes with frequent exposed schist outcrops and scree slopes. The northern faces consist principally of large landslides which occurred after the retreat of glaciers at the end of the last glaciation.
2. Alluvial fans and shingle beds associated with the Rastus Burn and Owens Creek.
3. Elevated fans and flat alluvial floodplains and terraces bordered in places by steep escarpments.
4. Located to the north of, and down slope of, the Remarkables Ski Field Access Road, the Remarkables Terrane Boundary and Block Field are identified as a Geopreservation Site of national importance; and the Frankton Block Field is identified as being of regional importance. Both of these features are rated as being robust and not considered to be vulnerable to most human-related activities.
5. This ONL also contains the Lake Alta cirque which is a classic lake-filled cirque with steep rocky sides. There are areas of moraine over the schist bedrock at the front lip.

### Important hydrological features:

6. The Rastus Burn.
7. Owens Creek.

8. The cirque lake of Lake Alta (i.e., amphitheatre-shaped basin with precipitous walls at the head of a glacial valley). Identified as a Geopreservation Site of regional significance that is rated as being robust and not considered to be vulnerable to most human-related activities.
9. The series of small tarns in the vicinity of the Remarkables Ski Field.

**Commented [BG1]:** Ben Farrell EIC for NZSki (OS 165) requests that this text is amended. Addressed in BG EIC. BG does not support the change requested.

### Important ecological features and vegetation types:

10. Particularly noteworthy indigenous vegetation features include:
  - a. Extensive areas of regenerating indigenous grey shrubland, particularly in the Owens Creek and Rastus Burn valleys. The larger areas of shrubland are designated as SNA's.
  - b. Snow tussock grasslands, mixed snow tussock *Dracophyllum* scrub and cushionfields covers the higher slopes generally above c. 900 m, including the Rastus Basin.
  - c. Alpine cushion bogs are a feature of the Basins in the upper Rastus Burn bordering the streams and tarns.
  - d. Expansive areas of mixed short tussock – exotic grassland interspersed with grey shrubland occur above the prominent alluvial fans and terraces of the Rastus Burn and Owens Creek.
  - e. Scattered, locally rare, mature kowhai across the lower and mid slopes especially on bluffy sites.
11. Other distinctive vegetation types include:
  - a. Grazed pasture throughout the flat river terraces while extensive grazing occurs on the lower hillslopes.
12. Valued habitat for a range of lizards, New Zealand falcon, New Zealand pipit and grey warbler, and endemic invertebrates. Mingimingi and the tree daisies (*Olearia sp*) are important to endemic invertebrates during parts of their life cycles while rocky areas amongst low stature shrubs and short and exotic grassland is important habitat for skinks and geckos.
13. The upper part of the PA lies in the DOC managed Remarkables Conservation Area.

14. Animal pest species include feral red deer, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
15. Plant pest species include sweet briar which is often a component of grey shrubland, wildings conifers, buddleia, broom, and gorse.

**Commented [BG2]:** OS 171.9 Queenstown Park Ltd.

**Commented [BG3]:** OS 171.10 Queenstown Park Ltd.

**Commented [BG4]:** OS 171.9 Queenstown Park Ltd.

**Commented [BG5]:** OS 171.9 Queenstown Park Ltd.

### Important land-use patterns and features:

16. Human modification which is concentrated throughout the low-lying river terraces at the base of the mountain slopes (and adjacent the Kawarau River ONF), where pastoral and viticultural land use dominate; in the three elevated basins near Lake Alta within which the ski field is located; and throughout the north-western portion of the PA associated with the ski field access road and communication infrastructure near Double Cone.
17. Built development patterns which, throughout the lower-lying river terraces includes a farmhouse at Owens Creek, the Chard Farm winery, scattered farm buildings, farm tracks, fencing and a power line (on poles) roughly traversing the toe of the steeper slopes. Generally, development is characterised by very carefully located and designed buildings that have an obvious connection with the working rural landscape, are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.

**Commented [BG6]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS 165).

**Commented [BG7]:** Typographical correction.

18. The location of the Remarkables Ski Field within three interconnected elevated basins which means that it is relatively visually discreet in views from low-lying places in the Wakatipu Basin and Queenstown. The ski field access road, however, is prominent in such views.
19. Gibbston Character Zone in the vicinity of Chard Farm which includes viticulture and commercial activities with and affiliation to viticulture and farming.
- 19a Queenstown Park Station is a large, farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.

**Commented [BG8]:** OS 171.11 Queenstown Park Ltd.

#### Important archaeological and heritage features and their locations:

20. Chard Road (District Plan reference 216) and Chard Farm (archaeological site F41/52).
21. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).

#### 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 western part of the ONL overlaps the mapped Kawarau wāhi tūpuna. Kawarau is the traditional name for the Remarkables.
24. The very northern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna.

#### 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. As one of the highest and most prominent ranges overlooking Whakatipu Waimāori Whakatipu wai māori (Lake Whakatipu), closeness to the Ātua gives significance to Kawarau.
27. The Kawarau River was a traditional travel route that provided direct access between Whakatipu Waimāori Whakatipu wai māori (Lake Whakatipu) and Mata-au (the Clutha River).
28. The Kawarau River is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
29. The mana whenua values associated with the ONL include, but may not be limited to, mauka, wāhi taoka, ara tawhito, mahika kai and nohoaka.

**Commented [BG9]:** OS 77.41 Kai Tahu ki Otago.  
OS 188.41 Elisha Young-Ebert.

**Commented [BG10]:** OS 77.41 Kai Tahu ki Otago.  
OS 188.41 Elisha Young-Ebert.

#### Important historic attributes and values:

30. Gold mining in the area and the associated physical remnants.
31. Historic farming, especially early pastoralism.

32. Chard Road, which was part of the old main coach link between Queenstown and Cromwell. Identified in the PDP Inventory of listed Heritage Features, QLDC Category 2 (three categories, 1 to 3, with Category 1 being the most significant).

#### Important shared and recognised values:

33. The descriptions and photographs of the area in tourism publications.
34. The popularity of the mountain slopes as an inspiration/subject for art, [education, film](#) and photography and as a 'key outlook' from Queenstown, [\(acknowledging that it is the Western Remarkables \(outside the PA\) that are the primary focus of interest, with the Northern Remarkables playing a secondary role in the outlook\)](#). [The close proximity of the area to Queenstown and its visibility from much of the Whakatipu Basin and Whakatipu Waimāori \(Lake Whakatipu\) play an important role.](#)
35. The high popularity of the recreational 'features' listed below.

**Commented [BG11]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS 165). Mr Farrell requests that reference is also made to the popularity of the area for conferences. Mr Farrell is encouraged to provide evidence in this regard at expert conferencing so that this text amendment can be considered.

**Commented [BG12]:** Change made by BG in response to S Brown's evidence for OS 171 Queenstown Park Ltd.

**Commented [BG13]:** OS 165.10 NZSki Ltd.

#### Important recreation attributes and values:

36. The Remarkables Ski Area Field for [winter year-round use and recreation](#); access to the ski [area field](#) also offers [people the general public](#) close-up, first-hand experience of the Northern Remarkables PA ONL.
37. The Remarkables Ski Field Access Road, [tracks, trails \(and lookouts\)](#) and SH 6 as key scenic routes either within the PA or in close proximity.
38. The popular Queenstown Park Station Fun Ride and Kawarau River Run annual events.
39. Walking and cycling along the Twin Rivers Trail on the north side of the Kawarau River. Although the trail is outside the Northern Remarkables PA ONL, its close proximity means that the landscape character experienced on the trail is strongly influenced by the PA.
40. The Lake Alta and Wye Creek Route walking tracks.
41. Climbing in the Rastus Burn Recreation Reserve.
42. Jetboating, kayaking, rafting, and fishing on the Kawarau River (ONF), for the same 'proximity' reasons to those described above.
43. Chard Farm winery.

**Commented [BG14]:** OS 165.43 NZSki Ltd.

**Commented [BG15]:** OS 165.2 NZSki Limited.

**Commented [BG16]:** OS 165.43 NZSki Ltd.

**Commented [BG17]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS 165).

**Commented [BG18]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS 165).

### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

44. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative glacial and fluvial / alluvial processes.
45. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values within the Owen and Rastus Burn catchments.
46. More generally, the vegetation cover and land uses found within the area which reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying flat areas and more natural vegetation cover apparent across elevated areas.

**Particularly important views to and from the area:**

- 47. Impressive and highly appealing mid to longer-range views from the Twin Rivers Trail across the Kawarau River and its floodplains to the largely open pastoral terraces and dramatic mountain slopes, peaks, ridges and valleys of the PA ONL Northern Remarkables.
- 48. Impressive close-up views across tussock-dominated slopes near the Remarkables Ski Field Road towards the deeply etched valley of the Rastus Burn and up into the valley corridor of the ski field itself.
- 49. Highly attractive close, mid and longer-range views from the Kawarau River to the edges of the pastoral terraces, backdropped by a vast and rugged mountain setting. The complex river edge landforms and vegetation patterns frame and filter views in places, contributing to views that have highly variable content and a variable character.
- 50. Complex and highly attractive mid-range views from Lake Hayes Estate, Bridesdale and Shotover Country over intervening riverside vegetation to the exposed, relatively bare, pastoral terraces and mid slopes, either side of the Rastus Burn valley and the crenelated ridges and peaks that top the range.
- 51. Dramatic longer-range views from the Whakatipu Basin, the Crown Range Road and Queenstown urban area (including the airport and key scenic routes), to the elevated mountain slopes, peaks and ridges.
- 52. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development and impression of openness underpins the high quality of the outlook.
- 53. From the more distant vantage points (i.e., Queenstown, Whakatipu Basin and Crown Terrace area), views of the jagged alpine peaks and rugged incised mountain slopes comprise signature views that are critical to the identity of the wider area.
- 54. From more proximate vantage points, the vegetation-fringed, dynamic waters of the Kawarau River add to the locality's spectacle – acting as the centrepiece to an enclosed, U-shaped valley that becomes increasingly incised east of Morven Hill (ONF). In such views, the seemingly 'tamed' pastoral floodplains and elevated terraces on both sides of the river are also apparent, offering attractive contrast with, and counterpoint to, the sheltered river corridor and its mountain backdrop.

**Naturalness attributes and values:**

- 55. The mountain slopes which exhibit a very high level of naturalness, except in the more immediate vicinity of the Remarkables Ski Area Field and its access road. This perception is accentuated by the sheer scale and visual grandeur of the mountain range as a whole. While modifications related to the ski area field and its access road are visible from much of the catchment associated with the Kawarau River, Queenstown, and the southern Whakatipu Basin (albeit to varying degrees), their confined location and limited scale – relative to that of the Northern Remarkables in totality – limits impact on those areas and means that they are not dominant elements. These landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
- 56. The elevated river terraces closer to the Kawarau River, where pastoral and viticultural land uses dominate, giving rise to a lower level of perceived naturalness within this part of the PA ONL Northern Remarkables. Scattered farm dwellings, rural buildings, shelterbelts, woodlots, power lines, fencing, and tracks add to this impression in places and its 'cultural' dimension is further amplified by the predominance of exotic plant species near the river, including willows, poplars, broom, gorse and rosehip.

**Memorability attributes and values:**

- 57. Views of the steep mountain slopes and crenelated ridges and peaks that top the range are highly memorable.
- 57a Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable

**Commented [BG19]:** OS 165.43 NZSki Ltd. OS 165.14 NZSki Ltd.

**Commented [BG20]:** OS 165.43 NZSki Ltd. OS 165.14 NZSki Ltd.

**Commented [BG21]:** OS 165.43 NZSki Ltd. OS 165.14 NZSki Ltd.

**Commented [BG22]:** OS 165.15 NZSki Ltd.

**Transient attributes and values:**

- 58. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
- 59. The changing colours of pasture areas, which are green in some seasons and tawny brown in others.
- 60. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars in particular).

**Remoteness and wildness attributes and values:**

- 61. A strong sense of the sublime associated with the Northern Remarkables' main slopes, which contribute a sense of remoteness and wildness to their wider setting. Such feelings are less apparent near the valley floor, due to the more obvious influence of rural production, mostly on the south side and the presence of residential development along the northern edge of the ONL – most notably near Bridesdale, Lake Hayes Estate and Shotover Country. The valley corridor reveals significant landscape transition; from the sublime and predominantly natural, to the picturesque and cultural.

**Commented [BG23]:** Change made by BG in response to Stephen Brown's evidence for Queenstown Park Ltd. (OS 171).

**Aesthetic qualities and values:**

- 62. The experience of the values identified above from a wide range of public viewpoints.
- 63. More specifically, this includes:
  - a. The highly attractive and striking composition created by the powerful and dramatic mountain slopes and peaks juxtaposed beside the more modified and 'tamed' river terraces.
  - b. At a broad scale, this 'natural' large-scale landscape scene forms a bold contrast with, and backdrop to, Queenstown and the Wakatipu Basin.
  - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the sculpted exposed schist outcrops and scree slopes throughout the elevated slopes;
    - ii. the steeply incised Rastus and Owen Burns;
    - iii. the bold patterning of elevated fans and flat alluvial floodplains and terraces interspersed with steep escarpments;
    - iv. the picturesque glacial Lake Alta;
    - v. the relatively low-key and 'rural vernacular' or sympathetic style of the majority of built development; and
    - vi. the poplars along the river edge, which contribute to the scenic appeal despite not being native.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for PA ONL Northern Remarkables can be summarised as follows:

64. **Very High physical values** due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area, acknowledging that these attributes are counterbalanced by the presence of pastoral and viticultural land uses, scattered farm buildings, rural buildings, shelterbelts, woodlots, powerlines, fencing, tracks and exotic vegetation near the river.
65. **Very High associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features and associations of the area.
  - c. The very strong shared and recognised values associated with the area.
  - d. The significant recreational attributes.
  - e. The significant scenic values associated with the Remarkables Ski Area Field Access Road.
66. **Very High perceptual values** relating to:
  - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The very high aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains (and river), are critical features of the area. The proximity of the area to Queenstown, the Whakatipu Basin, key gateways/scenic routes, accessibility and popular recreational features, which allows the experience of these values along with the area's transient values, also play a role.
  - c. An impression of high naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
  - d. A strong sense of remoteness and wildness associated with large-scale steep slopes and rugged peaks, which is heightened as a consequence of the area's close proximity to Queenstown and the Whakatipu Basin.

## Landscape Capacity

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

67. **Commercial recreational activities** – some landscape capacity for small scale and low key activities (including at Chard Farm) that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; are designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; and enhance public access, and protect the area's ONL values. It is acknowledged that larger scale commercial recreation activities are anticipated as part of the Remarkables Ski Area Sub Zone.
68. **Visitor accommodation and tourism related activities** – some landscape capacity for activities on the very gently sloping to flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale,

**Commented [BG24]:** Change made by BG in response to Stephen Brown's evidence for Queenstown Park Ltd. (OS 171).

**Commented [BG25]:** OS 165.16 NZSki Ltd.

**Commented [BG26]:** OS 165.16 NZSki Ltd.

**Commented [BG27]:** OS 165.17 NZSki Ltd.

**Commented [BG28]:** Recommended changes to landscape capacity rating scale by Ben Farrell EIC for NZSki (OS 165) are not supported. Refer BG Rebuttal evidence.

**Commented [BG29]:** Numbering to be corrected in the Capacity section so that it is consistent with the other PA Schedules (ie uses roman numerals).

**Commented [BG30]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG31]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG32]:** Stephen Brown's evidence for Queenstown Park Ltd. (OS 171) questions the appropriateness of reference to 'small scale and low key' given the distinctive nature of Chard Farm. While I agree with Mr Brown's observations in regard to the landscape characteristics of Chard Farm, I consider that the landscape capacity comments are 'forward focussed'. In my opinion, appropriate commercial recreation development within the PA is, at a high level, likely to be characterised as being 'low key' and/or 'small scale', noting that this is a starting point only and 'other development' would be subject to assessment under PDP 3.3.45. I do not have the same difficulties with this language to that expressed by Mr Brown and consider that it is reasonably well accepted terminology. Further, I expect that the design and location of even quite large commercial recreation activities and development (as defined in PDP Chapter 2) can take on the impression of qualifying as 'low key' via appropriate siting and design. For these reasons I do not support the text change recommended by Mr Brown.

**Commented [BG33]:** Consequential amendment arising from OS 74.2

**Commented [BG34]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG35]:** Change made by BG in response to Ben Farrell EIC on behalf of NZSki (OS 165).

**Commented [BG36]:** Ben Farrell EIC for NZSki (OS 165) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.

**Commented [BG37]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG38]:** OS 171.18 Queenstown Park Ltd.

**Commented [BG39]:** Mr Brown's evidence for OS 171 Queenstown Park Ltd recommends a range of text changes to the first part of the capacity 'qualifying' comments in relation to visitor accommodation and tourism related activities.

Relying on my site visit to the appellant's land (including the urban context and proximate trail network), I remain of the opinion that the s42A text is appropriate with the addition of the word 'reasonably'. This is because the impression of a lower lying part of the PA as reasonably undeveloped is of key importance to the landscape character and visual amenity values experienced from the various visual audiences signalled in the text. In my opinion, Mr Brown's recommended wording serves to undermine this characteristic for these audiences. Further, I consider that the relatively close proximity of the lower lying parts of the PA to an urban part of the district and the highly popular Queenstown Trail, serves to heighten the visual (and landscape character) sensitivity of the area to development change. For these reasons, I do not support the changes recommended by Mr Brown in this regard.

Shotover Country and Lake Hayes Estate, are of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access; and protect the area's ONL values. **Extremely limited or No** landscape capacity on the mountain slopes and fans **except for sensitively located and designed glamping activities.**

- 69. **Urban expansions** – **extremely limited or no** landscape capacity.
- 70. **Intensive agriculture** – **extremely limited or no** landscape capacity.
- 71. **Earthworks** – **limited** landscape capacity for earthworks associated with farming, viticulture, existing recreational facilities (including the Remarkables Ski Area), natural hazard mitigation risk or public access tracks, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
- 72. **Farm buildings** – in those areas of the ONL with pastoral and viticultural land uses, **limited** landscape capacity for modestly scaled or sympathetically located and designed buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.
- 73. **Mineral extraction** – **extremely limited or no** landscape capacity for extraction larger than farm/vineyard-scale quarries. **Limited** capacity for farm/vineyard-scale quarries that protect the naturalness and aesthetic attributes and values of the ONL.
- 74. **Transport infrastructure** (excluding Passenger Lift Systems) – **very limited** landscape capacity for trails and 'low key' rural roading that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONL values. **Extremely limited or No** landscape capacity for other transport infrastructure.
- 75. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried, co-located with existing infrastructure or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, or cell phone towers, or navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent.
- 75a. **Renewable energy generation** – **extremely limited or no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** capacity for discreetly located and small-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation on the flat and low-lying terraces and floodplains or in association with existing structures in the Remarkables Ski Area.
- 76. **Production Forestry** – **extremely limited or no** landscape capacity for exotic forestry.
- 77. **Rural living** – **very limited** landscape capacity for activities on the flat and low-lying terraces and floodplains that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; and enhance public access; and protect the area's ONL values. **Extremely limited or No** landscape capacity on the mountain slopes and fans.
- 78. **Gondolas Passenger Lift Systems**; – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Remarkables Ski Area Sub Zone, and within the Sub Zone) via non-vehicular transportation modes such as gondolas, (including base and terminal buildings and stations) provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape. and protect the area's ONL values.

- Commented [BG40]: Mr Brown and Ms Gilbert disagree with ... [1]
- Commented [BG41]: OS 171.18 Queenstown Park Ltd.
- Commented [BG42]: OS 171.18 Queenstown Park Ltd.
- Commented [BG43]: Consequential amendment arising from ... [2]
- Commented [BG44]: OS 74.2. John May and Longview ... [3]
- Commented [BG45]: Text amendment agreed at expert conf ... [4]
- Commented [BG46]: OS 171.17 Queenstown Park Ltd.
- Commented [BG47]: OS 171.18 Queenstown Park Ltd.
- Commented [BG48]: Text amendment agreed at expert conf ... [5]
- Commented [BG49]: Text amendment agreed at expert conf ... [6]
- Commented [BG50]: OS 171.17 Queenstown Park Ltd.
- Commented [BG51]: Ben Farrell EIC for NZSki (OS 165) req ... [7]
- Commented [BG52]: OS 165.20 NZSki Ltd.
- Commented [BG53]: OS 171.17 Queenstown Park Ltd.
- Commented [BG54]: OS 171.17 Queenstown Park Ltd.
- Commented [BG55]: OS 171.20 Queenstown Park Ltd.
- Commented [BG56]: Text amendment agreed at expert conf ... [8]
- Commented [BG57]: OS 171.17 Queenstown Park Ltd.
- Commented [BG58]: Change made by BG in response to Be ... [9]
- Commented [BG59]: Change made by BG in response to B ... [10]
- Commented [BG60]: OS 171.17 Queenstown Park Ltd.
- Commented [BG61]: Consequential amendment arising fro ... [11]
- Commented [BG62]: OS 74.2. John May and Longview ... [12]
- Commented [BG63]: Text amendment agreed at expert conf ... [13]
- Commented [BG64]: OS 171.17 Queenstown Park Ltd.
- Commented [BG65]: OS 171.17 Queenstown Park Ltd.
- Commented [BG66]: Change made by BG in response to S ... [14]
- Commented [BG67]: OS 86.10 Melissa Brook ... [15]
- Commented [BG68]: OS 165.24 NZSki Ltd.
- Commented [BG69]: Text amendment agreed at expert conf ... [16]
- Commented [BG70]: OS 171.17 Queenstown Park Ltd.
- Commented [BG71]: Change made by BG, relying on OS ... [17]
- Commented [BG72]: OS 165.24 NZSki Ltd.
- Commented [BG73]: OS 171.17 Queenstown Park Ltd.
- Commented [BG74]: OS 165.24 NZSki Ltd.
- Commented [BG75]: Typographical correction.
- Commented [BG76]: Text amendment agreed at expert conf ... [18]
- Commented [BG77]: Change made by BG, relying on OS ... [19]
- Commented [BG78]: OS 171.17 Queenstown Park Ltd.
- Commented [BG79]: Stephen Brown's evidence for OS 17 ... [20]
- Commented [BG80]: Mr Brown and Ms Gilbert disagree wit ... [21]
- Commented [BG81]: Consequential amendment arising fro ... [22]
- Commented [BG82]: OS 74.2. John May and Longview ... [23]
- Commented [BG83]: Text amendment agreed at expert conf ... [24]
- Commented [BG84]: OS 171.17 Queenstown Park Ltd.
- Commented [BG85]: OS 171.17 Queenstown Park Ltd.
- Commented [BG86]: OS 74.2. John May and Longview ... [25]
- Commented [BG87]: Stephen Brown's evidence for OS 17 ... [26]
- Commented [BG88]: OS 171.17 Queenstown Park Ltd.
- Commented [BG89]: Change made by BG in response to B ... [27]
- Commented [BG90]: Consequential text change as a cons ... [28]
- Commented [BG91]: OS 74.2. John May and Longview ... [29]



**Page 8: [1] Commented [BG40]    Bridget Gilbert    4/10/2023 10:02:00 am**

Mr Brown and Ms Gilbert disagree with respect to the appropriate wording for this part of the landscape capacity comments. Mr Brown is concerned about the potential for the rebuttal wording to result in a simple test of visibility as opposed to evaluation that focuses on integration and the avoidance of effects on key landscape qualities of the PA. For these reasons, Mr Brown prefers the wording set out in his EIC. Ms Gilbert remains of the view set out in her rebuttal evidence (and as set out in the red text comment box above).

**Page 8: [2] Commented [BG43]    Bridget Gilbert    30/06/2023 12:08:00 pm**

Consequential amendment arising from OS 74.2

**Page 8: [3] Commented [BG44]    Bridget Gilbert    30/06/2023 12:09:00 pm**

OS 74.2. John May and Longview Environmental Trust.

**Page 8: [4] Commented [BG45]    Bridget Gilbert    9/10/2023 3:52:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [5] Commented [BG48]    Bridget Gilbert    9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [6] Commented [BG49]    Bridget Gilbert    9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [7] Commented [BG51]    Bridget Gilbert    25/09/2023 11:57:00 am**

Ben Farrell EIC for NZSki (OS 165) requests that this text is amended. Addressed in BG EIC. BG does not support the change requested in this regard.

**Page 8: [8] Commented [BG56]    Bridget Gilbert    9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [9] Commented [BG58]    Bridget Gilbert    25/09/2023 12:00:00 pm**

Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

**Page 8: [10] Commented [BG59]    Bridget Gilbert    25/09/2023 4:04:00 pm**

Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

**Page 8: [11] Commented [BG61] Bridget Gilbert 30/06/2023 12:08:00 pm**

Consequential amendment arising from OS 74.2

**Page 8: [12] Commented [BG62] Bridget Gilbert 30/06/2023 12:09:00 pm**

OS 74.2. John May and Longview Environmental Trust.

**Page 8: [13] Commented [BG63] Bridget Gilbert 9/10/2023 3:52:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [14] Commented [BG66] Bridget Gilbert 22/09/2023 12:04:00 pm**

Change made by BG in response to S Brown's evidence for OS 171 Queenstown Park Ltd.

**Page 8: [15] Commented [BG67] Bridget Gilbert 10/07/2023 6:53:00 pm**

OS 86.10 Melissa Brook

OS 70.28 Transpower New Zealand Limited.

**Page 8: [16] Commented [BG69] Bridget Gilbert 9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [17] Commented [BG71] Bridget Gilbert 25/09/2023 4:03:00 pm**

Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Page 8: [18] Commented [BG76] Bridget Gilbert 9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [19] Commented [BG77] Bridget Gilbert 25/09/2023 2:49:00 pm**

Change made by BG, relying on OS 67.28 (UCESI).

**Page 8: [20] Commented [BG79] Bridget Gilbert 22/09/2023 12:14:00 pm**

Stephen Brown's evidence for OS 171 Queenstown Park Ltd recommends a number of text changes to the landscape capacity 'qualifying' comments in relation to rural living.

Relying on my site visit to the appellant's land (including the urban context and proximate trail network), I remain of the opinion that the s42A text is appropriate with the addition of the word 'reasonably'. This is because the impression of the lower lying part of the PA as reasonably undeveloped is of key importance to the landscape character and visual amenity values experienced from the various visual audiences signalled in the text.

In my opinion, Mr Brown's recommended wording serves to undermine this characteristic for these audiences. Further, I consider that the relatively close proximity of the lower lying parts of the PA to an urban part of the district and the highly popular Queenstown Trail, serves to heighten the visual (and landscape character) sensitivity of the area to development change.

For these reasons, I do not support the changes recommended by Mr Brown in this regard.

**Page 8: [21] Commented [BG80] Bridget Gilbert 4/10/2023 9:56:00 am**

Mr Brown and Ms Gilbert disagree with respect to the appropriate wording for this part of the landscape capacity comments. Mr Brown is concerned about the potential for the rebuttal wording to result in a simple test of visibility as opposed to evaluation that focuses on integration and the avoidance of effects on key landscape qualities of the PA. For these reasons, Mr Brown prefers the wording set out in his EIC. Ms Gilbert remains of the view set out in her rebuttal evidence (and as set out in the red text comment box above).

**Page 8: [22] Commented [BG81] Bridget Gilbert 30/06/2023 12:08:00 pm**

Consequential amendment arising from OS 74.2.

**Page 8: [23] Commented [BG82] Bridget Gilbert 30/06/2023 12:09:00 pm**

OS 74.2. John May and Longview Environmental Trust.

**Page 8: [24] Commented [BG83] Bridget Gilbert 9/10/2023 3:52:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 8: [25] Commented [BG86] Bridget Gilbert 26/07/2023 10:15:00 am**

OS 74.2. John May and Longview Environmental Trust.

**Page 8: [26] Commented [BG87] Bridget Gilbert 28/09/2023 3:30:00 pm**

Stephen Brown's evidence for OS 171 Queenstown Park Ltd recommends that reference is added to base stations and terminals in this part of the PA Schedule as these aspects are an implicit part of passenger lift systems. At present, these items are not included in the Chapter 2 definitions for passenger lift systems. BG suggests that this be discussed at expert conferencing with the planners.

**Page 8: [27] Commented [BG89] Bridget Gilbert 29/09/2023 8:38:00 am**

Change made by BG in response to Ben Farrell EIC for NZSki (OS165) ie to specifically acknowledge PSL in the Ski Area Sub Zone.

**Page 8: [28] Commented [BG90] Bridget Gilbert 4/10/2023 10:34:00 am**

Consequential text change as a consequence of the changes to the Preamble definition of Passenger Lift Systems agreed in the JWS dates 6 October 2023. (NB Mr Brown and Ms Gilbert agree that the qualifying landscape comments appropriately address base stations, terminal buildings and stations).

**Page 8: [29] Commented [BG91] Bridget Gilbert 29/07/2023 3:28:00 pm**

OS 74.2. John May and Longview Environmental Trust.

## 21.22.15 PA ONL Central Whakatipu Basin: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Central Whakatipu Basin PA ONL encompasses the steep western end southern slopes of Mount Dewar and the steep south-facing slopes of Coronet Peak, Brow Peak and Pt 1120 near Big Hill, taking in German Hill and Pt 675. Collectively the mountain slopes form the northern backdrop to the Whakatipu Basin and Arrowtown. The western edge of the PA ONL adjoins Kimitiākau (Shotover River) PA ONF and the eastern end adjoins the Haehaenui (Arrow River) PA ONF.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The steeply sloping, foliated, schistose mountain landforms of Mount Dewar (1,310m), Skippers Saddle (1,036m), Coronet Peak (1,651m), Brow Peak (1,456m) and Pt 1,120 near Big Hill which form part of the wall of mountains framing the northern side of the Whakatipu Basin.
2. Scree slopes throughout the elevated, very steep and rugged areas towards the eastern end of the area.
3. The secondary mountain landforms of German Hill (780m) and Pt 716 that enclose the southern side of Sawpit Gully (north of Arrowtown).
4. The secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook), that takes in Pt 897, Pt 929, Pt 842 and Pt 876.
5. The ridgeline descending south-westwards from Mount Dewar summit to Pt 965 and which frame the eastern side of Devils Creek.
6. A small roche moutonnée along the foot of the Coronet Peak slopes between the Skippers Road junction and Willowbank, all on the north side of Malaghans Road. A well-preserved relic glacial landform from the last ice age. This feature exists as several landforms within the PA. Identified as a Geopreservation Site of national scientific, aesthetic, or educational value and being vulnerable to significant damage by human related activities.

7. Exposed schist outcrops and bluffs throughout the south-facing mountain slopes and along the east side of the small ice-melt basin in the vicinity of Littles Road.
8. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the northern side of the Whakatipu Basin and throughout the more gently sloping lower reaches of gullies near German Hill.

**Important hydrological features:**

9. Devils Creek and its steeply incised tributaries draining the south-western flanks of Mount Dewar and the northern slopes of the secondary ridgeline descending from Mount Dewar to Pt 965, to Kimiākau (Shotover River).
10. The unnamed relatively gently sloping streams and kettle lake in the ice-melt basin around Littles Road which drain south-westward to Kimiākau (Shotover River).
11. The numerous steeply incised streams draining the southern side of the range extending from Mount Dewar across to Coronet Peak, including Dan O'Connell Creek, Station Creek and McMullan Creek.
12. The numerous unnamed streams draining the southern slopes of Brow Peak to Bush Creek, which discharges to the Arrow River.
13. The series of unnamed streams draining to Sawpit Gully and the Haehaenui (Arrow River) from the mountain slopes extending between Brow Peak and Pt 1120 (near Big Hill) and German Hill.
14. The series of small tarns in the vicinity of Coronet Peak ski field and near Skippers Saddle.

**Important ecological features and vegetation types:**

15. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of mountain beech forest remnants confined to gullies in the Bush Creek and Sawpit Gully catchments behind Arrowtown, on the Coronet Peak front faces and in the Devils Creek catchment on Mount Dewar.
  - b. Swathes of beech restoration plantings throughout Mount Dewar (as part of consented development).
  - c. Extensive areas of grey shrubland dominated by matagouri (*Discaria toumatou*) and mingimingi (*Coprosma propinqua*) occur in the mid to upper reaches of the Bush Creek catchment, Sawpit Gully catchment and across the steep terrain associated with the lower Haehaenui (Arrow River) Gorge. Scattered patches of grey shrubland occur across the lower slopes of Coronet ~~peak~~ Peak and Mount Dewar.
  - d. Above about 900 m the vegetation is dominated by snow tussock grassland and, in places, patches of *Dracophyllum* shrubland.
  - e. Indigenous vegetation is more extensive and diverse towards the Arrowtown end of the PA.
  - f. Rough to semi-improved pasture occurs on the mid to lower slopes of Coronet Peak mixed with patches of short tussock grasslands and grey shrubland.
  - g. Woody exotic weeds prevail throughout the PA but are most extensive on the lower slopes of Mount Dewar, where there are dense thickets of mature hawthorn, sweet briar, broom, elderberry and scattered wilding conifers.

Commented [BG1]: Typographical correction.

Commented [BG2]: Typographical correction.

16. Rocky outcrops, beech forest, grey shrublands and snow tussock grasslands provide a diverse range of habitats for New Zealand falcon, New Zealand pipit, South Island tomtit. Grey warbler, skinks and geckos and a diverse assemblage of native invertebrates.
17. Areas of production forestry (Douglas fir) occur:
  - a. across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876.
  - b. on the lower slopes of Mount Dewar.
18. Wilding conifer spread in the Bush Creek and Sawpit Gully catchments, across Big Hill and in the Devils Creek catchment from areas of production of forestry. Control measures are being implemented.
19. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

#### Important land-use patterns and features:

20. Human modification which is concentrated throughout the low-lying glacier carved terrace areas along the northern edge of the Whakatipu Basin; on the western flanks of Mount Dewar and across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876 where production forestry dominates; across Mount Dewar more generally, where development is anticipated; on the elevated south-facing slopes of Coronet Peak where the ski area field (including carparks, buildings, structures, infrastructure) and roading (including Skippers Road, which provides access to the Skippers Bungy site, outside the PA) is located; and throughout the western portion of the PA at Coronet Peak Road.
21. Built development patterning which includes a very limited scattering of rural and rural living dwellings around the margins of Arthurs Point; the scattering of small-scale rural living and visitor accommodation development (including commercial recreation uses, cabins, chalets, amenity facilities and a lodge) within regenerating beech forest at across the lower southern slopes of Mount Dewar along with approximately 50km of publicly accessible hiking and biking trails; and the occasional farm building or dwelling towards the eastern end of the unit (adjacent the southern boundary of the PA). Generally, development is characterised by very carefully located and designed buildings that are well integrated by plantings and remain subservient to the more 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
22. Pastoral farming including rural and farm buildings (as described above), fencing, shelterbelts, tracks, ponds and the like.
23. The location of the Coronet Peak Ski Field Area (inclusive of all associated activities and built development) across the elevated south-facing slopes, together with the exposed nature of the access road climbing up the steep slopes at the western end of the area, make this development prominent in views from much of the western and northern portion of the Whakatipu Basin. Night-time lighting of the ski field during the winter season adds to its prominence.
24. The Shotover Canyon Track, the Mount Dewar Track, Hot Rod and Devils Creek track on Mount Dewar; the Dan O'Connell Track and Coronet Face Water Race Trail across the lower slopes of Coronet Peak; the ridgeline track linking between Coronet Peak and Big Hill that runs along the northern edge of the PA; the Bush Creek Track between Coronet Peak and Arrowtown; the Te Araroa Trail that winds its way to the west of German Hill (between Arrowtown and Big Hill) and the Sawpit Gully Track; the Rude Rock, Zoot, DH, XC mountain bike trails within the Coronet Peak ski area. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
25. The general absence of rural and rural living buildings throughout the eastern end of the PA.

Commented [BG3]: OS 165.26 NZSki Limited.

Commented [BG4]: OS 84.8 Sir Robert Stewart. OS 96.3 Treespace No 1 Limited Partnership.

Commented [BG5]: OS 165.27 NZSki Limited.

26. Infrastructure is evident within the corridor and includes: the power line (on poles) traversing the steep slopes up to Coronet Ski **Area and Coronet Peak Field**; telecommunication masts at the top of Mount Dewar; forestry tracks; farm fencing; and farm tracks.
27. The Arthurs Point Urban Growth Boundary (UGB) which adjoins the south-western margins of the PA and the Arrowtown UGB which adjoins the south-eastern end of the PA.
28. The Coronet Peak Ski Area Sub Zone which provides for the ongoing use and development of that area **for ski field related activities**.
29. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the urban residential and commercial development adjoining the south-western edge of the PA at Arthurs Point; the urban residential and commercial development adjoining the south-eastern edges of the area at Arrowtown; the rural living development throughout the western and northern sides of the Whakatipu Basin; Millbrook Resort towards the north-eastern end of the Whakatipu Basin; and Malaghans Road which runs along the northern side of the Whakatipu Basin, roughly parallel with the PA.

**Commented [BG6]:** OS 165.28 NZSki Limited.

**Commented [BG7]:** OS 165.29 NZSki Limited.

#### Important archaeological and heritage features and their locations are:

30. The Macetown Heritage Area Overlay (MHAO) which extends throughout the eastern end of the PA roughly coinciding with Sawpit Gully. This forms part of the much larger area of heritage significance due to its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930s. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. Macetown (outside the PA) is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants, and demise. Situated within its larger mining heritage context (which includes part of the PA), Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.
31. Various inter-related complexes of gold sluicings, tailings, water races, dams, etc., and associated domestic sites in the area (for example, archaeological sites F41/288, F41/851, and F41/653).
32. Cockburn Homestead, Malaghans Road (District Plan reference 125).
33. William Fox Memorial, Police Camp Building, and Stone Wall, Arrowtown (District Plan references 309, 375, and 311).
34. Macetown Road (District Plan reference 6).
35. Scholes Tunnel (District Plan reference 304).
36. Coronet Peak ski area.
37. **Skippers Hotel (Part Lot2 DP16632)**.

**Commented [BG8]:** Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.

#### Mana whenua features and their locations:

38. 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.

### 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:

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

#### Important historic attributes and values:

40. Gold mining in the area and the associated physical remnants (including Skippers Road). The sites associated with Macetown represent a particularly rich archaeological landscape.
41. Early pastoral farming across the area.
42. The historic significance of Coronet Peak (New Zealand's first commercial ski field) as one of New Zealand's earliest commercial ski fields.

Commented [BG9]: OS 165.30 NZSki Limited.

#### Important shared and recognised attributes and values:

43. The descriptions and photographs of the area in tourism publications.
44. The popularity of the postcard views from Coronet Peak and the ski field access road (which has several lookout points) out over the Whakatipu Basin to the Remarkables, as an inspiration/subject for art and photography.
45. The identity of Coronet Peak Ski Area Field as an integral part of the Whakatipu Basin. The very close proximity of this recreational feature to Queenstown urban area and its visibility from much of the Whakatipu Basin (and including from the airport, particularly at night when the ski field is lit for night skiing) play an important a role.
46. Skippers Road is popular with commercial tourism activity providers using the access road for scenic tours and white-water rafting. The road is used for mountain bike access out of the valley.
47. The identity of the sequence of mountains stretching from Mount Dewar across to Big Hill as a dramatic (northern) backdrop to the Whakatipu Basin (including Arrowtown).
48. The identity of Mount Dewar as part of the dramatic backdrop to Arthurs Point.

Commented [BG10]: OS 165.31 NZSki Ltd.

#### Important recreation attributes and values:

49. Very popular year-round destination for outdoor recreation including skiing, snowboarding, walking, running, mountain biking, paragliding, hiking, orienteering and enjoying the view from the various trails and lookouts and café/restaurant facilities at Coronet Peak.
50. Aotearoa's National Walkway, the Te Araroa Trail passes through the eastern side of the ONL via the Motatapu Alpine Track connecting with the Whakatipu Track heading to Lake Hayes.
51. Walking, running, and mountain biking on trails and tracks in the area.
52. Coronet Peak Road, Skippers Road and Malaghans Road as key scenic routes either within the PA or in close proximity.
53. The recreation area to the north of Millbrook.

Commented [BG11]: Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

54. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.
55. Indigenous gully plantings and remnant beech stands which reinforce the legibility and expressiveness values throughout the area.
56. Good examples of landscape evolution in response to slope and fluvial processes and alternating climatic conditions.

### Particularly important views to and from the area:

57. The postcard views from various lookouts on Coronet Peak Road and the ski area field out over the Whakatipu Basin, Waiwhakaata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), the Remarkables and the broader mountain context.
58. The spectacular panoramic views from Mount Dewar and the summit of Coronet Peak, of the Whakatipu Basin to the south and the rugged and dramatic expanse of the Harris Mountain range to the north.
59. The highly attractive short to long-range views from parts of the Devils Creek Track, the Hot Rod, the Mount Dewar Track, the Dan O'Connell Track, the Coronet Face Water Race Trail, the ridgeline track linking Coronet Peak and Big Hill that runs along the northern edge of the PA, the Bush Creek Track, the Te Araroa Trail west of German Hill, and the Sawpit Gully Track out over the Whakatipu Basin, the Remarkables and the broader mountain context.
60. The appealing short to long-range views from the Shotover Canyon Track and parts of the Devils Creek Track along the gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Bowen Peak and northwards to The Point.
61. The dramatic mid and long-range views from Arthurs Point, the Kimiākau (Shotover River) ONF, Arrowtown, the western and northern parts of the Whakatipu Basin (including Malaghans Road), and sections of the Queenstown Trail network coinciding with those parts of the basin, to the coherent sequence of mountains framing the northern side of the basin. In these views the continuity of the large-scale and largely open, dramatic landforms, together with their seemingly undeveloped appearance (as a consequence of the diminishing influence of distance in relation to the ski field and access road), means that the PA is of critical importance in shaping the visual amenity values of the area from which they are viewed.
62. The engaging early evening views from Frankton and the airport to the Coronet Peak Ski Area Field when the ski field is lit for night skiing.
63. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road, Tobins Track (east of Arrowtown), and the Crown Range Zig Zag lookout in which the scale and shape of the glacial valley landscape, of which the PA is a part, is legible in its entirety and confers a sense of grandeur to the outlook.
64. The highly engaging short-range views from Littles Road, Arthurs Point Road and trails in the vicinity across the pastoral ice-melt basin to the dramatic and rugged bluffs and rocky outcrops near Pt 558.

Commented [BG12]: OS 165.31 NZSki Ltd.

Commented [BG13]: OS 165.33 NZSki Ltd.

65. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case of the western and eastern ends of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

### Naturalness attributes and values:

66. The open, and in places, seemingly undeveloped character of Central Whakatipu Basin PA ONL positioned adjacent set within an urban (Arthurs Point and Arrowtown) or mixed working rural and rural living (Whakatipu Basin) context, which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral (including farm buildings, rural dwellings, ponds, fencing, tracks, shelterbelts and the like), rural living and / visitor accommodation (including the consented development across the lower southern slopes of Mount Dewar), recreational (including the ski area and access road), and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape and extent of restoration planting that forms part of the consented development at Mount Dewar recreational, and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape ensures that, for the most part, these elements remain subservient to more natural landscape elements, patterns, and processes.
67. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.
68. While the ski area field and its access road form a bold manmade element on the southern slopes of Mount Dewar and Coronet Peak, the connection this development establishes and enables between the mountain setting and the inhabited Whakatipu Valley adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed, together with its identity as a popular recreational feature, also play a role in this regard. Because these landscape modifications also make an important contribution to Queenstown's recreational values (see above), there is a degree of landscape 'fit' associated with them. During the ski season the patterning of lights throughout the groomed slopes forms an engaging element.
69. The forestry plantings and wilding spread at the western and eastern ends of the area (noting that recreational landuses are anticipated across the slopes at the eastern end, north of Millbrook) contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose landform character of the area remains legible and dominant, thus ensuring these parts of the PA display at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

**Commented [BG14]:** Change made by BG in response to Steve Skelton EIC for OS 96 Treespace, with minor refinement to acknowledge the variable level of development across the PA.

**Commented [BG15]:** Change made by BG in response to Steve Skelton EIC for OS 96 Treespace, with minor refinement.

**Commented [BG16]:** Change made by BG in response to Steve Skelton EIC for OS 96 Treespace.

**Commented [BG17]:** OS 84.8 Sir Robert Stewart. OS 96.4 Treespace No 1 Limited Partnership.

**Commented [BG18]:** OS 165.31 NZSki Ltd.

### Memorability attributes and values:

70. The appealing and engaging views of the continuous wall of mountains framing the north side of the Whakatipu Basin and the interplay of the mountain's humps and hollows with diurnal and seasonal variations from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the basin landform, along with the magnificent broader mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.
71. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the ski field access road, ski field and tracks, gondola and chairlifts in close proximity to Queenstown and Arrowtown)
72. The panoramic alpine landscape views afforded from Mount Dewar, Coronet Peak Road, Coronet Peak Ski Area Field and Coronet Peak.

**Commented [BG19]:** Change made by BG in response to Steve Skelton EIC for OS 96 Treespace.

**Commented [BG20]:** Change made by BG in response to Steve Skelton EIC for OS 96 Treespace.

**Commented [BG21]:** OS 165.31 NZSki Ltd.

### Transient attributes and values:

73. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.

- 74. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.
- 75. Night lighting of the ski field during the ski season winter months.

**Commented [BG22]:** Change made by BG in response to Ben Farrell EIC on behalf of NZSki (OS165) subject to minor refinement.

**Remoteness and wildness attributes and values:**

- 76. A strong sense of remoteness across the upper northern slopes and ridges at the western end of the PA and at the north-eastern ends of the PA despite their respective proximity to Arthurs Point and Arrowtown, due to the contained nature of the area and the limited level of built development evident. Elsewhere the proximity of the PA to urban areas and proliferation of recreation-based activities and facilities, roading and the ski area, reduce the impression of remoteness, particularly during peak seasonal use.
- 77. A limited sense of wildness across parts much of the PA as a consequence of the large scale and continuity of the majestic mountain range framing the northern side of the basin along with its generally 'undeveloped' or open and in places, seemingly unkempt or rugged character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard. Such feelings impressions are lesser reduced in the parts of the PA where forestry and the ski field/access road are located and where there is a concentration of recreation activities such as trails and paragliding and across the lower southern slopes of Mount Dewar where rural living and visitor accommodation development is consented.

**Commented [BG23]:** OS 84.8 Sir Robert Stewart. OS 96.6 Treespace No 1 Limited Partnership. OS 96.7 Treespace No 1 Limited Partnership.

**Commented [BG24]:** Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with minor refinement.

**Commented [BG25]:** Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with minor refinement.

**Commented [BG26]:** OS 84.8 Sir Robert Stewart. OS 96.3 Treespace No 1 Limited Partnership. OS 96.4 Treespace No 1 Limited Partnership.

**Aesthetic qualities and values:**

- 78. The experience of the values identified above from a wide range of public viewpoints.
- 79. More specifically:
  - a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains framing the northern side of the Whakatipu Basin.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The large scale and dramatic character of the steep mountain landforms backdropping Arthurs Point and Arrowtown.
    - ii. The precipitous bluffs and rocky outcrops along the east side of the small ice-melt basin in the vicinity of Littles Road.
    - iii. The everchanging play of light and weather patterns across the mountain slopes.
    - iv. The openness of the mountain landforms and scree slopes.
    - v. The rugged and wild character of the western and north-eastern ends of the PA.
    - vi. The confinement of appreciably visible built development to the Coronet Peak Ski Area Field and its access road.

**Commented [BG27]:** OS 165.31 NZSki Ltd.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for Central Whakatipu Basin PA ONL can be summarised as follows:

- 80. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 81. **Very high associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features in the area.
  - c. The very strong shared and recognised values associated with the area.
  - d. The significant recreational attributes of Coronet Peak Ski Field, Skippers Road and the network of walking and biking tracks in the area.
  - e. The scenic values associated with Coronet Peak Road.
- 82. **High perceptual values** relating to:
  - a. The high legibility and expressive values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arthurs Point, Arrowtown, the Whakatipu Basin, the scenic route of Malaghans Road, parts of the Queenstown Trail network, the Remarkables Ski Area Field Access Road, the Zig Zag lookout, and Tobins Track, along with the areas' transient values, play an important role.
  - c. A moderate-high to high perception of naturalness arising from the dominance of natural landscape elements and patterns across the PA. **Impressions of naturalness are reduced in localised areas of the PA where forestry and recreational uses (including the ski area) are concentrated.**
  - d. A **strong** sense of remoteness and wildness throughout **the north facing slopes at the** western end and **the upper** north-eastern portions of the PA.

**Commented [BG28]:** OS 165.31 NZSki Ltd.

**Commented [BG29]:** Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with minor refinement.

**Commented [BG30]:** OS 96.9 Treespace No 1 Limited Partnership.

**Commented [BG31]:** Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with refinement in recognition of the fact that this is a summary statement that is to be read in combination with the rest of the PA Schedule text.

**Commented [BG32]:** Recommended changes to landscape capacity rating scale by Blair Devlin and Ben Espie (OS 84), Ben Farrell (OS 165) and Steve Skelton (OS 96) are not supported. Refer BG Rebuttal evidence.

**Commented [BG33]:** OS 165.37 NZSki Ltd.

**Commented [BG34]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG35]:** Consequential amendment arising from OS 74.2.

**Commented [BG36]:** OS 74.2. John May and Longview Environmental Trust. OS 165.37 NZSki Limited.

**Commented [BG37]:** Change made by BG in response to Ben Farrell EIC on behalf of NZSki (OS 165).

**Commented [BG38]:** Ben Farrell EIC for NZSki (OS 165) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.

**Commented [BG39]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

**Commented [BG40]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

**Commented [BG41]:** Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.

**Commented [BG42]:** OS 167.7 Chilcotin Holdings Limited.

## Landscape Capacity

The landscape capacity of the PA ONL Central Whakatipu Basin for a range of activities is set out below.

- i. **Commercial recreational activities** – **limited some** landscape capacity for **small scale and low key** activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; **and** enhance public access; **and protects the area's ONL values.** **It is acknowledged that larger scale commercial recreation activities are anticipated as part of the Coronet Peak Ski Area Sub Zone.**
- ii. **Visitor accommodation and tourism related activities** – **no extremely limited** landscape capacity for tourism related activities **outside the Coronet Peak Ski Area Sub Zone.** **Very limited** landscape capacity for visitor accommodation activities that are: co-located with existing development (**including sensitive development associated with Skippers Hotel**); sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, **of a modest scale small scale** and have a 'low key' rural character; integrate appreciable landscape restoration and enhancement; **and** enhance public access; **and protects the area's ONL values.**

- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or no** landscape capacity, **unless it is very discreetly-discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.**
- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with farming, existing recreational facilities, **sensitive development associated with historic heritage, consented rural living and visitor accommodation development, or public access tracks, (excepting single track down hill mountain bike trails),** that protect naturalness and expressiveness attributes and values **and are sympathetically designed to integrate with natural landform patterns. Some landscape capacity for earthworks associated with the Coronet Peak Ski Area and with single track down hill mountain bike trails, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.**
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity, **excepting very small-scale farm quarries.**
- i. **Transport infrastructure (excluding Passenger Lift Systems)** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; **and protects the area's ONL values. Limited landscape capacity for transport infrastructure associated with Coronet Peak Ski Area provided it is positioned in a way that is sympathetic to the landform, is located and designed to be recessive in the landscape and protect the area's ONL values. Extremely limited or no** landscape capacity for other transport infrastructure.
- viii. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for 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 and/or co-located with existing infrastructure. **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.
- ix. **Renewable energy generation** – **extremely limited or no** landscape capacity for large scale renewable energy developments, **unless it is very discreetly located so that it is reasonably difficult to see from outside the site. Very limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- x. **Production Forestry** – **extremely limited or no** landscape capacity **for exotic forestry.**
- xi. **Rural living** – **very limited to no extremely limited** landscape capacity. **Where such development is appropriate, it is likely to be: co located with existing development (including sensitive development associated with Skippers Hotel); sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).**
- xii. **Passenger Lift Systems - limited** landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Coronet Peak Ski Area Sub Zone, and within the Sub Zone) via non-vehicular transportation modes such as gondolas (including base and terminal buildings and stations), provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.

- Commented [BG43]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG44]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG45]:** Mr Espie and Ms Gilbert made this typographical correction during landscape conferencing on 5 October 2023.
- Commented [BG46]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG47]:** Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.
- Commented [BG48]:** OS 96.11 Treespace No. 1 Limited Partnership. OS 167.8 Chilcote Holdings Limited. OS 172.14 Arthurs Point Trustees Limited.
- Commented [BG49]:** Ben Farrell EIC for NZSKI (OS 165) recommends deletion of this text. No technical landscape evidence is provided in support of this change. Relying on her EIC, BG does not support this change and considers that the text is appropriate from a landscape perspective.
- Commented [BG50]:** Mr Espie and Ms Gilbert agreed the text changes in blue at landscape conferencing on 5 October 2023.
- Commented [BG51]:** OS 165.39 NZSKI Ltd.
- Commented [BG52]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG53]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG54]:** Roman numeral numbering correction required (and subsequent numbering correction for the subsequent capacity items).
- Commented [BG55]:** Text amendment by BG to align with other PA Schedules (where PSL are relevant).
- Commented [BG56]:** Consequential amendment arising from OS 74.2.
- Commented [BG57]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG58]:** Change made by BG in response to Ben Farrell EIC for NZSKI (OS165). Other changes requested by Mr Farrell are not considered appropriate or necessary for the following reasons: ... [1]
- Commented [BG59]:** Text moved by BG to separate Passenger Lift Systems ... [2]
- Commented [BG60]:** OS 165.40 NZSKI Ltd.
- Commented [BG61]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023. ... [3]
- Commented [BG62]:** Ben Farrell EIC for NZSKI (OS165) requested consequential changes to ... [4]
- Commented [BG63]:** OS 70.29 Transpower New Zealand Limited.
- Commented [BG64]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023. ... [5]
- Commented [BG65]:** OS 96.12 Treespace No. 1 Limited Partnership. ... [6]
- Commented [BG66]:** Steve Skelton EIC for OS96 Treespace ... [7]
- Commented [BG67]:** Typographical correction.
- Commented [BG68]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023. ... [8]
- Commented [BG69]:** Change made by BG, relying on OS 67 ... [9]
- Commented [BG70]:** Change made by BG, relying on OS 114.3 ... [10]
- Commented [BG71]:** Change made by BG in response to Ben Farrell EIC for NZSKI (OS165) ... [11]
- Commented [BG72]:** OS 96.13 Treespace No. 1 Limited Partnership. ... [12]
- Commented [BG73]:** Change made by BG in response to Ben Farrell EIC for NZSKI (OS165) ... [13]
- Commented [BG74]:** Consequential text change made by BG in response to ... [14]
- Commented [BG75]:** Text moved by BG from 'Transport Infrastructure' to 'Rural Living' ... [15]

**Page 10: [1] Commented [BG58] Bridget Gilbert 25/09/2023 11:14:00 am**

Change made by BG in response to Ben Farrell EIC for NZSki (OS165). Other changes requested by Mr Farrell are not considered appropriate or necessary for the following reasons:

- It is implicit in the s42A wording that such infrastructure is not confined to the Ski Area Sub Zone
- In my experience of reviewing applications for such infrastructure, the location and design of PSL can result in development that is recessive in the landscape. (For example, by siting a PSL corridor in a gully or 'gut' in the landscape and by designing the PSL elements to form elegant elements that are finished in visually recessive materials and colours).

**Page 10: [2] Commented [BG59] Bridget Gilbert 28/09/2023 3:41:00 pm**

Text moved by BG to separate Passenger Lift Systems 'header' to better align with the structure of the other PA Schedules.

**Page 10: [3] Commented [BG61] Bridget Gilbert 9/10/2023 3:52:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 10: [4] Commented [BG62] Bridget Gilbert 25/09/2023 11:16:00 am**

Ben Farrell EIC for NZSki (OS165) requests that reference to transport infrastructure is excluded from consideration under regionally significant infrastructure is required here. BG considers that this unnecessary given that transport infrastructure is separately listed.

**Page 10: [5] Commented [BG64] Bridget Gilbert 9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 10: [6] Commented [BG65] Bridget Gilbert 27/06/2023 6:29:00 pm**

OS 96.12 Treespace No. 1 Limited Partnership.

OS 165.42 NZSki Ltd.

**Page 10: [7] Commented [BG66] Bridget Gilbert 21/09/2023 4:35:00 pm**

Steve Skelton EIC for OS96 Treespace requests the following text is added: *Small scale is defined as being the supply of renewable energy to 100 residential dwellings or less.* No landscape evidence is provided as to why this very specific threshold is appropriate. For this reason, BG does not support this text change.

**Page 10: [8] Commented [BG68] Bridget Gilbert 9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 10: [9] Commented [BG69] Bridget Gilbert 25/09/2023 2:49:00 pm**

Change made by BG, relying on OS 67.28 (UCESI).

**Page 10: [10] Commented [BG70] Bridget Gilbert 25/09/2023 3:59:00 pm**

Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Page 10: [11] Commented [BG71] Bridget Gilbert 21/09/2023 3:53:00 pm**

Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.

**Page 10: [12] Commented [BG72] Bridget Gilbert 27/06/2023 6:30:00 pm**

OS 96.13 Treespace No. 1 Limited Partnership.

OS 167.6 Chilcotin Holdings Limited.

OS 174.14 Redemption Song LLC.

OS 168.1 Lily Manners Wood.

OS 167.6 Chilcotin Holdings Ltd.

**Page 10: [13] Commented [BG73] Bridget Gilbert 29/09/2023 8:10:00 am**

Change made by BG in response to Ben Farrell EIC for NZSki (OS165) ie to specifically acknowledge PSL in the Ski Area Sub Zone.

**Page 10: [14] Commented [BG74] Bridget Gilbert 4/10/2023 10:34:00 am**

Consequential text change made by BG as a consequence of the changes to the Preamble definition of Passenger Lift Systems agreed in the JWS dated 6 October 2023.

**Page 10: [15] Commented [BG75] Bridget Gilbert 28/09/2023 3:42:00 pm**

Text moved by BG from 'Transport Infrastructure' header to better align schedule structure with other PA Schedules.

## 21.22.16 PA ONL Eastern Whakatipu Basin: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

**Black comment box text**: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

**Red comment box text**: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Eastern Whakatipu Basin PA ONL encompasses the steep predominantly west-facing slopes of the mountain range framing the east side of the Whakatipu Basin stretching from the Arrow River to the Kawarau River. The PA ONL takes in Pt 1108, Pt 1080, Pt 1331, Crown Peak, and Pt 1426. It also includes Mt Beetham, the New Chum Gully and the Crown Terrace Escarpment, and the lower reaches of feeder gullies on the Crown Terrace.

### 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. The steeply sloping, foliated (in the geological sense, not botanical), schistose mountain landforms of Pt 1108, Pt 1080, Pt 1331, Crown Peak (1,731m), and Pt 1426 (including much of the western sides of Mt Scott), which form part of the wall of mountains framing the eastern side of the Whakatipu Basin.
2. The numerous secondary and varying steep to more rounded ridgeline 'shoulders' extending westwards from the continuous (eastern) mountain 'frame' to the Crown Terrace Escarpment.
3. The cone-shaped roche moutonnée glacial landform of Mt Beetham with the smooth 'up-glacier' face along its west side and a steeper rough 'plucked' 'down-glacier' slope to the east. Rock outcrops throughout the elevated north-eastern flanks. Highest point: 929m.
4. Partly collapsed solifluction slopes above the Crown Terrace. (NB Solifluction is a collective name for gradual processes by which regolith (unconsolidated material overlying bedrock) moves down a slope ("mass wasting") generally caused by freeze-thaw activity.)
5. The steep large-scale and continuous remnant river terrace escarpment landform along the western edge of the Crown Terrace and the elevated glaciated terrace of the Crown Terrace itself (noting that the majority of which is the escarpment and terrace are outside the PA ONL).

**Commented [BG1]:** Changes made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 177).

6. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the eastern side of the Whakatipu Basin and along the finger of the Crown Terrace that extends between the western side of Mt Beetham and the Crown Escarpment (including New Chums Gully).
7. The distinctive Judge and Jury rock formations near the Kawarau Bridge.
8. Located on the western side of Mt Scott, the Crown Range Superimposed Folds formed in greenschist are identified in the NZ Geopreservation Inventory as a site of national importance and is rated as being robust and not considered to be vulnerable to most human-related activities.

**Commented [BG2]:** OS 177.14 Glencoe Station Limited and Glencoe Land Development Company Limited.

#### Important hydrological features:

9. The numerous unnamed streams in the northern portion of the PA draining to the Arrow River, including along New Chums Creek along the New Chums Gully.
10. The numerous streams draining from the eastern mountain range across the Crown Terrace and down to the Arrow River via the Crown Escarpment. Including Royal Burn, Swift Burn, along with several unnamed watercourses. Generally the watercourses are steeply incised where they cross the Crown Escarpment.

#### Important ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
  - a. Below approximately 800m on the slopes facing the Arrow River and the lower section of New Chums Gully, a dense mosaic of shrubland with scattered areas of trees. The shrubland is dominated by sweet briar (*Rosa rubiginosa*) and matagouri (*Discaria toumatou*). Other shrub species include mingimingi (*Coprosma propinqua*), *Coprosma rugosa*, tutu (*Coriaria arborea*), NZ broom (*Carmichaelia arborea var arborea*), bush lawyer (*Rubus cissoides*) and koromiko (*Veronica salicifolia*).
  - b. Kowhai (*Sophora microphylla*) behind the Glencoe homestead in New Chums Gully.
  - c. Pockets of a diverse range of native shrubs in more inaccessible gullies (such as the narrow gorge at the head of New Chums Creek), including turpentine scrub (*Dracophyllum uniflorum*), *Astelia nervosa*, shrub daisy (*Olearia nummulariifolia*), native broom (*Carmichaelia petriei*), bush snowberry (*Gaultheria antipoda*), and mountain ribbonwood (*Hoheria lyallii*).
  - d. Pockets of matagouri and mingimingi across the Crown Terrace Escarpment and throughout gullies.
  - e. Expansive areas of short and snow tussock grassland throughout the eastern mountain frame between approximately 800m and 1,700m. Tall tussock (*Chionochloa rigida*) dominates on cool aspects with short tussock (*Festuca novae-zelandiae*) increasing in dominance with decreasing altitude. Pockets of grey shrubland dominated by matagouri and mingimingi throughout lower slopes.
  - f. Strong cover of silver tussock (*Poa cita*) throughout the eastern flank of Mt Beetham.
  - g. Narrow leaved snow tussock (*Chionochloa rigida amara*) dominates above 1,000m.
  - h. Cushionfields on ridge crest in vicinity of Crown Peak.
12. Other distinctive vegetation types include:
  - a. Exotic grasses and herbs mixed with tussock throughout the slopes below approximately 1,000m.
  - b. Sycamore and black poplars throughout the Crown Terrace Escarpment in the vicinity of Tobins ~~Track~~ Track and the Arrow River, and in parts of New Chums Gully below the shearing shed.

**Commented [BG3]:** Typographical correction.

- c. Sweet briar, broom, scrub, hawthorn, wilding conifers, and pockets of plantation forestry (larch and Douglas fir) across the Crown Terrace Escarpment.
  - d. Grazed pasture associated with the Glencoe Station land with mature exotic shade and amenity trees, orchard trees and pockets of bush and patches of scrub in gullies.
13. Diverse vegetation types and rocky terrain associated with the Crown Range and lower landforms including escarpments provide suitable habitat for New Zealand falcon, New Zealand pipit, grey warbler, fantail and silvereve and skink and gecko species.
  14. Animal pest species include feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, and rabbits.
  15. Plant pest species include wilding pines, sweet briar, hawthorn, buddleia, sycamore, broom and gorse.

**Commented [BG4]:** OS 177.25 Glencoe Station Limited and Glencoe Land Development Company Limited.

**Commented [BG5]:** Changes made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 177).

#### **Important Land-use patterns and features:**

**Commented [BG6]:** OS 70.30 Transpower New Zealand Limited.

16. Human modification which is concentrated: around the Glencoe Station homestead in New Chum Gully (north of Mt Beetham); roughly in the centre of the Crown Terrace Escarpment, where the Crown range (or 'Zig Zag') Road winds its way up the escarpment; and the southern end of the PA where the Crown Range Road winds its way around the southwestern flanks of Mt Scott.
17. Built development patterning which includes a cluster of rural dwellings and farm buildings associated with Glencoe Station in New Chum Gully (to the north of Mt Beetham); a limited scattering of rural living dwellings to the northwest of Mt Beetham (including consented but unbuilt platforms); two rural living dwellings to the north of the Zig Zag Road (one located at the base of the escarpment and one near the top); and a small cluster of rural living dwellings towards the southern end of the PA, northwest of the Kawarau Bridge (and accessed from Gibbston Highway). Generally development is characterised by carefully located and designed buildings that are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character, ensures that they sit comfortably into the setting.
18. Several rural and rural living dwellings and farm buildings are located along the edges of the PA within the Crown Terrace and along the toe of the escarpment, south of the point where the course of Arrow River diverges from the base of the escarpment. With the exception of New Chum Gully environs, generally built development has been carefully located outside of the PA.
19. Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track (small section). Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
20. Infrastructure is evident within the northern and southern portions of the PA and includes: a section of the Cromwell Frankton; A 110kV overhead transmission line that forms part of the National Grid transmission corridor in the vicinity of the Kawarau bridge (southern end of PA); a short section of power lines on poles servicing the rural living cluster near the Kawarau Bridge; the power/telephone lines (on poles) servicing Glencoe station and farm fencing / farm tracks.
21. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the rural living development along the toe of the Crown Terrace Escarpment and the base of the range of mountains framing the eastern side of the Whakatipu Basin (on the Crown Terrace); the close proximity of SH 6 (Gibbston Highway) which is on the western side of the southern end of the Crown Terrace Escarpment and the Crown Range Road, where it runs across the Crown Terrace.

**Commented [BG7]:** OS177.16 Glencoe Station Limited and Glencoe Land Development Company Limited.

**Commented [BG8]:** OS 70.31 Transpower New Zealand Limited.

#### **Important archaeological and heritage features and their locations:**

22. The Judge and Jury Rocks near the Kawarau Bridge (District Plan reference 9).
23. Historic farmstead at Glencoe Station and associated outbuildings.

24. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites F41/743, F41/632, and F41/633).
25. Notable transport routes and associated infrastructure, including Tobin's Track.

**Mana whenua features and their locations:**

26. 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.
27. Parts of the ONL overlap the mapped Haehaenui (Arrow River) wāhi tūpuna. The southern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna. These wāhi tūpuna were part of a network of mahika kai areas, with the Kawarau River also being a traditional travel route between the Mata-au (Clutha River) and Whakatipu Waimāori (Lake Wakatipu).

**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:**

28. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
29. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea settlement on the south side of the Kawarau river and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
30. The mana whenua values associated with the Eastern Wakatipu Basin ONL include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

**Important historic attributes and values:**

31. Gold mining in the area and the associated physical remnants including sluiced faces and water races.
32. Use of the Crown Terrace for pastoralism.
33. Glencoe homestead and remaining historic buildings from William Paterson's establishment of the Glencoe Run.
34. Historic transport tracks and infrastructure, including Tobins Track (constructed 1874) and features associated with the construction of SH6 (eg. F41/744).

**Important shared and recognised attributes and values:**

35. The descriptions and photographs of the area in tourism publications.
36. The popularity of the postcard views from the Zig Zag lookout (on the Crown Range Road, where it scales the Crown Terrace Escarpment) out over the Whakatipu Basin and surrounding mountains, as an inspiration/subject for photography.
37. The high popularity of Tobins Track in part due to its very close proximity to Arrowtown.
38. The identity of the line of mountains along the eastern side of the PA in forming the dramatic 'eastern frame' of the Whakatipu Basin.

39. The identity of the Crown Terrace Escarpment (and distinctive 'zig zag' section of the Crown Range Road) as marking the transition between the mixed rural and rural residential landscape of the low-lying part of the Whakatipu Basin and the more overtly 'working' rural landscape of the Crown Terrace.
40. The identity of the sequence of mountains and the escarpment at the northern end of the PA as a dramatic (western) backdrop to Arrowtown.

#### Important recreation attributes and values:

41. Enjoying the view from the Zig Zag lookout on the Crown Range Road.
42. Walking, running, dog walking (where allowed) and mountain biking on Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track.
43. SH 6 Gibbston Highway and the Crown Range Road as key scenic routes either within the PA or in close proximity.

#### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

44. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.
45. Indigenous gully plantings and remnant vegetation which reinforce the legibility and expressiveness values throughout the area.

#### Particularly important views to and from the area:

46. The postcard views from the Zig Zag lookout (on the Crown Range Road), out over the Whakatipu Basin, Te Whaka-ata (Lake Hayes), Whakatipu Waimāori Whakātipu Wai Māori (Lake Whakatipu), Morven Ferry roche moutonnée, the Remarkables, Coronet Peak and the broader mountain context. The 'bird's eye' like quality of the vista across a complex mixed rural and rural living/resort landscape adds to its appeal. The accessibility of the vantage point also plays an important role.
47. The spectacular panoramic views from the Crown Peak Track, and the New Chum Ridge Track out over the Whakatipu Basin to the west and/or the rugged and dramatic expanse of the Crown Range to the east and north.
48. The highly attractive and engaging short to long-range views from Tobins Track and Tobins Drop, Mt Beetham Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, out over the PA, the Whakatipu Basin, the Remarkables, and the broader glacial valley and mountain context.
49. The dramatic mid and long-range views from Arrowtown, the Arrow River ONF, the scenic routes of the Crown Range Road and SH6 Gibbston Highway, much of the Whakatipu Basin (including sections of the Queenstown Trail network) to the large-scale and coherent river terrace escarpment landform and/or the continuous sequence of mountains that frame the eastern side of the Crown Terrace. From more distant vantage points, the contrast established between these more natural landscape elements seen in combination with the gently sloping (predominantly) working rural 'plinth' of the Crown Terrace adds to the memorability and appeal of such views. At closer range, the large-scale, rugged and unkempt appearance of much of the Crown Terrace Escarpment reinforces its role as a 'break' between the more developed low-lying basin to the west and the (predominantly) working rural landscape of the Crown Terrace.

**Commented [BG9]:** OS 77.42 Kai Tahu ki Otago. OS 188.42 Elisha Ebert-Young.

**Commented [BG10]:** OS177.37 Glencoe Station Limited and Glencoe Land Development Company Limited.

**Commented [BG11]:** OS177.37 Glencoe Station Limited and Glencoe Land Development Company Limited.

50. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road and Coronet Peak Road in which the scale and shape of the glacial valley and river terrace landscape that underpins the PA is legible in its entirety and confers a sense of grandeur to the outlook.
51. The highly engaging mid-range views from Glencoe Road, in which the roche moutonnée profile of Mt Beetham is clearly legible. The contrast between the landform feature and planar working rural context adds to the appeal of the outlook.
52. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Gibbston Valley. Such views offer an appreciation of the broader glacial landscape context within which the PA ONL is set.
53. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the PA ONL, along with the generally subservient nature of built development within the PA ONL, underpins the high quality of the outlook.

**Commented [BG12]:** OS177.38 Glencoe Station Limited and Glencoe Land Development Company Limited.

#### Naturalness attributes and values:

54. The 'seemingly' undeveloped character of Eastern Whakatipu Basin PA ONL set within the mixed working rural and rural living (Whakatipu Basin) context and/or the working rural setting of the Crown Terrace, which conveys a relatively high perception of naturalness. While modifications related to rural living, farming, forestry, recreational, and infrastructure uses are visible, the sheer scale and continuity of the high mountain-scape along the eastern side of the Crown Terrace and the river terrace escarpment landform along its western edge ensures that, for the most part, these elements remain subservient to natural landscape elements, patterns, and processes.
55. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.
56. While the Crown Range Road forms a bold manmade element within the PA ONL, the connection this development establishes and enables between the mountain setting, the inhabited Whakatipu Valley and further afield, Wanaka, adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' escarpment and mountain setting within which this development is viewed, together with its identity as a popular scenic route, also play a role. Put another way, these landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
57. The localised forestry plantings across parts of the Crown Terrace Escarpment contribute a reduced perception of naturalness in places. However, the underlying natural (and largely unmodified) rugged river terrace landform character of the area remains legible and dominant, thus ensuring these parts of the PA display at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

#### Memorability attributes and values:

58. The appealing and engaging views of the continuous 'wall' of mountains framing the eastern side of the Whakatipu Basin from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the elevated 'farmed' river terrace landform of the Crown Terrace contributes to its memorability.
59. In some instances, the more developed context of the low-lying basin appreciated within the seemingly untouched mountain-scape beyond that signals the role of this part of the PA ONL as a gateway between the developed basin and seemingly untouched mountain-scape beyond. This factor, along with the magnificent broader mountain setting within which it the PA is seen in many views, are also factors that contribute to its memorability.

**Commented [BG13]:** OS177.45 Glencoe Station Limited and Glencoe Land Development Company Limited.

- 60. The dramatic closer-range views from low-lying vantage points throughout the eastern side of the basin to the rugged and large-scale escarpment which forms a bold contrast with the developed setting throughout the basin floor.
- 61. The distinctive landscape layering that is apparent in longer-range views where the patterning of the escarpment, stepping up to the farmed terrace and backdropped by the line of mountains (along the eastern edge of the terrace) is visible.
- 62. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area via the Crown Range Road.
- 63. The panoramic alpine landscape views afforded from ridgeline tracks.

**Transient attributes and values:**

- 64. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
- 65. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.

**Remoteness and wildness attributes and values:**

- 66. A sense of remoteness across the mountains along the eastern side of the Crown Terrace, due to their coherent and continuous large-scale character and the limited level of built development evident.
- 67. A sense of wildness across the Crown Terrace Escarpment portion of the PA as a consequence of its continuous rugged character along with its generally 'undeveloped' and, in places, seemingly unkempt character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard.
- 68. Such feelings reduce in the parts of the PA where forestry ~~forestry, rural living, farm dwellings and sheds~~ and the Crown Range Road are located.

**Aesthetic attributes and values:**

- 69. The experience of the values identified above from a wide range of public viewpoints.
- 70. More specifically:
  - a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains backdropping the distinctive river terrace escarpment, which together frame the eastern side of the Whakatipu Basin.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The cone like peak of Mt Beetham and its distinctive roche moutonnée profile.
    - ii. The uninterrupted and muscular sequence of predominantly tussock-clad steep to more rounded mountains and ridges along the eastern side of the Crown Terrace.
    - iii. The seemingly wild escarpment landform that forms a 'wall' along the eastern side of the basin floor and serves as a transition between the basin floor and the ~~predominantly~~ working rural landscape of the Crown Terrace.
    - iv. The ever-changing play of light and weather patterns across the mountain slopes.
    - v. ~~The confinement of appreciable visible built development within the PA to lower lying flat to gently sloping land near Glencoe Road the Crown Range Road.~~
    - vi. The very limited level of built modification evident through the ONL.

**Commented [BG14]:** Mr Bentley and Ms Gilbert made this typographical correction during landscape conferencing on 4 October 2023.

**Commented [BG15]:** OS177.19 Glencoe Station Limited and Glencoe Land Development Company Limited. OS177.50 Glencoe Station Limited and Glencoe Land Development Company Limited.

**Commented [BG16]:** OS177.51 Glencoe Station Limited and Glencoe Land Development Company Limited.

**Commented [BG17]:** OS177.52 Glencoe Station Limited and Glencoe Land Development Company Limited.

71. It is noted that control of plant pests species such as wilding pines can temporarily detract from aesthetic values.

**Commented [BG18]:** Typographical correction.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for PA ONL Eastern Whakatipu Basin can be summarised as follows:

72. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.

73. **High associative values** relating to:

- a. The mana whenua associations of the area.
- b. The strong shared and recognised values associated with the area.
- c. The significant recreational attributes of the network of walking and biking tracks in the area.
- d. The scenic values associated with Crown Range Road.

74. **High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arrowtown, the Whakatipu Basin, the scenic routes of the Crown Range Road and SH6, parts of the Queenstown Trail network, the Remarkables Ski Field Access Road, Coronet Peak Road, and the airport approach path, along with the area's transient values, play an important role.
- c. A high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
- d. A strong sense of remoteness and/or wildness across much of the PA. Such feelings are reduced in the parts of the PA where forestry, rural living, farm dwellings and sheds and the Crown Range Road are located.

**Commented [BG19]:** OS177.60 Glencoe Station Limited and Glencoe Land Development Company Limited. OS177.19 Glencoe Station Limited and Glencoe Land Development Company Limited.

## Landscape Capacity

The landscape capacity of the PA ONL Eastern Whakatipu Basin for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low key activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic

**Commented [BG20]:** The changes to the landscape capacity rating scale recommended by James Bentley's and Chris Ferguson's EIC for Darby Partners et al (OS 177) and which adopt Mr Bentley's rating scale are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Bentley's landscape capacity rating scale.

**Commented [BG21]:** OS 77.5 Kai Tahu ki Otago.

scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.

- ii. **Visitor accommodation and tourism related activities** – very limited landscape capacity for visitor accommodation in low lying locations and clustered with existing buildings, that is of a modest small scale; have and has a low-key rural character; integrates landscape restoration and enhancement; and enhances public access; and protects the area's ONL values. **No Extremely limited** landscape capacity for tourism related activities in visually discreet discrete low-lying locations, that is designed to: be small scale and have a low-key, rural character; integrate landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions** – extremely limited or no landscape capacity.
- iv. **Intensive agriculture** – extremely limited or no landscape capacity, unless it is very discreetly-discreetely located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks** – very limited landscape capacity for earthworks associated with farm, existing recreational facilities, or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, very limited landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – extremely limited or no landscape capacity, excepting very small-scale farm quarries.
- i. **Transport infrastructure** – very limited landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONL values. **No Extremely limited** landscape capacity for other transport infrastructure.
- viii. **Utilities and regionally significant infrastructure** – limited landscape capacity for 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 and/or co-located with existing infrastructure. **In the case of the National Grid there is landscape capacity for the upgrade of existing infrastructure within the same corridor and limited landscape capacity in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence, including associated earthworks.**
- ix. **Renewable energy generation** – extremely limited or no landscape capacity for commercial-scale renewable energy generation, unless it is very discreetly-discreetely located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- x. **Production forestry** – extremely limited or no landscape capacity for exotic forestry.
- xi. **Rural living** – very limited landscape capacity for rural living in low-lying locations and clustered with existing buildings, the base of localised valleys, gullies and folds in the landscape and that is of a modest scale; have have a small scale and low-key rural character; integrates landscape restoration and enhancement; and enhances public access; and protects the area's ONL values.

- Commented [BG22]:** Consequential amendment arising from OS 74.2.
- Commented [BG23]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG24]:** Typographical correction.
- Commented [BG25]:** OS 177.62 Glencoe Station Limited and Glencoe Land Development Company Limited.
- Commented [BG26]:** Typographical correction.
- Commented [BG27]:** Typographical correction.
- Commented [BG28]:** Typographical correction.
- Commented [BG29]:** Consequential amendment arising from OS 74.2.
- Commented [BG30]:** Typographical correction.
- Commented [BG31]:** OS 74.2. John May and Longview Environmental Trust. OS 177.62 Glencoe Station Limited and Glencoe Land Development Company Limited.
- Commented [BG32]:** Mr Bentley and Ms Gilbert made this typographical correction during landscape conferencing on 4 October 2023.
- Commented [BG33]:** Changes made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 177), factoring the definition of tourism related activities as outlined in the s42A Report. Refer BG Rebuttal for discussion of this change in landscape capacity rating. NB It is BG's understanding that many of the activities mentioned in Mr Bentley's discussion of this matter fall within the definition of commercial recreation activities.
- Commented [BG34]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG35]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG36]:** Mr Bentley and Ms Gilbert made this typographical correction during landscape conferencing on 4 October 2023.
- Commented [BG37]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG38]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.
- Commented [BG39]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG40]:** Roman numeral numbering correction required.
- Commented [BG41]:** Typographical correction.
- Commented [BG42]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG43]:** OS 70.32 Transpower New Zealand Limited.
- Commented [BG44]:** Text amendment agreed at expert conf... [1]
- Commented [BG45]:** Mr Bentley and Ms Gilbert made this ... [2]
- Commented [BG46]:** Change made by BG, relying on OS 11... [3]
- Commented [BG47]:** Text amendment agreed at expert conf... [4]
- Commented [BG48]:** Change made by BG, relying on OS 67... [5]
- Commented [BG49]:** Changes to text agreed by Mr Bentley... [6]
- Commented [BG50]:** OS 177.66 Glencoe Station Limited and... [7]
- Commented [BG51]:** Typographical correction.
- Commented [BG52]:** Consequential amendment arising from... [8]
- Commented [BG53]:** Typographical correction.
- Commented [BG54]:** OS 74.2. John May and Longview ... [9]

**Page 9: [1] Commented [BG44]    Bridget Gilbert    9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 9: [2] Commented [BG45]    Bridget Gilbert    5/10/2023 10:32:00 am**

Mr Bentley and Ms Gilbert made this typographical correction during landscape conferencing on 4 October 2023.

**Page 9: [3] Commented [BG46]    Bridget Gilbert    25/09/2023 2:51:00 pm**

Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Page 9: [4] Commented [BG47]    Bridget Gilbert    9/10/2023 3:50:00 pm**

Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Page 9: [5] Commented [BG48]    Bridget Gilbert    25/09/2023 2:49:00 pm**

Change made by BG, relying on OS 67.28 (UCESI).

**Page 9: [6] Commented [BG49]    Bridget Gilbert    4/10/2023 12:11:00 pm**

Changes to text agreed by Mr Bentley and Ms Gilbert at landscape conferencing on 4 October 2023.

**Page 9: [7] Commented [BG50]    Bridget Gilbert    12/07/2023 1:13:00 pm**

OS 177.66 Glencoe Station Limited and Glencoe Land Development Company Limited.

**Page 9: [8] Commented [BG52]    Bridget Gilbert    12/07/2023 1:13:00 pm**

Consequential amendment arising from OS 74.2 and OS 177.66.

**Page 9: [9] Commented [BG54]    Bridget Gilbert    12/07/2023 1:14:00 pm**

OS 74.2. John May and Longview Environmental Trust.

OS 177.66 Glencoe Station Limited and Glencoe Land Development Company Limited.

# 21.22.17 PA ONL Victoria Flats: Schedule of Landscape Values

## Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.  
Black underlined text: Text addition recommended in 42A Report.  
Black comment box text: Submission references for text changes recommended in 42A Report.  
~~Red strike through text~~: Text deletion recommended in Council Rebuttal.  
Red underlined text: Text addition recommended in Council Rebuttal.  
**Red comment box text**: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).  
Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.  
Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.  
BG: Bridget Gilbert.  
JE: Jeremy Head.  
RE: Ruth Evans.

## General Description of the Area

The Victoria Flats PA comprises the fluvio-glacial outwash terrace on the true right bank of the Kawarau River between Nevis Bluff and the Waitiri peninsula, and the immediate mountainous landforms enclosing the flats (including the eastern faces of Mt Mason). It is a small landscape unit within the wider ONL of the Mt Mason/Mt Rosa/Mt Edward range, the southern Pisa Range and the Carrick and Horne ranges and the Doolans (outside the district boundary). The PA overlays comprises surrounds two areas of Gibbston Character zoning - between SH6 and the Kawarau River and on the flats south of the Queenstown Lakes District (QLD) landfill, as well as Rural zoned land.

The Kawarau River ONF passes from west to east through the Victoria Flats PA. The PA boundaries include those that follow the topographical edges of the Kawarau Riverine system (refer PA ONF Kawarau River) which separate the upper extent of the river gorge with adjacent land of a flatter and distinctly different character.

There are threetwo sub-areas within the PA, being: the flat fluvio-glacial outwash terrace (the Victoria 'Flats'); and the river gorge the steep surrounding mountain slopes and knolls, and the river corridor / gorge – which passes through the PA and is addressed in the 21.22.9 Kawarau River PA ONF Schedule.

## 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. A small fluvio-glacial terrace on the true right bank of the Kawarau River comprising slightly weathered outwash gravels and measuring approximately 2.2km long in an east-west direction and 1.6km wide in a north-south direction. It is bisected by the Gibbston – Cromwell Highway (SH6). Large boulders scattered across the flats, with a greater density close to Nevis Bluff, are thought to have been deposited by a debris flow from a landslide that dammed the river and formed a lake at the bluff.
2. The Kawarau River corridor / gorge.
3. Enclosing schist mountain slopes: including the eastern face of Mt Mason, the lower slopes of Mt Malcolm and the western escarpment of Waitiri Peninsula. Steep strongly eroded slopes with thin leached soils.

**Commented [JH1]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH2]:** Amendment by JHLA to improve the description of the PA.

**Commented [JH3]:** Amendment by JHLA to help balance out the description of land use activity.

**Commented [JH4]:** OS 132.9 Rock Supplies NZ Limited (although not submitted wording per se).

**Commented [JH5]:** OS 132.9 Rock Supplies NZ Limited (although not submitted wording per se).

**Commented [JH6]:** Amendment by JHLA to clarify. A flat area of terrain is part of the 'Victoria Flats' PA.

**Commented [JH7]:** Change made by JH in response to Paul Smith EIC for OS 94 Cardrona Cattle Company Limited. Mr Smith recommends there be three sub areas within the PA. JH is of the view that in terms of landforms this is correct, although in terms of the Victoria Flats PA, and future change, there are only two sub-areas to be considered.

**Commented [JH8]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023. Both agreed that reference to 'river' only was insufficient as this could be seen as including only the river channel.

4. The upstream boundary of the PA is Nevis Bluff, formed from grey and greenschist. One of the best exposures of greenschist in New Zealand and a limburgite dike cutting the Haast schist. This landform is recognised in the NZ Geopreservation Inventory as having national significance.

**Important hydrological features:**

5. Kawarau River, which passes through the Victoria Flats PA (refer PA ONF Kawarau River for landscape attributes and values).
6. Water storage ponds for previous mining, or farm irrigation and ponds constructed as part of the landfill and quarry activity.
7. Irrigation water race from a spur of Mt Mason across the flats.

**Commented [JH9]:** Amendment by JHLA to make it clear that the Kawarau River PA is separate to the Victoria Flats PA.

**Commented [JH10]:** Amendment by JHLA as some water bodies are associated with these industrial activities.

**Important ecological features and vegetation types:**

8. Mainly unimproved pasture on the flats, with a high density of invasive species such as sweet briar, elderberry and broom. Screen planting of predominantly eucalypts around the QLDC landfill and an avenue of poplars on the access road.
9. Recent indigenous revegetation plantings at the Oxbow commercial recreation facility, the Wakatipu Gun Club and on the screening mounds for the quarry and processing yard north of SH6.
10. Rough pasture on the mountain slopes, with a high density of sweet briar and occasional matagouri on the shadier slopes and wetter toe slopes. Transition within the PA to very dry barren hillslopes in the eastern sector that support little vegetation other than thyme and sweet briar.
11. Flocks of black backed gulls are frequent, attracted by the QLDC landfill.
12. Animal pest species include rabbits, stoats, ferrets, rats and mice.

**Important land use patterns and features:**

13. Mountain and hill slopes within the PA are undeveloped and have largely been retired from pastoral farming. The Victoria Flats themselves, which include the Gibbston Character Zone that support several rural industrial, residential and commercial/community recreation activities, which have reduced levels of naturalness to varying degrees including:
  - a. The QLD solid waste facility, which dominates the flats, with the designated landfill buffer extending across the terrace from SH6 to the enclosing hillslopes and knolls. The presence of the landfill including its odour has influenced the nature of subsequent development, with no established rural living or viticulture, despite Gibbston Character zoning and some approved residential building platforms;
  - b. Quarry, gravel processing and cleanfill operation within the Gibbston Character Zone between SH6 and the river, screened from the road by planted mounds;
  - c. Commercial/community recreation facilities, including but not limited to the Wakatipu Clay Target Club shooting range, the Oxbow Adventures Facility (jetboat sprinting, clay target shooting, off-road vehicles), and access to the Nevis bungy facility. Remnant tracks from previous off-road 4-wheel drive commercial recreation. Facilities include small buildings, parking areas and planted mounds that screen activities from SH6.
  - d. Consented residential / rural lifestyle building platforms, a distillery and other commercial operations exist on the terrace flats.

**Commented [JH11]:** OS 70.33 Transpower NZ Ltd

**Commented [JH12]:** Amendment by JHLA to help with readability.

**Commented [JH13]:** Amendment by JHLA to make it clear that it is the flat part of the PA being referred to.

**Commented [JH14]:** Amendment by JH to clarify that the GCZ is located on the flat part of the PA.

**Commented [JH15]:** OS 132.12 Rock Supplies NZ Limited Ltd OS 133.33 The Station at Waitiri Ltd

**Commented [JH16]:** Amendment by JHLA to help with readability.

**Commented [JH17]:** OS 132.12 Rock Supplies NZ Limited (although not submitted wording per se).

**Commented [JH18]:** Amendment by JHLA to help with readability.

**Commented [JH19]:** Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

**Commented [JH20]:** OS 133.36 The Station at Waitiri Ltd (although not submitted wording per se).

**Commented [JH21]:** Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited requests that the description of various activities / features is updated to include all consented development. JH is of the view that an exhaustive list is unnecessary and that [13] adequately conveys the intensity and variety of development within the PA. Further the wording 'but not limited to' provides for other unlisted activities at [13c].

**Commented [JH22]:** OS 132.12 Rock Supplies NZ Limited (although not submitted wording per se).

14. The remaining areas of the flats that are not developed (as per 13a – 13d above) are relatively small in area and are used for low intensity grazing/baleage, with a few scattered sheds, or have been retired from productive use.
15. The Kawarau River PA passes through the Victoria Flats PA. Other than a very small area of tracking associated with quarrying activity on the outwash flats above, the narrow river corridor is unmodified and highly natural other than the presence of some exotic species including weeds.
16. The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid Transpower high-voltage transmission corridor along the southern periphery of the flats and over Mt Mason to the Gibbston Valley.

**Commented [JH23]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH24]:** Amendment by JHLA to separate this part of the PA out.

**Commented [JH25]:** Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

**Commented [JH26]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH27]:** Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

**Commented [JH28]:** OS 70.34 Transpower NZ Ltd

#### Important archaeological and heritage features and their locations:

17. History of 19<sup>th</sup> century and early 20<sup>th</sup> century gold mining along the Kawarau River, with numerous archaeological sites along the river's edge and frequent evidence of sluicing and tailings. Within the PA, sites include ferry crossings, the historic road formation across the flats, stone ruins, the sites of the Victoria Bridge Hotel (archaeological site F41/195) and Edward's Ferry Hotel (archaeological site F41/202), areas of sluicing and tailings and significant gold mining sites such as Doolan's Creek Tunnel (archaeological site F41/2080).
18. The supports of the Victoria Bridge over the Kawarau (constructed in 1874) are a QLDC Category 3 listed heritage feature (QLDC Ref. 223).

**Commented [JH29]:** Mr Smith and Mr Head recommend that the technical reports that underpin the PA schedules should be location referenced via a link to a QLDC website. This website link should be included in the preamble (or where most appropriately and conveniently located).

#### Mana whenua features and their locations:

19. 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.
20. The ONL overlaps the mapped wāhi tūpuna Kawarau River (refer PA ONF Kawarau River for landscape attributes and values).

#### 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:

21. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
22. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-wai-māori Waimāori (Lake Whakatipu) and Mata-au (the Clutha River).
23. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
24. The mana whenua values associated with the ONL include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

**Commented [JH30]:** OS 77.43 Kai Tahu ki Otago OS 188.43 Te Rūnunga o Ngāi Tahu

#### Important historic attributes and values:

25. The strong associations of the Kawarau River valley with 19<sup>th</sup> and early 20<sup>th</sup> century gold mining and early European settlement, with physical evidence of ferry sites, mining activities and associated settlement.

26. Historic route between the Clutha River Mata-au and ~~Whakatipu-Wai-Māori~~ Whakatipu-Waimāori (Lake Whakatipu).

**Commented [JH31]:** OS 77.43 Kai Tahu ki Otago  
OS 188.43 Te Rūnunga o Ngāi Tahu

### Important shared and recognised attributes and values:

27. Shared and recognised values as part of the dry, barren and wild rural hinterland of the Kawarau valley downstream of Nevis Bluff, experienced by people travelling between Cromwell and the Whakatipu Basin on SH6.

**Commented [JH32]:** Amendment by JHLA to make it clear that this is the main public route through the PA.

### Important recreation attributes and values:

28. Destination for commercial and community recreation activities.  
29. Walking trail connecting Victoria Flats and Gibbston Valley over Mount Mason and Mount Rosa.

**Commented [JH33]:** The experts agreed that depending on the consent status, the Queenstown Trail shall be included under 'Important recreational attributes and values' as a separate point.

### Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

30. Moderately legible glaciofluvial outwash terrace, partially modified by alluvial gold mining, landfill activities and screening mounds.  
31. Legible evidence of an historic landslide near Nevis Bluff in the large boulders scattered across the flats.  
32. Highly legible and expressive river gorge and highly legible processes of uplift and erosion in the open and craggy mountain slopes.

**Commented [JH34]:** OS 132.15 Rock Supplies NZ Limited (although not submitted wording per se).  
OS 133.40 The Station at Waitiri Limited (although not submitted wording per se).

**Commented [JH35]:** OS 132.15 Rock Supplies NZ Limited (although not submitted wording per se).  
OS 133.40 The Station at Waitiri Limited (although not submitted wording per se).  
OS 133.47 The Station at Waitiri Limited (although not submitted wording per se).

### Particularly important views to and from the area:

33. Views from SH6 across the flats to the enclosing mountain ranges and hills. ~~Little~~ ~~Some~~ built development is evident in views, as the landfill and other activities on the flats are (or will be) largely screened by mounding and planting. ~~From SH6, the flats appear relatively unkempt, with rough pasture and predominantly natural patterns of vegetation cover (mainly exotic sweet briar and elderberry). The flats have a more modified landscape character than the surrounding higher ground within the PA, where the flats and are dominated and strongly enclosed by the dry rugged slopes of the mountains. There is a strong contrast between the remote rough rural character of the flats and the viticultural landscape of the main Gibbston Valley west of Nevis Bluff.~~  
34. Views from the Mt Rosa walking track as it ascends the hillslopes of Mt Mason take in the entire northern area of the flats, including the gravel processing facility within the Gibbston Character Zone, clay shooting range and Oxbow Adventures facility. The landfill is largely screened by planting or topography. The aesthetic coherence and perceived naturalness of the flats is undermined by the spread of rural industrial and recreational activities, but the surrounding mountains remain dominant in the views.

**Commented [JH36]:** OS 132.15 Rock Supplies NZ Limited (although not submitted wording per se).  
OS 133.40 The Station at Waitiri Limited (although not submitted wording per se).

**Commented [JH37]:** OS 132.15 Rock Supplies NZ Limited (although not submitted wording per se).  
OS 133.40 The Station at Waitiri Limited (although not submitted wording per se).

**Commented [JH38]:** OS 133.040 The Station at Waitiri Ltd

**Commented [JH39]:** Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited requests more focus on the positive attributes and values. JH is of the view that the description 'high level of naturalness' is sufficient and inarguable.

**Commented [JH40]:** Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

**Commented [JH41]:** Amendment by JHLA to make it clear that the 'flats' is a 'sub area' within the broader PA which includes mountains.

**Commented [JH42]:** Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited. Mr Smith raises an inconsistency between [29] and [35] regarding the degree of modification. JH is of the view that 'partially' is most appropriate as a low-moderate level of naturalness prevails. 'Substantially modified' would describe a situation where levels of naturalness were largely extinguished.

**Commented [JH43]:** Amendment by JHLA.

**Commented [JH44]:** Point added by JHLA to better acknowledge the state highway's presence.

### Naturalness attributes and values:

35. ~~Despite modified vegetation cover, weed infestation and farm tracks, the mountain slopes and knolls around the flats retain a high level of naturalness.~~  
36. Within the ~~Victoria Flats PA, the smaller 'terrace flats' area wider ONL, the small landscape unit of the Victoria Flats~~ has been ~~partially, substantially~~ modified and ~~now~~ retains only a low-moderate level of naturalness. ~~The SH6 corridor contributes to this. However the level of naturalness perceived from SH6 remains relatively high, as most existing and consented, but as yet unbuilt activities are/will be largely~~

~~screened from road views most activities are effectively screened.~~ **leaving the surrounding, higher mountain slopes and knolls as the prominent landscape features.**

**Commented [JH45]:** OS 133.43 The Station at Waitiri Ltd although not submitted wording per se.

**Commented [JH46]:** Change made by JH with in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

**Memorability attributes and values:**

- 37. Forms part of a highly memorable journey through the barren, serene and strongly enclosed landscape of the Kawarau Gorge, downstream of Nevis Bluff. The wildness and inhospitable nature of the gorge add to its memorability.

**Transient attributes and values:**

- 38. Changing colours of pasture across the seasons, spring flowering of sweet briar and elderberry, and the play of light and shadow on the craggy mountain slopes.

**Remoteness and wildness attributes and values:**

- 39. A sense of relative remoteness and wildness **particularly when away from SH6 particularly in contrast with the viticultural landscape of the Gibbston Valley to the west.**

**Commented [JH47]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023. Both experts agreed that it was inaccurate to compare an entire PA with a part of another landscape (in this case the Gibbston Flats to the west currently developed with viticulture activity).

**Aesthetic attributes and values:**

- 40. The experience of the attributes identified above by a significant number of residents and visitors travelling on SH6.
- 41. More specifically, this includes:
  - a. The strong sense of enclosure by steep dry eroding mountain slopes.
  - b. The sense of relative remoteness and wildness, and the contrast with the more tamed and inhabited Gibbston Valley.
  - c. The relatively **moderate** high level of naturalness perceived from **the highway SH6, with most development effectively screened by mounding and/or planting and including natural and modified introduced patterns of vegetation spread cover** (albeit largely exotic weeds) apparent.

**Commented [JH48]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023. Both experts agreed that a slightly lower aesthetic attribute and value rating was appropriate, taking into account the level of development of the PA still visible from SH6.

**Commented [JH49]:** Amendment by JHLA to make it clear it is SH6 being referred to.

**Commented [JH50]:** OS 133.49 The Station at Waitiri Ltd (although not submitted wording per se).

**Commented [JH51]:** OS 133.49 The Station at Waitiri Ltd (although not submitted wording per se).

**Commented [JH52]:** OS 133.49 The Station at Waitiri Ltd (although not wording submitted per se).

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

Very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for PA ONL Victoria Flats:

- (a) **Moderate-high physical values** relating to the river and its escarpments, the unmodified uplifted mountain ranges, and the mana whenua features associated with the area.
- (b) **Moderate associative values** relating to the mana whenua associations of the area, the historic attributes of the river and flats and the shared and recognised values as part of dry rural hinterland of the Kawarau valley downstream of Nevis Bluff.
- (c) **Moderate-high perceptual values** relating to:
  - i. The legibility and expressiveness attributes of the river gorge and mountain slopes.

- ii. The aesthetic and memorability values of the area due to its strong enclosure by dramatic eroded mountain ranges, its dryness, barrenness and relative wildness and remoteness.
- iii. A relatively high impression of naturalness arising from the dominance of the more natural landscape over visible built development.

(d) Low-moderate physical, associative and perceptual values associated with the more modified parts of the terrace flats, typically where roading, buildings, quarrying activities and the landfill are located.

**Commented [JH53]:** OS 132.23 Rock Supplies NZ Ltd (although not submitted wording per se).  
OS 133.50 The Station at Waitiri Ltd (although not submitted wording per se).  
OS 133.51 The Station at Waitiri Ltd (although not submitted wording per se).

## Landscape Capacity

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

- i. **Commercial recreational activities** – some landscape capacity for small scale and low-key activities that are set back from SH6; integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate); and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** – extremely limited or very limited to no landscape capacity for visitor accommodation on the terrace flats south of SH6 where such development can be screened when viewed from SH6, is of an appropriate scale and character, will integrate with and complement/enhance existing development and will not compromise the identified landscape values in the broader context. No Extremely limited landscape capacity for tourism related activities on the terrace flats south of SH6 and where not visible from SH6.
- iii. **Urban expansions** – extremely limited or no landscape capacity.
- iv. **Intensive agriculture** – some landscape capacity on the terrace flats for intensive agriculture that maintains views to the surrounding mountains from SH6.
- v. **Earthworks** – limited landscape capacity for earthworks and trails that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – limited landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – some landscape capacity for extraction that is screened from SH6 by landform and/or vegetation and is remediated to enhance the naturalness and aesthetic values of the ONL.
- viii. **Transport infrastructure** – limited landscape capacity for modestly scaled and low key 'rural' roading on the flats.
- ix. **Utilities and regionally significant infrastructure** – some landscape capacity for infrastructure that is co-located with existing facilities and is designed to minimise visual prominence from SH6. In the case of the National Grid limited landscape capacity for the upgrade of existing infrastructure within the same corridor and in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence from SH6, including associated earthworks.

**Commented [JH54]:** OS 77.5 Kai Tahu ki Otago

**Commented [JH55]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH56]:** OS 132.25 Rock Supplies NZ Ltd (although not submitted capacity sought).  
OS 129.8 Gibbston Highway Limited (although not submitted capacity sought).  
OS 133.53 The Station at Waitiri Ltd (although not submitted wording per se).

**Commented [JH57]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH58]:** OS 132.25 Rock Supplies NZ Ltd although not submitted wording per se.

**Commented [JH59]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH60]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH61]:** Amendment by JHLA to make it clear that it is the flat part of the PA being referred to.

**Commented [JH62]:** OS 70.35 Transpower NZ Ltd

- x. **Renewable energy generation** – **limited** landscape capacity for discreetly located and small-scale renewable energy generation. **Very limited** landscape capacity for commercial-scale renewable energy generation that is screened from SH6 ~~and protects the area's ONL values.~~
- xi. ~~**Production Forestry**~~ – **very limited** landscape capacity for small scale production forestry on the flats that maintains views to the surrounding mountains from SH6.
- xii. **Rural living** – ~~**extremely limited or no**~~ landscape capacity ~~alongside SH6 within the Rural-zoned PA ONL.~~ **Some** landscape capacity for rural living development ~~south of the landfill, within the areas of Gibbston Character Zone on the Victoria Flats. Rural living development is constrained by the presence of the QLD solid waste facility.~~

**Commented [JH63]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH64]:** Typographical correction.

**Commented [JH65]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH66]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH67]:** Amendment by JHLA for consistency of 'flats' sub-area terminology.

**Commented [JH68]:** Mr Smith and Mr Head made this amendment during landscape conferencing on 5 October 2023.

## 21.22.18 PA ONL Cardrona Valley: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Cardrona Valley PA is a north-south oriented valley enclosed by the Cardrona Range/Harris Mountains to the west and the Pisa/Criffel Range to the east. The PA extends to the crest of the western Pisa Range flanks and to the landforms visually containing the valley to the west, including the eastern flanks of Mount Cardrona and a ridge of Mount Alpha. In a north-south direction the PA starts just north of Timber Creek and ends at Blackmans Creek about 3.25 kilometres upstream of Cardrona village. The majority of the Cardrona Ski Area Sub-Zone falls within 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

### Important landforms and land types:

1. A deeply cut fault valley with a flat alluvial floor of up to 700m in width below Cardrona Village, narrowing above this point.
2. The Pisa/Criffel Range: the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. The parallel schist ranges of this sequence are characterised by broad planar crests and frequent tors. The western flanks of the range are relatively even in gradient and form a linear eastern 'wall' to the valley, with few significant ridges or gullies apart from Tuohys Gully.
3. Cardrona low hills: low hills and terraces of strongly weathered sandstone-dominant gravels between the valley floor and the main Cardrona Range/Harris Mountains. An angular ridge and gully landform, with alluvial flats and small terraces.
4. The Cardrona Range/Harris Mountains: dissected mountain slopes and hummocky slump topography with scattered schist outcrops and schist tors at higher elevations on Mount Cardrona.
5. Contains the Geopreservation Sites: Branch Creek Road faulted aggradation on an alluvial surface; and the NW Cardrona Fault at Blackmans Creek. These are regionally significant and not considered vulnerable to most human activities.

### Important hydrological features:

6. The Ōrau (Cardrona River) is the most important water course within the PA, flowing the length of the valley. It is a usually shallow water course with gravel substrate, low banks, and substantial seasonal and weather-related flow variations. There are also significant surface water–shallow groundwater interactions with the river having adjacent influent and effluent reaches that may vary temporally. Significant floods occasionally spread across the valley floor (for example 1878 and 1999).
7. Other larger water courses are Tuohys Creek, Branch Burn (McPhees Creek) and Spotts Creek.
8. The water courses within the valley are a fishery resource and spawning habitat. They provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout.

### Important ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:
  - a. Kānuka shrubland / forest succession on mountain slopes towards the Upper Clutha mouth of the valley.
  - b. Grey shrubland communities on lower elevation south and east facing slopes and within prominent gullies in the Spotts Creek, Branch Creek and Boundary Creek catchments and bordering the main stem of the Cardrona River upstream of Cardrona township. Some of these shrublands are SNAs. The shrublands support tree daisy communities, including the At-Risk Declining *Olearia lineata*. Patches of bracken are common in and around areas of shrubland.
  - c. *Dracophyllum* shrubland on shady wetter faces and within gullies.
  - d. Dryland vegetation character, including tussock grasslands on mid and lower slopes.
  - e. Distinct gradient of indigenous vegetation types on Mount Cardrona from mixed grey shrubland-exotic grassland near the valley floor to mid slope short tussock grasslands in the montane zone to tall snow tussock grasslands and mixed snow tussockland-*Dracophyllum* spp. and herbfield communities in the sub-alpine and alpine zones. Small alpine wetlands (cushion and sedge bogs) occur in the upper basins on Mount Cardrona associated with low gradient streams and flushes.
10. Other characteristic vegetation types are:
  - a. Improved irrigated pasture on the valley floor, on flats within the Cardrona hills, and on some lower slopes of the Pisa/Criffel Range.
  - b. Short tussock over-sown with pasture on the lower and mid-slope mountain faces and Cardrona hills.
  - c. Crack willows lining the Cardrona River and other water courses.
  - d. Groups of exotic shelter trees around station homesteads, including distinctive mature Lombardy poplars.
  - e. Plantation of Douglas fir near Spotts Creek.
11. Valued habitat for skinks and geckos, a wide range of invertebrate species (including the threatened flightless shield bug and Otago endemic grasshopper), New Zealand falcon, Australasian harrier, New Zealand pipit, South Island oystercatchers, banded dotterels, black fronted tern, paradise shelduck and grey duck.
12. Plant pest species include wilding conifers, crack willow, sweet briar and lupin.

**Commented [JH1]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH2]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH3]:** Diane Lucas EIC for UCESI (OS 67) requests paragraph 10 be deleted. JH suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

13. Animal pest species include deer, goats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

#### Important land use patterns and features:

14. On the less developed slopes, including some areas which have been retired for conservation and recreation purposes, a natural dryland vegetation cover including tussock grasslands prevails. In the valley floors and on the more accessible slopes and terraces the predominant land use is pastoral farming, although some areas have been retired for conservation and recreation. The Cardrona Ski Area Sub-Zone, Ski Area Sub-Zone Alpine Resort, partly within the PA, and the Southern Hemisphere Proving Ground and Nordic Skiing Snow Farm are just outside of and accessed through the PA on the Pisa Range. Access roads to these activities are visually prominent within the landscape. Apart from Cardrona Valley Road and some roads around Cardrona Village which are sealed, all public and private access roads are unsealed.
15. Cardrona Village (Settlement Zone) is the main settlement within the valley, but significant urban development is anticipated and is starting to occur within the Mount Cardrona Special Zone. Some rural living development is present north and south of the village, and there is also a loose cluster of farming, and commercial tourism-related and other development including the Cardrona Distillery near the Cardrona Alpine Resort Road intersection. Widely spaced station homestead clusters set within areas of mature exotic trees are a feature of the flats and lower valleys, and there are a few consented but undeveloped building platforms in the Timber Creek gully on Hillend Station.
16. Ski area activities occur at Cardrona Alpine Resort and the Soho Basin Ski Area on the upper eastern slopes of Mount Cardrona and comprise significant built development (including ski fields, chairlifts, terminal and base station buildings and transport infrastructure), within the landscape but are not visually prominent from the valley floor.
17. With the exception of Cardrona Village and development near the Cardrona Alpine Resort Road intersection, buildings are generally well integrated within the landscape by existing landform features and/or established trees, so they are not highly visible from Cardrona Valley Road.
18. Aurora Energy electricity distribution lines servicing the village, ski areas fields and proving ground follow the valley floor, and there are substation sites adjacent to Cardrona Valley Road.
19. Gravel extraction has been undertaken at times in the Cardrona River and side streams.

#### Important archaeological and heritage features and their locations:

20. Rich history of 19<sup>th</sup> century gold mining and early European pastoral farming throughout the valley, with numerous archaeological and heritage features. These include the Roaring Meg and Little Criffel pack tracks, river flat ground sluicing and tailings, hydraulic sluiced cliffs, the Criffel Face and Tuohys Gully sluicings and reservoirs, water races, tunnels, dredge remains, domestic sites and homestead sites associated with historic farming. There are large, sluiced cliffs and water races extending along almost the entire length of the valley and at Mount Cardrona.
21. Historic route between Wānaka and Queenstown, and between Cromwell and Cardrona via Tuohys Gully.
22. Scheduled heritage sites include: Old Butchery, Tuohy's Gully (QLDC ref. 500); Studholme Nursery Plaque, Cardrona Road (QLDC ref. 510), Hotel façade, hall and church, Cardrona (QLDC ref. 510).

#### Mana whenua features and their locations:

23. 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.
24. The Ōrau (Cardrona River) has been identified as a wāhi tūpuna by Kāi Tahu.

**Commented [JH4]:** Typographical correction to align with standard Schedule format.

**Commented [JH5]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH6]:** Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.50).

**Commented [JH7]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH8]:** Amendment agreed between JB and JH.

**Commented [JH9]:** OS 178.17 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH10]:** Amendment by JHLA.

**Commented [JH11]:** Amendment by JHLA.

**Commented [JH12]:** Amendment by JHLA.

**Commented [JH13]:** Amendment by JHLA.

**Commented [JH14]:** OS 166.46 RealNZ Limited (although not submitted wording per se).

**Commented [JH15]:** Diane Lucas EIC for UCESI (OS 67) requests that [14] and [15] be refined to be less 'site specific' and for reference to roading to be deleted 'as it does not contribute a physical landscape feature'. JH is of the view that roading is no less a contributor to physical value than other built development included in these paragraphs. The purpose of this section is to appropriately describe the existing situation in terms of the broad range of existing land use patterns and features. As such, JH does not support the changes requested.

**Commented [JH16]:** Mr Bentley and Mr Head made this consequential text change during landscape conferencing on 5 October 2023.

**Commented [JH17]:** Change made by JH with minor modifications in response to Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.2) who raised the point that 'tourism related' development may be read as 'resorts'.

**Commented [JH18]:** Mr Bentley and Mr Head made these amendments to [15] during landscape conferencing on 5 October 2023.

**Commented [JH19]:** Change made by JH in response to Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.1). JH agrees that the distille ... [1]

**Commented [JH20]:** OS 113.9 Anderson Branch Creek Ltd

**Commented [JH21]:** James Bentley EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178.21) requests more ... [2]

**Commented [JH22]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH23]:** Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.50).

**Commented [JH24]:** OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH25]:** Mr Bentley and Mr Head made this consequential text change during landscape conferencing on 5 Octo ... [3]

**Commented [JH26]:** OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH27]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH28]:** Amendment by JHLA.

**Commented [JH29]:** Diane Lucas EIC for UCESI (OS 67) requests that [16] be deleted. However, no reason is provided. JH suggests th ... [4]

**Commented [JH30]:** Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.49).

**Commented [JH31]:** Diane Lucas EIC for UCESI (OS 67) requests that [19] be deleted. However, no reason is provided. JH suggests th ... [5]

## 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. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-Wai-māori Whakatipu-Waimāori (Lake Whakatipu) with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
27. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
28. The mana whenua values associated with the ONL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

### Important historic attributes and values:

29. The very strong associations of the valley with 19<sup>th</sup> century gold mining, with physical evidence of mining activities and associated settlement, preservation and interpretation of mining areas on both conservation and private, and names of claims being retained in place names.
30. Strong associations with a high country dryland vegetation cover including tussock grasslands contrasting with pastoral farming, including historic buildings, homestead clusters/former sites, and features, places and station names.
31. Historic route between the Upper Clutha and Whakatipu Basins.

### Important shared and recognised attributes and values:

32. A nationally and regionally renowned scenic and historic route between Queenstown and Wānaka, and a gateway for both the Upper Clutha Basin and the Whakatipu Basin.
33. A nationally An internationally recognised tourist high performance alpine sport and recreational destination.
34. High country dryland vegetation character, including tussock grasslands and divaricating shrublands punctuated with exposed rock outcrops at higher altitudes.

### Important recreation attributes and values:

35. Very popular destination for trout fishing, mountain biking, hiking, horse trekking, snowsportskiing and Nordic skiing, as well as visits to historic sites and commercial recreation activities such as the distillery, mountain carting and shuttle services in the summer season for mountain biking/hiking and horse trekking providers.
36. The area features the highly popular Cardrona Ski Area Sub Zone Alpine Resort and Soho-Basin-Ski Area (within the Ski Area Sub-Zone), providing a year-round destination offering snow-based recreation such as skiing/snowboarding in winter and hiking/mountain biking opportunities in the summer. Year-round activities are also facilitated here, such as sightseeing, star gazing, mountain carting. The access road to Snow Farm (a ski touring area) is also within the PA area.

**Commented [JH32]:** OS 77.44 Kai Tahu ki Otago OS188.44 Te Rūnunga o Ngāi Tahu

**Commented [JH33]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH34]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH35]:** OS 166.47 RealNZ Limited

**Commented [JH36]:** OS 166.47 RealNZ Limited

**Commented [JH37]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH38]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH39]:** OS 166.48 RealNZ Limited although not submitted wording per se.

**Commented [JH40]:** OS 166.48 RealNZ Limited

**Commented [JH41]:** OS 185.2 Cardrona Distillery Ltd

**Commented [JH42]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH43]:** OS 178.35 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP.

**Commented [JH44]:** Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.50).

37. Popular walking trails including: Tuohys Track/Roaring Meg Pack Track, Spotts Creek Track, Little Criffel Track.
38. The Cardrona Valley Road is a popular route for both locals and visitors due to the distinct and engaging valley views.
39. Other popular tracks include the diverse mountain biking trails network at Cardrona Alpine Resort and horse trekking trails within the valley.
40. The area is also a location for high performance sport. E.g., skiing, snowboarding and LANDSAR training.

**Commented [JH45]:** OS 113.11 Anderson Branch Creek Ltd (although not submitted wording per se).

**Commented [JH46]:** Mr Bentley and Mr Head made this consequential text change during landscape conferencing on 5 October 2023.

**Commented [JH47]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

41. Easily legible form of the valley, with long views available up and down, and the close steep mountain walls or hills providing a strong sense of enclosure. Landforms are highly expressive of their formative processes and the open character of the mountains due to the low, dryland vegetation cover, including tussock grasslands means that the hummocky or gullied surface of the land is clearly displayed.

**Commented [JH48]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

#### Particularly important views to and from the area:

42. Dramatic and highly attractive views from Cardrona Valley Road to the contained valley floor and enclosing mountains. The scale of the landforms and their proximity dwarf the viewer, giving a sense of sublime grandeur. There is a progressive opening up of views as people move down the valley, particularly north of the Cardrona Village node and Cardrona Distillery complex. From this point the consistent 'wall' of the Pisa/Criffel range, with its open, natural and relatively wild character, dominates views across the sparsely inhabited 'working farm' rural foreground. To the west, views are often enclosed by the pastoral land of the Cardrona low hills but in places (eg. north of Cardrona Village, Branch Creek, Spotts Creek and Timber Creek) vistas open out to the rugged and often snow-covered Mount Cardrona and Harris Mountains in the distance. Activities within the Ski Area Sub Zone Cardrona Alpine Resort are is reasonably difficult to see from the road and the Mount Cardrona Station Special Zone is largely screened by rising topography.
43. Spectacular panoramic views from the skifield roads, ski areas Cardrona Alpine Resort and Little Criffel Track, taking in the greener and more vegetated valley, and the contrasting open expanses of tawny or craggy surrounding mountains, with glimpses to the Upper Clutha Basin in the north.

**Commented [JH49]:** Change made by JH with minor modification in response to Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.2).

**Commented [JH50]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH51]:** OS 130.5 The Roberts Family Trust

**Commented [JH52]:** Mr Bentley and Mr Head made this consequential text change during landscape conferencing on 5 October 2023.

**Commented [JH53]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH54]:** OS 113.13 Anderson Branch Creek Ltd (although not submitted wording per se).

**Commented [JH55]:** OS 178.45 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP

**Commented [JH56]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH57]:** Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.1) requests the Cardrona Distillery be mentioned specifically. JH is of the view that the distillery is implicitly included in the wording 'development on the valley floor'. Further, this section focuses on naturalness attributes and values.

**Commented [JH58]:** OS 178.20 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH59]:** Amendment by JHLA.

**Commented [JH60]:** OS 166.49 RealNZ Limited OS 178.20 Soho Ski Area Limited and Blackmans Creek holdings No.1 LP

#### Naturalness attributes and values:

44. The landscape is perceived as having a high level of naturalness, particularly to the south of the Cardrona settlement. Little apparent with little human modification is present on the mountain slopes and Cardrona hills other than roads, tracks, pasture improvements and fencing. Natural spread of kānuka, grey shrubland and bracken on the mountain slopes and gullies are evidence of a progression towards regenerating native forest, and remaining tussocklands on the mountains enhance the naturalness of the landscape.
45. The presence of development on the valley floor, in Cardrona Village, in Mount Cardrona Special Zone, and in the Ski Area Sub-Zone at the skifields (including their access roads) modifies perceptions of naturalness, but pastoral land on the valley floor is still perceived as a pleasant rural foreground to the mountains and hills and retains a significant level of naturalness. The ski areas, village and special zones are nodes of human occupation and development within a landscape dominated by natural patterns and farming land use.

### Memorability attributes and values:

46. Highly memorable journey through a large, enclosed valley with views of dramatic mountain ranges, largely clothed in dryland vegetation / tussock grasslands enhanced by their changing vegetation colours and snow cover across the seasons.
47. Highly memorable views from elevated roads, tracks and ski areas fields within the PA that take in the entire valley form and its relationship to the Upper Clutha Basin.

**Commented [JH61]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH62]:** Term amended by JHLA to be consistent with OS 166.49.

### Transient attributes and values:

48. Seasonal snowfall and ice, large variations in the Cardrona River flow, changing green, brown and tawny gold of pastoral areas, the characteristic autumn colours of poplars and willows, changes in the play of light and shadow on the hummocky mountain slopes, and the presence of birdlife and stock.

### Remoteness and wildness attributes and values:

49. A sense of remoteness and wildness can be experienced on walking and mountain biking tracks within the landscape, including Tuohys Track and Spotts Creek Track and in locations away from Cardrona Valley Road on the high-country stations and the Cardrona Ski Area ski areas when viewing the surrounding landscape.

**Commented [JH63]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH64]:** OS 166.50 RealNZ Limited although not submitted wording per se.

### Aesthetic attributes and values:

50. The experience of the values identified above by a significant number of residents and visitors travelling on Cardrona Valley Road or visiting Cardrona village and the ski areas fields (including access roads).
51. More specifically:
  - a. The muscular unmodified slopes of the Pisa/Criffel range with their relatively even gradient and crest.
  - b. The craggy ~~tussock-covered~~ Cardrona Range/Harris Mountains largely clothed in natural dryland vegetation including tussock grasslands.
  - c. The contrast between the mountains and the pastoral alluvial flats and terraces in the valley floor and on the low hills in the valley floor.
  - d. The strong sense of enclosure within a long, straight and legible valley.
  - e. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the open tussock grasslands and indigenous shrublands on the mountain slopes;
    - ii. the presence of snow and ice during winter months;
    - iii. the contrasting and changing colours of sky, mountain slopes, snow cover and rocky outcrops;
    - iv. the play of light and shadow on the mountain slopes;
    - v. Historic buildings, buildings that display a historic character ~~the historic buildings~~ and scattered station homestead clusters in the valley and Cardona hills;
    - vi. the rural character and mature exotic trees within the valley;
    - vii. the autumn colours of willows and poplars on the valley floor, contributing to the scenic appeal despite not being native.

**Commented [JH65]:** Term amended by JHLA to be consistent with OS 166.49.

**Commented [JH66]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH67]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH68]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH69]:** Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.2) requests the Cardrona Distillery be included as a separate point as 'heritage style buildings of the Cardrona Distillery'. JH is of the view that while the buildings are of a high quality, relatively large and distinctive, they do not especially contribute to aesthetic attributes and values in the same way that natural elements, patterns and processes and low key, historic structures do.

**Commented [JH70]:** Mr Espie and Mr Head made this amendment during landscape conferencing on 5 October 2023 to better acknowledge contemporary buildings that exhibit attributes of historic character and as such contribute to aesthetic values.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

These various physical, associative and perceptual attributes and values described above for PA ONL Cardrona Valley come together and can be summarised as follows:

- (a) **High physical values** due to the high value landforms, faulted valley, Cardrona River, the range of vegetation features and habitats, and the mana whenua features associated with the area.
- (b) **Very high associative values** relating to the mana whenua associations with the area, the historic attributes of the valley, the very strong shared and recognised values, and the popularity of the area as a tourism and recreational destination.
- (c) **High perceptual values** relating to:
  - i. The legibility and expressiveness values deriving from the visibility and openness of the landscape, enabling a clear understanding of the landscape's formative processes.
  - ii. The aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character and the large number of people visiting or moving through the valley.
  - iii. An impression of high naturalness arising from the dominance of the more natural landscape over built development and landform modification.

## Landscape Capacity

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

- i. **Commercial recreational activities** – some landscape capacity for activities that integrate with and complement/enhance existing recreation features, particularly within the Cardrona Ski Area Sub-Zone. Activities should be: located to optimise the screening and/or camouflaging benefit of existing natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** – some landscape capacity for visitor accommodation activities that are: co-located with existing facilities; designed to be of sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access; and protect the area's ONL values. **Extremely limited Very limited to no** landscape capacity for tourism-related activities outside of the Settlement Zone, and Mount Cardrona Station Special Zone and SASZ except where co-located with the Settlement Zone on the valley floor and is: of a modest or sympathetic scale; has a low-key, visually recessive 'rural' character; integrates appreciable landscape restoration and enhancement; enhances public access; integrates a strong defensible edge to avoid the potential risk of development sprawl; and complements the existing character of Cardrona settlement.

**Commented [JH71]:** OS 89.2 Cardrona Village Limited (supports notified capacity ratings)

**Commented [JH72]:** Ben Farrell EIC for RealNZ Ltd (OS 166.51) - (OS 166.57) requests substantive changes to the Landscape Capacity section, including changes to capacity ratings. JH is of the view that insufficient evidence has been provided by Mr Farrell to enable changes such as what are requested to be made with any level of confidence. As such, JH recommends Mr Farrell addresses the appropriateness of any requested changes further, and in more detail through his landscape expert at conferencing.

**Commented [JH73]:** James Bentley EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178.2) at [105] discusses how ONL values are protected in the SASZ / Exception Zone. Mr Bentley's considerations are addressed in detail in the s42A report, specifically at [9.36 - 9.41] and [9.47].

**Commented [JH74]:** Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.3) requests 'Rural industrial activities' with a 'very limited capacity' be added to the schedule. JH is of the view that this type of activity would be inappropriate in any PA. This is largely due to the potential scale and visibility of such development and its incongruity in highly natural landscapes. I am of the opinion that Rural Industrial Development is typically and optimally located at the edge of urban areas, or within enclaves surrounded by other urban development, not as a potential 'island' in the rural landscape. Rural industrial activity often includes advertising and products stored or arranged outdoors for sale such as farm implements and so forth. While JH acknowledges that Mr Edgar may not expect that type of development to occur, providing for an activity such as rural industrial activities in the schedule opens the door to these changes. As such JH does not support Mr Edgar's request.

**Commented [JH75]:** OS 113.15 Anderson Branch Creek Limited (although not submitted wording per se).

**Commented [JH76]:** Full sub-zone name added by JHLA.

**Commented [JH77]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH78]:** OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

**Commented [JH79]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH80]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH81]:** Wording added from ODP by JHLA. This zone is not shown in the PDP mapping.

**Commented [JH82]:** OS 185.004 Cardrona Distillery Ltd

**Commented [JH83]:** Change made by JH in response to James Bentley EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178.22).

**Commented [JH84]:** OS 153.7 Cardrona Valley Farms Ltd

- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity on the valley floor that maintains **naturalness and** scenic views from roads.
- v. **Earthworks** – **limited** landscape capacity for earthworks and trails that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns. **Some** capacity for public walking and cycle trails.
- vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **extremely limited or no** ~~no to very limited~~ landscape capacity for gravel extraction in the Cardrona River riverbed only that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure** – **limited** landscape capacity for modestly scaled and low key 'rural' roading **and carpark areas** on the valley floor that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Very limited** landscape capacity for additional roads, **upgrades or expansions to existing roads, carparking areas and passing bays** on the enclosing mountain slopes of the valley.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that it is 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.**
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discretely located and small-scale renewable energy generation.
- xi. **Production Forestry** – **very limited to no** **Extremely limited** landscape capacity for small scale production forestry on the valley floor.
- xii. **Rural living** – **limited** landscape capacity for rural living development co-located with existing development on the valley floor and Cardrona hills and sited so that it is set back from Cardrona Valley Road and contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally difficult to see from external viewpoints. **Very limited** landscape capacity for rural living development close to Cardrona Village or Mount Cardrona Special Zone without cumulative adverse effects on the rural character and naturalness of the PA.
- xiii. **Passenger lift systems** ~~Gondolas~~ – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains **(including between lower lying areas and the Cardrona Ski Area Sub Zone, and within the Sub Zone)** via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are **located and** designed to be recessive in the landscape, ~~and protect the area's ONL values.~~

**Commented [JH85]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH86]:** OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

**Commented [JH87]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH88]:** OS 99.1 Upper Clutha Tracks Trust (supports capacity)

**Commented [JH89]:** OS 73.25 Bike Wanaka Inc. OS 99.1 Upper Clutha Tracks Trust

**Commented [JH90]:** OS 177.15 Kai Tahu ki Otago OS 188.16 Te Rūnunga o Ngāi Tahu

**Commented [JH91]:** Mr Bentley and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH92]:** OS 178.43 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH93]:** OS 70.36 Transpower NZ Ltd

**Commented [JH94]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH95]:** Typographical error (as 3.3.38 and 3.3.41 refers to 'forestry').

**Commented [JH96]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH97]:** OS 67.7 Upper Clutha Environmental Society (although not submitted capacity sought).

**Commented [JH98]:** James Bentley's EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178) requests reference be added to xiii re base stations and terminals and access roads as these aspects are an implicit part of passenger lift systems. At present, these items are not included in the Chapter 2 definitions for passenger lift systems. JH suggests that this be discussed at expert conferencing with the planners.

**Commented [JH99]:** OS 74.2 John May and Longview Environmental Trust.

**Commented [JH100]:** Change made by JH in response to Ben Farrell EIC for NZSki (OS165) ie to specifically acknowledge PSL in the Ski Area Sub Zone.

**Commented [JH101]:** Amendment by JHLA to be consistent with BGLA wording for (xiii)

**Commented [JH102]:** OS 74.2. John May and Longview Environmental Trust.

**Page 3: [1] Commented [JH19]    Jeremy Head    21/09/2023 7:53:00 pm**

Change made by JH in response to Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.1). JH agrees that the distillery is recognisable and helps to clarify the location being addressed here.

**Page 3: [2] Commented [JH21]    Jeremy Head    21/09/2023 9:00:00 pm**

James Bentley EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178.21) requests more acknowledgement of the likely activities that have been secured within the SASZ. JH is of the view that the wording is currently adequate and describes the various land use patterns and features of the PA at an appropriately 'high level'.

**Page 3: [3] Commented [JH25]    Jeremy Head    5/10/2023 2:10:00 pm**

Mr Bentley and Mr Head made this consequential text change during landscape conferencing on 5 October 2023.

**Page 3: [4] Commented [JH29]    Jeremy Head    21/09/2023 5:14:00 pm**

Diane Lucas EIC for UCESI (OS 67) requests that [16] be deleted. However, no reason is provided. JH suggests that this is discussed at expert conferencing.

**Page 3: [5] Commented [JH31]    Jeremy Head    21/09/2023 5:15:00 pm**

Diane Lucas EIC for UCESI (OS 67) requests that [19] be deleted. However, no reason is provided. JH suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

## 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Mount Alpha PA comprises the northern and eastern slopes of Roys Peak (1,578m) and Mount Alpha (1,630m), a north-south oriented mountain range that extends from Damper Bay in the north to Cardrona Valley Road in the south. On the eastern side the PA includes the ~~hummocky, lumpy~~ glaciated land between Waterfall Creek and Damper Bay, and the upper Alpha fan immediately south of Wānaka township.

Commented [JH1]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48), to better describe the topography.

There are four sub areas within the PA:

- The mountain slopes;
- The Waterfall Creek to Damper Bay area (from the toe of the mountains to the edge of Wānaka (Lake Wānaka);
- The upper Alpha fan; and
- The glacial outwash/alluvial terrace at the southern end of the PA.

### Physical Attributes and Values

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

### Important landforms and land types:

1. Mount Alpha range, a north-south oriented mountain range rising from the Cardrona Valley to a height of 1,630m at Mount Alpha and 1,578m at Roys Peak before descending to Damper Bay. Forming part of the Harris Mountains, it comprises steep uplifted schist that is visibly scoured on the eastern faces by previous glaciations, resulting in characteristic horizontal striations and areas of exposed bedrock. Waterfall, Stoney and Centre creeks have carved deep valleys into the eastern mountainside, draining basins on the higher slopes. On the southern side, the range is dissected by stream gullies flowing to the Ōrau (Cardrona River).
2. The upper Alpha fan, a prominent and distinctive wedge-shaped fan that has been truncated by river erosion (possibly as part of a Wānaka glacial event about 15,000-18,000 years ago). It is a composite alluvial fan system made up of numerous coalescing smaller fans from Centre and Stoney creeks and the other small water courses that drain the mountain slopes.

3. The series of **relatively** small roches moutonnées wrapping around the base of Roys Peak on the lake edge and reducing in scale and drama from Damper Bay to Wānaka township. The tallest (415m) and most distinctive is Ironside Hill. The schist outcrops rise steeply from the lake, with prominent bluffs on the Damper Bay headlands.
4. An area of remnant Quaternary outwash/alluvial terrace in the southern part of the PA, with steep escarpments leading down to the Cardrona Valley.

**Commented [JH2]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48), to better describe the topography.

#### Important hydrological features:

5. Waterfall Creek is the main water course on the eastern mountain faces, flowing from a wide basin catchment below the peak of Mount Alpha, through deeply eroded gorges and bluffs and across lower ice-eroded flats to the lake. The waterfall the creek is named for is visible from Wānaka – Mount Aspiring Road and is a local landmark.
6. Timber Creek drains the southern faces of the Alpha Range but most of its tributaries are outside the PA.
7. Centre and Stoney Creeks originate above the Alpha fan. While ephemeral in nature, they **naturally** carry significant debris from the mountain slopes during high rainfall events and contribute to ongoing aggradation on the Alpha fan.
8. Small wetlands in the Damper Bay to Waterfall Creek area, where the elevated rocky outcrops on the lake edge **naturally impede** the drainage of surface water.

**Commented [JH3]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH4]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

#### Important ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:
  - a. Snow tussock grasslands, cushionfields and herbfields above 1,100m;
  - b. Remnant mountain and silver beech and indigenous shrublands in the gorged sections of Waterfall Creek;
  - c. **Early successional processes for native forest regeneration including r**Regenerating kānuka shrubland **with varying densities of bracken and matagouri** along the lake edge landforms and on the lower mountain slopes below **1,100 m** near Wānaka;
  - d. Areas of indigenous **planting and** restoration planting along **Wanaka-Mount Aspiring Road, the Millennium Trail / Glendhu Bay Track, including and** on **some adjoining** private properties;
  - e. Wetland vegetation (sedgeland, rushland and reedland) in small wetlands in the Waterfall Creek to Damper Bay area, between Wānaka - Mt Aspiring Road and Lake Wānaka.
10. Other characteristic vegetation types are:
  - a. Improved or semi-improved pasture below 1,100m, with **varying densities of bracken, matagouri, sweet brier and scattered kānuka, and** occasional shelter trees and wilding pines;
  - b. Irrigated pasture or cropping on the southern outwash terrace;
  - c. Small scale forestry plantations and shelter belts on the escarpment faces around the southern outwash terrace, on some toe slopes of the mountain and in the Waterfall Creek to Damper Bay valley; ongoing management of wilding spread on the lower slopes.
  - d. Deciduous exotic trees associated with rural living development and stock shelter in the Waterfall Creek to Damper Bay area.

**Commented [JH5]:** OS 67.8A Upper Clutha Environmental Society

**Commented [JH6]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH7]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48), to better describe the range of important vegetation cover.

**Commented [JH8]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

11. Beech forest remnants in Waterfall Creek, broadleaved shrublands and the rugged terrain provide suitable habitat for New Zealand falcon, South Island tomtit, bellbird, grey warbler, fantail and silvereye. The tussock grasslands and rocky areas in the sub-alpine and alpine zones provide suitable habitat for skinks and geckos, including Mount Roy gecko recorded in 1999, New Zealand falcon, New Zealand pipit and a range of invertebrate species.
12. Plant pest species include wilding conifers, sweet brier and lupin.
13. Animal pest species include ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

#### Important land use patterns and features:

14. Predominant land use is extensive pastoral farming (Hillend Station to the south, Alpha Burn to the north and Hawthenden Farm on the Alpha fan). Roys Peak and the southern slopes of the range are part of the conservation estate. A wedge of conservation land also covers the upper basin catchment of Waterfall Creek and extends down the ridge on the true left of Waterfall Creek, with a connection to Wānaka – Mount Aspiring Road.
15. Apart from pastoral management, human modification on the mountain range is limited to farm and recreational tracks, fencing, airstrips, water tanks, and farm buildings and the use of fire and chemicals for vegetation control purposes. Telecommunication infrastructure on Roys Peak and on the ridge at Hillend and a large, sealed visitor carpark at the start of the Roys Peak track. Improved irrigated pasture and seasonal cropping on the upper Alpha fan and on the southern moraine plateau.
16. Low density rural living and small farming/viticulture on lots of between 20 and 100 ha (with a few smaller 4-8 ha lots) and a lodge are located in the Waterfall Creek to Damper Bay area. There are 9 small undeveloped rural living lots around the southern moraine plateau on Hillend Station. Dwellings are largely set back from public roads and from the Millennium Trail / Glendhu Bay Track and well-integrated by landform and/or vegetation so that they are generally reasonably difficult to see from these public places. A few dwellings are clearly visible from Wānaka – Mount Aspiring Road, and some are visible along the lake edge from the surface of Lake Wānaka.

#### Important archaeological and heritage features and their locations:

17. Associated with the early pastoral use of Mount Alpha and surrounding land as part of the Wanaka Station, including historic homesteads at Hillend and Hawthenden.
18. Scaife Plaque (QLDC ref. 511) on Mount Roy adjacent to the Roys Peak track, commemorating the grave site of Wallis Alan Scaife (who owned Glendhu Station in the early 20<sup>th</sup> century).

#### Mana whenua features and their locations:

19. 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.
20. The ONL overlaps parts of mapped wāhi tūpuna 7, 11 and 34: Area surrounding Te Poutu Te Raki (Matukituki River delta, Glendhu Bay and Surrounds), Ōrau (Cardrona River) and Wānaka (Lake Wānaka).
21. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
22. The ONL includes the entirety of the Lake Wānaka (Ruby Island Road) nohoanga, a contemporary nohoaka (camping site to support traditional mahinga kai activities) provided as redress under the Ngāi Tahu Claims Settlements Act 1998.

**Commented [JH9]:** Diane Lucas EIC for UCESI (OS 67) requests paragraphs 12 and 13 be deleted. JH suggests that this matter is addressed at conferencing as to how these aspects fit best with the overall structure of the schedules.

**Commented [JH10]:** OS 70.33 Transpower NZ Ltd

**Commented [JH11]:** Diane Lucas EIC for UCESI (OS 67) requests paragraph 15 be deleted. JH suggests that this matter is addressed at conferencing.

**Commented [JH12]:** OS 67.8A Upper Clutha Environmental Society

**Commented [JH13]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48).

**Commented [JH14]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

**Commented [JH15]:** Diane Lucas EIC for UCESI (OS 67) requests paragraph 16 be refined to separate values from description. JH is of the view that the intent for paragraph 16 is to include description only.

## 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:

23. The whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
24. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna, kāuru, weka, kākāpō and aruhe were gathered throughout the area.
25. Lake Wānaka is one of the lakes referred to in the tradition of "Ngā Puna Wai Karikari o Rakaihautu" which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rakaihautu. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
26. The Ōrau is a traditional ara tawhito (travel route) linking ~~Whakatipu wai Māori~~ ~~Whakatipu Waimāori~~ with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
27. The mana whenua values associated with the Mount Alpha ONL include, but may not be limited to, kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka.

**Commented [JH16]:** OS 77.45 Kai Tahu ki Otago  
OS 188.45 Te Rūnunga o Ngāi Tahu

### Important historic attributes and values:

23. Significance as part of an early pastoral landscape, which later became part of the large Wanaka Station landholding. History maintained in the ongoing pastoral land use and in the naming of landscape features such as Roys Peak (presumably named after the early runholder, John Roy), Damper Bay and Ironside Hill. Damper Bay was named after 'damper' cooked there by an early settler, 'Dublin' Jack Shepherd. Slaughterhouse Creek near the unformed Lake Road was named after a nearby slaughterhouse that supplied Wānaka with fresh meat in the first half of the 20<sup>th</sup> century.

### Important shared and recognised attributes and values:

24. Internationally recognised destination for recreation and for the spectacular panoramic views from Roys Peak.
25. Very highly valued as part of the setting, scenic quality and sense of place of Wānaka township.

### Important recreation attributes and values:

26. Internationally recognised walking track to Roys Peak, which is incredibly popular in the summer months and includes a large carpark and toilets located on the Wānaka Mt Aspiring Road; connecting tramping route along the Mount Alpha ridge to the Cardrona Valley (Spotts Creek Track).
27. Walking, running and mountain biking on the Millennium Trail / [Glendhu Bay Track](#) around the lake foreshore from Wānaka township to Glendhu Bay, with beaches at Ironside Hill and Damper Bay for picnicking. [The Millennium Trail / Glendhu Bay Track forms part of the Te Araroa Trail](#).
28. Backcountry tramping and hunting.
29. Popular road biking routes along Wānaka - Mt Aspiring Road.

**Commented [JH17]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

**Commented [JH18]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48).

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

30. Legibility of mountain uplift, glacial scarification and fluvial erosion along the eastern face of the range; series of striking ice-eroded landforms along lake edge; distinctive 'wedge' form of the upper Alpha fan; southern ridge of the mountain range that defines the entry to the Cardrona Valley. Formative processes of the PA are legible and highly expressive.

### Particularly important views to and from the area:

31. Dramatic and highly valued panoramic views (very popular as 'selfies' and postcard images) from Roys Peak over Lake Wānaka and the Motatapu and Mātakitaki (Matukituki) valleys.
32. Views from Wānaka township, where the distinctive eastern mountain faces and the upper Alpha fan are visually dominant. They form an important part of the scenic quality of the area, because of the massive scale, rugged peaks, coherent appearance and strong contrast with the lake waters and flats. Ironside Hill is an important landmark along the western lakeshore, as together with the Damper Bay headlands it forms the visual boundary of Roys Bay to the west.
33. Highly attractive views from Wānaka - Mount Aspiring Road to the close and dominating mountain slopes, with their natural patterns of bracken and shrubland regeneration and exposed schist outcrops and ridges, and across the farmland of the Waterfall Creek to Damper Bay valley to the series of hummocky ice-eroded landforms and the more distant lake and mountains. The remaining openness and legibility of the series of roches moutonnées along the lake edge contributes to the high quality of these views.
34. Spectacular views from popular trails on the slopes and summit of Mount Iron to the entire eastern extent of the Mount Alpha/Mount Roy range, including the distinctive wedge-shaped form of the upper Alpha fan, and to the distinctive ice-eroded landforms along the lake edge. The changing effects of light and shade on these landforms and the natural patterns of regenerating indigenous vegetation add to their aesthetic appeal.

### Naturalness attributes and values:

35. High level of perceived naturalness, despite management of vegetation for pastoral farming. Very few built structures and only limited evidence of landform modification on the mountain slopes and Alpha fan. Presence of alpine tussocklands and areas of remnant or regenerating woodland and shrubland. Moderate level of naturalness in the Waterfall Bay to Damper Bay area. Natural elements of pasture, vegetation and wetlands remain dominant, but the presence of farming/viticultural land uses, and rural living modifies perceptions of naturalness, particularly from Wānaka – Mount Aspiring Road. Users of the Millennium Trail [/ Glendhu Bay Track](#) perceive a higher level of naturalness, as their experience is dominated by the lake, relatively unmodified beaches and landforms, and indigenous regeneration around the trail.

**Commented [JH19]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

### Memorability attributes and values:

36. The visual dominance of the mountain range and the landmark qualities of the ice-eroded schist outcrops along the lake edge, contrasting with the lake surface, are significant and valued components of people's remembered images of Wānaka.

**Transient attributes and values:**

37. Changing snow levels, light and shadow patterns on the open rugged slopes and roches moutonnées, and the changing colours of pasture areas, which are green in some seasons and tawny brown in others.

**Commented [JH20]:** Paul Smith EIC for Second Star Limited (OS 48) requests that changing pasture colours be deleted as he believes this does not contribute to ONL values. JH is of the view that pasture is a large part of the visible land cover and it is appropriate to acknowledge its regular change and the contribution this has on the wider landscape in terms of articulating seasonality.

**Remoteness and wildness attributes and values:**

38. Due to its proximity to urban Wānaka and the farming or rural living land uses in the valley, the majority of the PA does not have a strong sense of remoteness. However, people using the Spotts Creek route over Mount Alpha to the Cardrona Valley experience a high level of remoteness and wildness.

**Aesthetic attributes and values:**

39. The experience of the attributes outlined above by a large local and visitor audience in Wānaka township, on public roads and on the Millennium Trail / Glendhu Bay Track and Roys Peak tracks.

**Commented [JH21]:** Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

40. More specifically, this includes:

- a. The spectacular and dominating eastern faces of the range and their contrast with the lower ice-eroded shelf and lake waters.
- b. The openness of the landforms and their resulting high level of expressiveness.
- c. The distinctive more gently sloping and smoother form of the upper Alpha fan.
- d. The striking series of unmodified schist outcrops along the lakeshore, enclosing Roys Bay.
- e. The very high national and international profile of the Roys Peak track and the spectacular panoramic views available from the summit.
- f. At a finer scale, the following aspects contribute to the aesthetic appeal:
  - i. the tussocklands and mosaic of indigenous vegetation on the mountain slopes, creek gullies and schist outcrops;
  - ii. the play of light and shadow on the open topography of the mountain slopes and schist/moraine landforms;
  - iii. the low-density rural character of the Waterfall Creek to Damper Bay area, with domestication largely screened from public places by topography or vegetation.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

**Commented [HM22]:** Not convinced about rating the values, but very open to discussing this - how useful it will be to plan implementation and how and whether it could be mis-used

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

**Commented [BG23R22]:** As discussed- this has been directed by the Court.

The physical, associative and perceptual attributes and values described above for PA ONL Mount Alpha come together and can be summarised as follows:

(a) **High physical values** as a consequence of the largely unmodified mountainous landform, alluvial fans and roches moutonnées, the presence of **native forest and shrubland regeneration**, indigenous tussocklands **and regenerating shrublands**, and the mana whenua features associated with the area.

**Commented [JH24]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.8A).

- (b) **Very high associative values** relating to mana whenua associations, including kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka, the ability to access and experience the landscape and the very strong shared and recognised values as part of the sense of place and aesthetic quality experienced by residents of and visitors to Wānaka.
- (c) **Very high perceptual values** relating to:
  - i. The expressiveness values as a result of the open character and legible uplift, glacial and fluvial formative processes;
  - ii. The high aesthetic and memorability values due to the proximity to urban Wānaka, the dominant scale, highly attractive character and visual coherence of the PA, and its contrast with urban areas and the lake waters.
  - iii. An impression of high naturalness arising from the legible and unmodified landform and the limited extent of built structures.

## Landscape Capacity

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

- i. **Commercial recreational activities** – **some** landscape capacity for **small scale and low-key** activities that do not require built infrastructure on the mountain slopes and upper Alpha fan. **Limited** landscape capacity for infrastructure associated with commercial recreation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: co-located with existing consented facilities; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access (where appropriate); **and protect the area's ONL values.**
- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity on the mountain range or upper Alpha fan **for visitor accommodation.** **Very limited** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau for visitor accommodation activities. **Extremely limited landscape capacity for tourism related activities. Both activities shall be that are** co-located with existing consented activities, designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate) and have a low key 'rural' character; **and protect the area's ONL values. No landscape capacity for tourism related activities.**
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau. **Limited** landscape capacity on the upper Alpha Fan. **Extremely limited or no** landscape capacity on the mountain slopes.
- v. **Earthworks** – **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 Limited** capacity for trails **that are located to integrate with existing networks, designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement. of a low-key rural character and are sympathetic to the landform patterns** **and protect the area's ONL values.**
- vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings on lower mountain slopes, plateaus and flats that reinforce existing rural character.
- vii. **Mineral extraction** – **very limited** landscape capacity for small farm-scale extraction in the Waterfall Creek to Damper Bay area and southern moraine plateau **that protects the area's ONL values.**

**Commented [JH25]:** OS 77.5 Kai Tahu ki Otago

**Commented [JH26]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH27]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH28]:** Amendment by JH.

**Commented [JH29]:** Paul Smith EIC for Second Star Limited (OS 48) requests that capacity for visitor accommodation be increased to 'limited'. JH is of the view that insufficient evidence has been provided by Mr Smith to enable a change such as what is requested with confidence. As such, JH recommends that the capacity remain as 'very limited'.

**Commented [JH30]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH31]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH32]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH33]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH34]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH35]:** OS 99.2 Upper Clutha Tracks Trust supports the activity/capacity.

**Commented [JH36]:** Ian Greaves EIC for Bike Wanaka (OS 73.12) requests that capacity for trails be increased to 'some' with qualifiers, with capacity and wording to be consistent with the adjacent West Wanaka PA ONL schedule. After careful consideration of the topography, and potential vulnerability to change following trail earthworks JH is of the view that a slight increase in capacity to 'some' will be acceptable and consistency between capacity and qualifiers for trails across the Mount Alpha and West Wanaka PAs is logical in landscape terms.

**Commented [JH37]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH38]:** OS 48.1 Second Star Limited supports the activity/capacity/qualifiers.

**Commented [JH39]:** OS 74.2 John May and Longview Environmental Trust

- viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low key 'rural' roading and public parking in the Waterfall Creek to Damper Bay area that is positioned to optimise the integrating benefits of landform and vegetation patterns, ~~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 located such that it is 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.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau.
- xi. ~~**Production Forestry – very limited** landscape capacity for small scale production forestry on toe slopes, plateaus and flats that is consistent with the area's ONL values.~~
- xii. **Rural living – extremely limited or no** landscape capacity on the mountain slopes and upper Alpha fan. **Very limited** capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access (where appropriate); ~~and protect the area's ONL values.~~

**Commented [JH40]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH41]:** OS 70.37 Transpower NZ Ltd

**Commented [JH42]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH43]:** Typographical correction.

**Commented [JH44]:** OS 67.10 Upper Clutha Environmental Society

**Commented [JH45]:** Deleted by JHLA to be consistent with (xi) activity title.

**Commented [JH46]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH47]:** Paul Smith EIC for Second Star Limited (OS 48) requests that capacity for rural living be increased to 'limited'. JH is of the view that insufficient evidence has been provided by Mr Smith to enable a change such as what is requested with confidence. As such, JH recommends that the capacity remain as 'very limited'.

**Commented [JH48]:** OS 48.1 Second Star Limited supports the activity/capacity/qualifiers.

**Commented [JH49]:** Paul Smith EIC for Second Star Limited (OS 48) requests that these terms be removed. JH is of the view that these terms are generally well understood by the landscape profession and acknowledged in case law. JH disagrees with Mr Smith in this regard.

**Commented [JH50]:** OS 74.2 John May and Longview Environmental Trust

## 21.22.20 PA ONL Roys Bay: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### 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.

**Commented [JH1]:** Change made by JH in response to Diane Lucas EIC for UCES1 (OS 67.11). Text relocated under 'Important archaeological and heritage features and their locations' heading.

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 the Bullock Creek outlet and Wānaka Marina, and the New Zealand scaup. Bullock Creek which flows through the township into Lake Wanaka is a valued habitat for fish spawning.
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*.

**Commented [JH2]:** Diane Lucas EIC for UCESI (OS 67.11) requests [8] and [9] be removed as the text 'involves descriptions, not important landscape values'. JH considers the text is necessary in that it describes the vegetation cover at these locations around the lake front which contributes strongly to the landscape's attributes and values.

**Commented [JH3]:** Added by JHLA to correct grammar.

**Commented [JH4]:** OS 115.6 Otago Fish and Game Council

### Important 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.

**Commented [JH5]:** OS 70.33 Transpower NZ Ltd

**Commented [JH6]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11).

**Commented [JH7]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11).

**Commented [JH8]:** Diane Lucas EIC for UCESI (OS 67.11) requests [16] and [17] be removed. No reason is provided. JH considers that water intake and treatment facilities is an important land use feature in this PA which has a relatively small land area. Retaining [17] is recommended by JH as it sets out the likely landscape changes / improvements to the area and future environmental baseline which will need to be considered in any further development proposals.

**Commented [JH9]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11).

### Important archaeological and heritage features and their locations:

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

### Mana whenua features and their locations:

23. 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.
24. The ONL is mapped within the wāhi tūpuna Wānaka (Lake Wānaka) and overlaps with the wāhi tūpuna Take Kārara (central Wānaka area).

25. 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:**

26. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
27. 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.
28. 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.
29. 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:**

30. Early Māori occupation around the lakeshore.
31. Historic recreational use of the lake, lakeshore and islands.
32. Historic use of the lake for transport and tourism.
33. 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.
34. 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:**

35. Nationally and internationally recognised visitor destination.
36. Significant contribution of the bay to the character, amenity and sense of place of downtown Wānaka and the wider district.
37. 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.
38. 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:

39. Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance.
40. 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.
41. Commercial recreation activities including bicycle hire, paddleboard/kayak hire, jetboat and jetski rides, guided lake cruises, unguided water taxis and fishing charters.
42. Mātakitaki (Ruby Island) is a popular picnic and boating destination.
43. Te Araroa (New Zealand's Trail) and Ngā Haerenga (New Zealand Cycle Trails) pass along the lake shore from Beacon Point to Wānaka township.

Commented [JH10]: OS 115.4 Otago Fish and Game Council

### 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:

44. 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.
45. 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.
46. 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.

Commented [JH11]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11). JH is of the view that this deletion is appropriate and consistent with other changes to other PA schedules following review of submitters' evidence regarding downgrading the importance of the conifer plantation here.

### Naturalness attributes and values:

47. 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:

48. 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:**

49. 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:**

50. 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 which includes 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.

**Commented [JH12]:** Grammatical correction by JHLA

**Summary of Landscape Values**  
Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

**Commented [HM13]:** Not convinced about rating the values, but very open to discussing this - how useful it will be to plan implementation and how and whether it could be mis-used

**Commented [BG14R13]:** As discussed- this has been directed by the Court.

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 **small scale and low-key** activities that integrate with and complement/enhance existing recreation features; are designed to be of a sympathetic scale, appearance and character; enhance public access and 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** – **extremely limited or no** landscape capacity.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or 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** – **extremely limited or no** landscape capacity.
- vii. **Mineral extraction** – **extremely limited or 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 and 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. 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.**
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity.
- xi. **Production Forestry** – **extremely limited or no** landscape capacity.
- xii. **Rural living** – **extremely limited or 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 and maintain or enhance public access; and protect the area's ONL values.
- xiv. **Jetties, boatsheds, lake 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 and is designed to be of a sympathetic scale, appearance and character; and protects the area's ONL values.

**Commented [JH15]:** OS 77.5 Kai Tahu ki Otago

**Commented [JH16]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH17]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH18]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH19]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH20]:** OS 73.13 Bike Wanaka Inc (supports the notified capacity rating).

**Commented [JH21]:** OS 99.3 Upper Clutha Tracks Trust (supports the notified capacity rating).

**Commented [JH22]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH23]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH24]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH25]:** OS 70.38 Transpower NZ Ltd

**Commented [JH26]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH27]:** Typographical correction.

**Commented [JH28]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH29]:** OS 67.13 Upper Clutha Environmental Society supports the capacity rating.

**Commented [JH30]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH31]:** OS 67.12 Upper Clutha Environmental Society supports the capacity rating.

**Commented [JH32]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH33]:** OS 77.28 Kai Tahu ki Otago

**Commented [JH34]:** OS 74.2 John May and Longview Environmental Trust

**Commented [JH35]:** OS 74.2 John May and Longview Environmental Trust

## 21.22.21 PA ONL West Wānaka: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The West Wānaka PA extends from the Mātakitaki (Matukituki River) mouth to Damper Bay on Wānaka (Lake Wānaka). This includes Roys Peninsula, the Motatapu River valley, the roche moutonnée down its eastern side, and much of the Alpha Range. It also encompasses parts of Wānaka (Lake Wānaka), including Paddock Bay, Bishops Bay, Parkins Bay, and Glendhu Bay. The Fern Burn Valley also falls within this 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 • Tāngata whenua

### Important landforms and land types:

1. The Harris Mountains: these form the western boundary of the Fern Burn and Motatapu Valleys. These contain extremely steep and visually rugged landforms, including deeply incised gorges and canyons, extensive rock outcrops, and bluffs. Treble Cone and End Peak are prominent features along the eastern ridge of the range.
2. The Alpha Range: which defines the eastern side of the Fern Burn valley, capped by the distinctive peaks of Mt Alpha and Roys Peak.
3. A series of roche moutonnées to the north-west include:
  - a. Pt 782m between Hospital Flat and Parkins Bay and the Glendhu and Emerald Bluffs;
  - b. Rocky Mountain north of Hospital Flat; and
  - c. Roys Peninsula north of Glendhu/Parkins Bay.
4. A number of moraine outwash areas: which are located below these features, including along the western side of Fern Burn Valley. These contain material deposited by retreating ice and now have the form of long moraine ridges that are characterised by their undulating profiles, together with extensive ablation and terminal moraine material.

5. The fan of the braided Mātakitaki (Matukituki River): comprising fluvial gravels with sand and loess deposits around Paddock Bay and the base of Roys Peninsula. The river flats, delta, and fluvial terraces of the Mātakitaki (Matukituki River) include that system's valley floors and floodplains.
6. The western Wānaka (Lake Wānaka) shoreline: comprising the indented bays of Parkins, Paddock and Glendhu Bays, which are separated from the main lake by Roys Peninsula. A gravel foreshore and low-lying lake and river terraces, resulting from both lake shore deposits and post-glacial river alluvium, are apparent towards the south, interspersed with distinctive steep banks and escarpments. The outwash material of the Fern Burn Fan separates Glendhu Bay from Parkins Bay.

#### Important hydrological features:

7. The western arm of Wānaka (Lake Wānaka) notable for its scale, largely undeveloped mountain context, intricate patterning, unmanaged lake level, high water quality and clarity, clear visibility, and attractive water colour.
8. The Mātakitaki (Matukituki River). Corresponds to the lower reaches of a largely glacier-fed braided river system draining broadly south eastwards from the Main Divide in Mt Aspiring National Park to Wānaka (Lake Wānaka). Subject to periodic flooding and inundation of the adjacent floodplain.
9. The Motatapu River is part of the lower reaches of a larger river system draining north eastwards from Roses Saddle to Wānaka (Lake Wānaka). Consists of comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
10. The Fern Burn and Alpha Burn rivers which comprise comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
11. Wetland to the west of Damper Bay.

**Commented [BG1]:** OS 176.38 Glendhu Bay Trustees Ltd.

#### Important ecological features and vegetation types:

12. Particularly noteworthy indigenous vegetation features include:
  - a. The stands of beech forest through the steeply incised gullies on the western side of the Alpha Range.
  - b. The subalpine and alpine vegetation across the Alpha Range, including snow tussocklands, cushionfields and herbfields.
  - c. The diverse broadleaved shrublands throughout the roche moutonnée west of Fern Burn, the steep north-eastern slopes of the Glendhu Bluff Conservation Area, the bluffs and slopes of Roys Peninsula, in gullies around Rocky Mountain and across the Emerald Bluff. The shrublands occur in association with large areas of bracken fernland and to a lesser extent matagouri-mingimingi dominant shrublands. It is noted that fernland and shrubland signal early successional stages of native regeneration.
13. Other distinctive vegetation types include:
  - a. Grazed pasture with shelterbelts and clusters of shade trees typical of the Fern Burn valley floor, the Fern Burn fan, the Alpha Burn, Motatapu River, Fern Burn and the flats either side of Buchanan Road leading out to Roys Peninsula. Willows line much of the Alpha Burn and Fern Burn and parts of the Motatapu River.
  - b. The grazed and gently flat river terraces behind Parkins Bay and Glendhu Bay.
  - c. The willows and poplars that dominate the majority of the lake shore between Damper Bay and Roys Peninsula.

**Commented [BG2]:** Change made by BG in response to Di Lucas EIC for UCESI (OS 67).

**Commented [BG3]:** OS 176.40 Glendhu Bay Trustees Ltd.

**Commented [BG4]:** Di Lucas EIC for UCESI (OS 67) recommends that this point is relocated to the heritage section of the PA Schedule. BG is of the view that this is correctly located under the sub header of 'other distinctive vegetation types' and that no change is needed in this regard.

14. High value wetlands (sedgelands) are located in natural depressions bordering roche moutonnée west of Damper Bay.
15. The PA possesses a diverse range of valued habitats from the lake to the mountain tops for New Zealand falcon, Australasian harrier, kea, tui, bellbird, New Zealand pipit, grey warbler, fantail, tomtit, NZ New Zealand shoveler, paradise shelduck, grey teal, crested grebe, Black shag, Little shag and New Zealand scaup. Kea are nationally threatened with a threat status of nationally endangered.
16. The lower braided reach of the Mātakitaki (Matukituki River) north of Roys Peninsula is likely to provide favoured feeding and nesting habitat for the nationally threatened black-fronted tern (nationally endangered) and banded dotterel (nationally vulnerable).
17. Valued habitats for koaro, brown trout, rainbow trout, Chinook salmon, common bully, brook char, banded kokopu and long-finned eels.
- ~~18. Valued habitat for sports fishing spawning in Fern Burn and Motatapu River.~~
19. ~~Valued habitat for game birds at Paddock Bay.~~
20. High indigenous invertebrate values associated with high alpine and tussock areas, including a potentially new species of weevil. Aquatic invertebrate communities throughout the high alpine areas are healthy and consistent with a pristine environment.
21. Valued habitat for skink and gecko, particularly in the rock outcrops, boulderfields and rock strewn tussock and exotic grasslands. This includes the nationally threatened Roys Peak (*Hoplodactylus* sp. "Roys Peak") and Cromwell geckos (*Hoplodactylis* aff.*maculatus* "Cromwell") have been recorded in the PA. Both species are classified as At-Risk Declining.
22. Animal pest species include red deer, chamois, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
23. Plant pest species include sweet briar, broom, gorse and wilding pines.

#### Important land-use patterns and features:

24. Human modification which is currently concentrated around Glendhu Bay and Parkins Bay, with its existing campground, woolshed wedding/events venue, Bike Glendhu bike trails and facility development (including bike trails, pump park, bike hub facility), farmhouses (and associated curtilages), driveways/tracks, airstrip and farm buildings, as well as Parkins Bay with its consented golf resort/homesite development, jetty and associated restoration planting strategy.
25. Throughout the remainder of the area, development is largely restricted to isolated farm buildings and a scattering of rural residential dwellings around Emerald Bluff (associated with the pocket of Rural Lifestyle zoned land) and Roys Peninsula. Generally, such development is characterised by very carefully located and designed buildings, accessways, and infrastructure, which is subservient to the 'natural' landscape patterns. Typically this sees buildings well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.
26. Several moorings at Glendhu Bay and along the western side of Paddock Bay. Marked water ski lanes to the northwest of Parkins Bay. Consented jetty at Parkins Bay.

#### Important archaeological and heritage features and their locations:

27. Sites associated with historic farming in the area. For example, the remains of the Motatapu homestead site (including archaeological sites F40/121-123).
28. Māori archaeological sites (e.g. F40/3 and F40/5).

**Commented [BG5]:** Typographical correction.

**Commented [BG6]:** OS 176.42 Glendhu Bay Trustees Ltd.

**Commented [BG7]:** Typographical correction.

**Commented [BG8]:** Typographical correction.

**Commented [BG9]:** OS 115.8 Khaylm Marshall

**Commented [BG10]:** Change made by BG in response to Di Lucas EIC for UCESI (OS 67). NB these landscape characteristics are referenced under Recreation Attributes and Values.

**Commented [BG11]:** OS 176.43 Glendhu Bay Trustees Ltd.

**Commented [BG12]:** OS 176.43 Glendhu Bay Trustees Ltd.

**Commented [BG13]:** Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in her EIC and Rebuttal, BG supports retention of reference to pest species in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

BG notes that the expert ecology review of the PA Schedules by Mr Simon Beale supported the inclusion of [21]. For this reason, this aspect of Ms Lucas's request is not supported.

**Commented [BG14]:** Change made by BG in response to Di Lucas EIC for UCESI (OS 67).

**Commented [BG15]:** OS 137.3 Robert and Pamela McRae.  
OS 137.5 Robert and Pamela McRae.  
OS 137.8 Robert and Pamela McRae.  
OS 176.12 Glendhu Bay Trustees Ltd.  
OS 176.20 Glendhu Bay Trustees Ltd.

**Commented [BG16]:** OS 116.1 Bike Glendhu.

**Commented [BG17]:** OS 137.3 Robert and Pamela McRae.  
OS 137.5 Robert and Pamela McRae.  
OS 137.8 Robert and Pamela McRae.  
OS 176.12 Glendhu Bay Trustees Ltd.  
OS 176.20 Glendhu Bay Trustees Ltd.

**Commented [BG18]:** Mr Bentley and Ms Gilbert agreed the blue text changes during landscape conferencing on 5 October 2023.

**Commented [BG19]:** OS 137.3 Robert and Pamela McRae.  
OS 137.5 Robert and Pamela McRae.  
OS 137.8 Robert and Pamela McRae.  
OS 176.12 Glendhu Bay Trustees Ltd.  
OS 176.20 Glendhu Bay Trustees Ltd.

**Commented [BG20]:** OS 48.2 Second Star

**Commented [BG21]:** Change made by BG in response to Di Lucas EIC for UCESI (OS 67).

### Mana whenua features and their locations:

29. 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.
30. Much of the ONL is mapped within the wāhi tūpuna: Wānaka (Lake Wānaka), Mātakitaki (Matukituki River), or Area surrounding Te Poutu Te Raki.
31. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

### Associative Attributes and Values

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

### Mana whenua associations and experience:

32. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
33. 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.
34. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna (eels), kāuru (cabbage tree root), weka, kākāpō and aruhe (fern root) were gathered throughout the area.
35. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, urupā, kāika and nohoaka.

### Important historic attributes and values:

36. Early Māori occupation associated with the lakeshore and local rivers.
37. Historic farming patterns, especially early pastoralism.
38. Historic recreational use of the lake and lakeshore.

### Important shared and recognised attributes and values:

39. The photographic references and descriptions of the area in tourism publications.
40. The very high popularity of Roys Peak Track (noting that most of the track is in Mount Alpha PA ONL) but parts of it afford views out over the eastern portion of West Wanaka PA ONL.
41. The very high popularity of the Roys Peak Track Lookout as a vantage point for social media photographs.
42. The high popularity of the biking routes, walking trails and camping grounds/spots in the area.
43. The importance of the natural heritage area to the local community as evidenced by the efforts of Wai Wanaka in the area.

Commented [BG22]: OS 176.47 Glendhu Bay Trustees Ltd.

Commented [BG23]: OS 176.47 Glendhu Bay Trustees Ltd.

43(a) The impression of the Fern Burn valley as the entrance to the Motatapu Valley that displays a more structured appearance as a consequence of the pastoral landuse and patterning of shelterbelts, hedges and small conifer plantations.

Commented [BG24]: OS 176.39 Glendhu Bay Trustees Ltd.

#### Important recreation attributes and values:

44. Aotearoa's National Walkway, the Te Araroa Trail runs along the lakeshore between Damper Bay and Glendhu Bay, Motatapu Road, and the Motatapu Track (adjacent Fern Burn).
45. The highly popular walking trail of Roys Peak Track.
46. Wānaka Mt Aspiring Road as a key scenic route providing access to Treble Cone ski field and Mt Aspiring National Park.
47. Popular walking trails including: Spotts Creek Track; Roys Peak Track; the Motatapu River track; the northern flanks of Pt 782 (Main Wall Track and Little Big Wall Track); the trail to the crest of Pt 442 (to the east of Paddock Bay); and the trail to the crest of Roys Peninsula.
48. Boating, water skiing, kayaking, fishing, and swimming at Wānaka (Lake Wānaka).

48(a) Trails, open space, jetty and (consented but largely unbuilt) golf course amenities at Parkins Bay.

Commented [BG25]: OS 176.52 Glendhu Bay Trustees Ltd.

49. Nationally significant fishery at Wānaka (Lake Wānaka), sports fishing spawning habitat in the Fern Burn, recreational angling in the Motatapu River and game bird habitat at Paddock Bay.
50. Picnicking around the lake shoreline.
51. Highly popular mountain and road biking routes throughout the area, including at Bike Glendhu, along the Glendhu Bay Track, and along Wānaka Mt Aspiring Road.
52. Highly popular public campground at Glendhu Bay.
53. Fishing and duck shooting on the Mātakitaki (Matukituki River).
54. Canoeing, tubing, rock climbing, and informal camping on the Motatapu River.
55. Extensive rock climbing at Hospital Flat and Diamond Lake Conservation Area.

Commented [BG26]: Typographical correction.

Commented [BG27]: OS 115.9 Khaylm Marshall.

#### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

56. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes and in particular, the distinction between bedrock and deposition country.
57. Indigenous gully and stream plantings reinforce the legibility and expressiveness values in places.
58. More generally the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns and human modification evident on the lower-lying areas and natural vegetation cover apparent across more elevated areas.

Commented [BG28]: Change made by BG in response to Di Lucas EIC for UCES1 (OS 67).

Commented [BG29]: OS 176.56 Glendhu Bay Trustees Ltd.

**Particularly important views to and from the area:**

- 59. The sequence of highly attractive, frequently dramatic, and varied views from Wanaka-Mt Aspiring Road between Damper Bay and Emerald Bluff of the lake and mountain context.
- 60. The striking mid and long-range views from Glendhu Bluff lookout (layby on Wanaka-Mt Aspiring Road) out over the lake, Roys Peninsula, Paddock Bay, Parkins Bay, Glendhu Bay, Roys Peak, and the Alpha Range.
- 61. A series of highly attractive close to long-range views from the Glendhu Bay Track along the largely undeveloped lake margins and across Wānaka (Lake Wānaka) to the surrounding mountain context.
- 62. The series of appealing views from the 'inland' sections of the Te Araroa Trail across the open pastoral river terraces backdropped by the Alpha Range and the Harris Mountains.
- 63. Views from Wānaka (Lake Wānaka) within Glendhu / Parkins/ Paddock Bays.
- 64. The expansive long-range views from the Roys Peak lookout and track over almost the entire area.
- 65. In many of the views there is an awareness of the Glendhu Bay campground, and to a far lesser degree, development associated with the Parkins Bay development and Bike Glendhu. However, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

**Naturalness attributes and values:**

- 66. Wānaka (Lake Wānaka) as a central feature of the ONL.
- 67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
- 68. The Fern Burn valley floor and parts of the Glendhu Bay lake margins are is the least natural parts of the ONL because of the presence of the campground and pastoral farming activities. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, notwithstanding the presence of scattered farm buildings and dwellings.
- 69. Parkins Bay which conveys a sense of transition, away from the rural environs of Glendhu Bay and the lake margins, into a more natural landscape: in particular, the managed pasture across the Fern Burn fan and lower terraces at Glendhu Bay transitions into the more vegetated and hummocky terrain around the base of the roche moutonnée in Parkins Bay. This culminates in the natural shrubland and roche moutonnée landforms of Pt 782m, Glendhu Bluff and Emerald Bluff. The vegetation within this area of change transition includes the shrubland revegetation that has occurred as part of the Parkins Bay development and the Bike Glendhu development (at Glendhu Bay). It also encompasses the development consented by the Environment Court, including:
  - a. the golf course;
  - b. a jetty;
  - c. a clubhouse and visitor accommodation, which is carefully sited amongst existing mature vegetation, set back from the lakefront, and constrained with respect to its height and extent so that it is visually recessive in views from the lakeshore, lake, and road; and
  - d. residential homesites that are subject to specific controls in relation to their location, integration with natural landforms, and related mounding, building height, roof materials, building extent, curtilage, and native restoration planting, to ensure built development is 'difficult to see' from external locations.

**Commented [BG30]:** Di Lucas EIC on behalf of UCESI (OS 67) requests that this text is deleted. Relying on her detailed understanding of the consented development at Glendhu Bay as a consequence of preparing evidence on behalf of QLDC for the Glendhu Bay Appeal (and which is attached to her Rebuttal evidence), BG considers that no text change is required in this regard.

**Commented [BG31]:** OS 176.24 Glendhu Bay Trustees Ltd. OS 176.25 Glendhu Bay Trustees Ltd.

**Commented [BG32]:** Di Lucas EIC on behalf of UCESI (OS 67) requests that this text is deleted. Relying on her detailed understanding of the Fernburn and campground area as a consequence of preparing evidence on behalf of QLDC for the Glendhu Bay Appeal (and which is attached to her Rebuttal evidence), BG considers that no text change is required in this regard.

**Commented [BG33]:** James Bentley's EIC on behalf of Darby et al (OS 176) queries this text, however it is unclear what wording is preferred. It is recommended that this point is discussed at expert conferencing.

**Commented [BG34]:** OS 116.6 Bike Glendhu Ltd.

**Commented [BG35]:** Mr Bentley and Ms Gilbert agreed the blue text changes during landscape conferencing on 5 October 2023.

**Commented [BG36]:** Di Lucas EIC on behalf of UCESI (OS 67) recommends that this text is deleted because it does not relate to natural landscape values. BG considers that cultural and man-made aspects of the landscape are appropriately referenced in a Schedule of Landscape Values. Relying on her detailed understanding of the consented development at Glendhu Bay as a consequence of preparing evidence on behalf of QLDC for the Glendhu Bay Appeal (and which is attached to her Rebuttal evidence), BG considers that no text change is required in this regard.

70. Overall, the area displays naturalness values that rate towards the moderate to higher end of the spectrum as a consequence of the dominance of the more natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest, and/or relatively low-key character plays an important role in this regard.

#### Memorability attributes and values:

71. The highly memorable views of the lake and its surrounding mountain frame.

#### Transient attributes and values:

72. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
73. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).

#### Remoteness and wildness attributes and values:

74. The parts of the PA that are set apart from the more developed lake shore and immediate hinterland at Parkins Bay and Glendhu Bay (which includes the lower reaches of the Fern Burn, and the Bike Glendhu area) **display an impression of wildness, and with a distinctly increasing impression of remoteness as one travels westwards along Wānaka – Mount Aspiring Road.**
75. A localised sense of remoteness along the Parkins Bay lakeshore, where the landform and/or vegetation serves to obscure views of (land based) built development.
76. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness.

**Commented [BG37]:** OS 176.69 Glendhu Bay Trustees Ltd.

#### Aesthetic attributes and values:

77. The experience of the values identified above from a wide range of public viewpoints.
78. More specifically, this includes:
- a. The highly attractive and striking composition **created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.**
  - b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying land at Paddock Bay, Parkins Bay, **the Fern Burn Valley** and Glendhu Bay that is engaging and appealing.
  - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the bold bluffs and rock outcrops set within a native vegetation context;
    - ii. the indigenous vegetation covered hummocky moraine;
    - iii. the relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development;
    - iv. the contrasting columnar forms of Lombardy poplars at Parkins Bay; and
    - v. the willows and poplars along the lake shore and the Fern Burn, including its delta, which contribute to the scenic appeal despite not being native.

**Commented [BG38]:** Di Lucas EIC on behalf of UCESI (OS 67) recommends that this text is deleted. No reasoning is provided by Ms Lucas and it is suggested that this point is discussed at expert conferencing.

**Commented [BG39]:** OS 176.72 Glendhu Bay Trustees Ltd.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for PA ONL West Wānaka can be summarised as follows:

79. **High physical values** due to the proliferation of high-value and large-scale landforms, landforms reflecting the interaction of a range of geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area .
80. **High associative values** relating to:
- The mana whenua associations of the area.
  - The strong shared and recognised values associated with the area.
  - The popularity of the area for a wide range of recreational activities.
81. **High perceptual values** relating to:
- The legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
  - The aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values also play a role in this regard.
  - A moderate to high impression of naturalness arising from the dominance of the natural landscape and the generally relatively modest or visually recessive nature of built development.
  - A sense of remoteness and wildness in places, particularly away from the lake shore and hinterland at Parkins Bay and Glendhu Bay, and where the landform and/or vegetation obscures views of built development.

## Landscape Capacity

The landscape capacity of the PA ONL West Wānaka for a **range of activities** is set out below.

- Commercial recreational activities** – **very limited** landscape capacity for **small scale and low key** activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low key' rural character; integrate appreciable landscape restoration and enhancement; **and** enhance public access; **and** protect the area's ONL values.
- Visitor accommodation and tourism related activities** (including campgrounds) – **very limited** landscape capacity for visitor accommodation and tourism related activities that: are co-located with

**Commented [BG40]:** The changes to the landscape capacity rating scale recommended by James Bentley's and Chris Ferguson's EIC for Darby Partners et al (OS 176) and which adopt Mr Bentley's rating scale are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Bentley's landscape capacity rating scale.

**Commented [BG41]:** James Bentley's EIC for Darby et al (OS 176) expresses concern that the range of activities is not exhaustive and that 'new' activities may arise for consideration. This aspect was addressed in the s42A Report and it is BG's understanding that any 'new' activity would be subject to the landscape assessment requirements of PDP 3.3.45 and 3.3.46.

**Commented [BG42]:** OS 67.14 Julian Haworth.

**Commented [BG43]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG44]:** Consequential amendment arising from OS 74.2.

**Commented [BG45]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG46]:** James Bentley's EIC for Darby et al (OS 176) expresses support for a slightly higher level of landscape capacity in relation to visitor accommodation and tourism related activities. Relying on her evidence for the Glendhu Bay appeal (that is attached to her Rebuttal), it is BG's view that the landscape capacity rating for these land-uses as defined in the s42A Version of 21.22.21 is appropriate.

**Commented [BG47]:** OS 67.14 Julian Haworth.

**Commented [BG48]:** Typographical correction.

- existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low-key' rural character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values.
- iii. **Urban expansions** – extremely limited or no landscape capacity.
  - iv. **Intensive agriculture** – extremely limited or no landscape capacity, unless it is very discreetly discretely located so that it is reasonably difficult to see from outside the site and has a rural character.
  - v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
  - vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
  - vii. **Mineral extraction** – extremely limited or no landscape capacity for extraction larger than farm-scale quarries. **Limited** capacity for farm-scale quarries and gravel extraction in riverbeds that protects the naturalness and aesthetic attributes and values of the ONL.
  - viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Limited** Some landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONL values.
  - ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for 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.
  - x. **Renewable energy generation** – extremely limited or no landscape capacity for commercial-scale renewable energy generation unless it is very discreetly discretely located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
  - i. **Production Forestry** – extremely limited or no landscape capacity for exotic forestry.
  - xi. **Rural living** – **very limited** landscape capacity for rural living development located on lower-lying terrain and sited so that it is contained by landforms and vegetation – with the location, scale, and design of any proposal ensuring that it is barely discernible from external viewpoints. The exception to this is views from Roys Peak, where rural living development should be extremely visually recessive. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.
  - xii. **Jetties, Boatsheds, Lake Structures and Moorings** – extremely limited or no landscape capacity.

**Commented [BG49]:** Mr Bentley and Ms Gilbert made this correction during landscape conferencing on 5 October 2023. In their opinion this text is unhelpfully repetitive and is not needed.

**Commented [BG50]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG51]:** OS 67.15 Julian Haworth.

**Commented [BG52]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG53]:** OS 67.15 Julian Haworth.

**Commented [BG54]:** Mr Bentley and Ms Gilbert made this typographical correction during landscape conferencing on 5 October 2023.

**Commented [BG55]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG56]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG57]:** Typographical correction.

**Commented [BG58]:** OS 73.11 Bike Wanaka Inc. OS 99.4 John Wellington.

**Commented [BG59]:** Consequential amendment arising from OS 74.2.

**Commented [BG60]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG61]:** OS 70.39 Transpower New Zealand Limited.

**Commented [BG62]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG63]:** OS 67.15 Julian Haworth.

**Commented [BG64]:** Mr Bentley and Ms Gilbert made this typographical correction during landscape conferencing on 5 October 2023.

**Commented [BG65]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG66]:** Typographical correction.

**Commented [BG67]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG68]:** OS 67.15 Julian Haworth.

**Commented [BG69]:** Change made by BG, relying on OS 67.28 (UCESI).

**Commented [BG70]:** James Bentley's EIC for Darby et al (OS 176) expresses support for a slightly higher level of landscape capacity in relation to rural living. Relying on her evidence for the Glendhu Bay appeal (that is attached to her Rebuttal), it is BG's view that the landscape capacity rating for this land-use as defined in the s42A Version of 21.22.21 is appropriate.

**Commented [BG71]:** OS 67.14 Julian Haworth.

**Commented [BG72]:** There is a point of disagreement between Mr Bentley and Ms Gilbert with respect to this wording. Mr Bentley considers that the 'barely discernible' terminology should be replaced with 'reasonably difficult to see'.

**Commented [BG73]:** Consequential amendment arising from OS 74.2.

**Commented [BG74]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG75]:** Mr Bentley and Ms Gilbert agreed the blue text changes during landscape conferencing on 5 October 2023.

**Commented [BG76]:** OS 77.28 Kai Tahu ki Otago.

**Commented [BG77]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG78]:** OS 67.15 Julian Haworth.

## 21.22.22 PA ONL Dublin Bay: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Dublin Bay PA encompasses the Dublin Bay foreshore and flats on Lake Wānaka and extends to the crests of the landforms enclosing the bay and the Clutha Mata-au outlet – Mount Brown, the glacial moraine behind the bay, the headland on the northern side of the outlet, and the landforms enclosing the southern side of the outlet. The PA is a landscape unit within the wider Lake Wānaka ONL and its boundaries form the visual catchment of the lake when viewed from the lake surface.

There are four sub areas within the PA:

- The area of rural living on the flats and undulating gentle slopes of Dublin Bay ~~itself~~.
- The south-west slopes of Mount Brown and the remaining pastoral or conservation areas on the moraine and headland;
- The land on the southern side of the Clutha Mata-au outlet from Penrith Point to the Outlet Motor Camp;
- The waters of the bay and river outlet.

**Commented [JH1]:** Change made by JH in response to Steve Skelton EIC for Northlake Investments Ltd (OS 126.11), to better define where rural living is found within the PA.

### 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. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by glacial till deposits from successive glaciations. The steep relatively even south-eastern faces of the hill have been eroded by glacial scraping of the schist bedrock.
2. Ice-front scarpland from the Hāwea Glacial Advance, framing Dublin Bay, with the inland boundary of the scarp forming the skyline to the lake above the bay. A series of terraces, ledges and benches stepping down within the bay, formed during glacial retreat.
3. Glacial till and outwash gravels on the headland between Dublin Bay and the Clutha River Mata-au, and south of the river outlet, eroded on the edges by lake and river action.

**Commented [JH2]:** Ms Smetham and Mr Head made this typographical amendment during landscape conferencing on 5 October 2023.

- Lake beach deposits on the flatter parts of Dublin Bay.

### Important hydrological features:

- Lake Wānaka, including the Clutha River Mata-au outlet. Important attributes include the clarity, quality and significant extent of the water body, its character as a deep glacial lake surrounded by ice-eroded landforms and terminal moraines, and the distinctive feature of Stevensons Arm, divided from the main lake by The Peninsula.
- Lake Wānaka is a nationally significant fishery.
- A small unnamed creek on the flank of Mt Brown.

### Important ecological features and vegetation types:

- Particularly noteworthy vegetation types include:
  - Regenerating kānuka ~~to natural forest successional processes with and~~ kōhūhū dominant shrubland and bracken on the south-western flanks of Mount Brown;
  - Regenerating kānuka, with kōwhai, kōhūhū, matagouri, mingimingi and tī kōuka (cabbage tree) and other indigenous shrubs, on the lake edges, in the DOC-managed Dublin Bay-Outlet-Albert Town Recreation Reserve, and around the Outlet Motor Camp.
- Other characteristic vegetation types ~~(which are present in the PA, but which may not contribute to its outstanding natural values)~~ are:
  - ~~Lombardy poplars and willows around the lake edges, particularly at Dublin Bay;~~
  - Domestic garden vegetation on rural living properties;
  - ~~Wilding radiata pine and Douglas fir, particularly on the headland within the reserve;~~
  - ~~Plantation conifer forest at Sticky Forest;~~
- Potential for enhancement of ecological attributes through control of wilding conifers and other exotic weeds ~~and/or through~~ ongoing indigenous regeneration.
- Regenerating kānuka shrubland and broadleaf shrubland ~~successional to native forest~~ provide important feeding and nesting habitat for small insectivorous native birds such as South Island tomtit, grey warbler, fantail and silvereve.
- Animal pests include rabbits, stoats, possums, rats and mice.

### Important land use patterns and features:

- Predominantly farmland and reserve/conservation land, but diverse land uses, including:
  - Rural living/hobby farming on large lots of between 4ha and 38ha around Dublin Bay ~~itself~~ with four small lots clustered in the centre of the bay. Associated visitor accommodation and events;
  - Pastoral farming on the slopes of Mount Brown and on the headland;
  - Conservation land and recreation reserve along the lake and outlet foreshore, with a larger area of conservation land in southern Dublin Bay. Used for walking, running and cycling, picnicking, horse trekking, swimming and boating; ~~and~~
  - Plantation forestry and ~~informal use of~~ mountain bike trails on private land at Sticky Forest; and

**Commented [JH3]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH4]:** Ms Smetham and Mr Head made this amendment during landscape conferencing on 5 October 2023 to better clarify that [9] includes vegetation that does not always contribute positively to landscape values.

**Commented [JH5]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67). Point moved down to 'Important archaeological and heritage features and their locations' section.

**Commented [JH6]:** Di Lucas EIC for UCESI (OS 67) requests deletion of 9c. Relying on his knowledge of the area as set out in his EIC, JH considers that this text is appropriate and does not support deletion.

**Commented [JH7]:** Diane Lucas EIC for UCESI (OS 67), Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188) and Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57) request removal of 9d. Relying on his knowledge of the area as set out in his EIC, JH considers that this text is appropriate and does not support deletion.

**Commented [JH8]:** OS 57.4 Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager

**Commented [JH9]:** Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pest species in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

**Commented [JH10]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH11]:** Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pests in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

**Commented [JH12]:** Typographical correction to align with standard Schedule format.

**Commented [JH13]:** Diane Lucas EIC for UCESI (OS 67) requests that [13 a - e] be 'deleted' and/or 're-written regarding the overall value.' Ms Lucas does not provide further detail in how this paragraph, if retained may be re-written. JH is of the view that this would be appropriately and usefully addressed in expert conferencing.

**Commented [JH14]:** Change made by JH in response to Steve Skelton EIC for Northlake Investments Ltd (OS 126.11), to better define where rural living is found within the PA.

**Commented [JH15]:** Change made by JH for grammatical reason.

**Commented [JH16]:** OS 57.6 Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager. OS 188.2 Te Rūnanga o Ngāi Tahu.

**Commented [JH17]:** Diane Lucas EIC for UCESI (OS 67), Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188) and Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57) request deletion of 13d. The plantation forest comprises a significant part of the landcover of the PA. The addition of 'informal use of' was sought through earlier submissions. JH is of the view that this request would be appropriately and usefully addressed in expert conferencing.

- e. The Outlet Motor Camp, which is partly on private land and partly on recreation reserve.

#### Important archaeological and heritage features and their locations:

14. Māori use or occupation of the land around the lake foreshore and outlet (archaeological site F40/11).
15. Mature exotic trees within the bay and along the lakeshore relate to the history of pastoral farming.
16. Lombardy poplars and willows around the lake edges, particularly at Dublin Bay

#### Mana whenua features and their locations:

17. 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.
18. The ONL overlaps with mapped areas within wāhi tūpuna 34 and 41: Wānaka (Lake Wānaka) and Lake Wānaka (Dublin Bay) (Nohoanga).
19. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
20. Within the ONL is a contemporary nohoaka - Lake Wānaka (Dublin Bay) - provided as redress under the Ngāi Tahu Claims Settlement Act 1998.
21. Sticky Forest is land being held by the Crown under the Ngāi Tahu Claims Settlement Act 1998 for successors to SILNA<sup>1</sup> beneficiaries to be identified by the Māori Land Court. The Sticky Forest land is in substitution for SILNA land at 'The Neck' which their tūpuna were allocated but did not receive for future Kāi Tahu owners under a Treaty of Waitangi settlement, as compensation to whānau left landless in the 1800s. While currently in plantation forest and used informally for recreation purposes, future Kāi Tahu owners may seek different uses for this whenua.

#### 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:

22. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
23. 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.
24. Identified Kāi Tahu values in this area may include, but are not limited to, wāhi taoka, mahika kai, ara tawhito, nohoaka.
25. The mamae (pain) generally felt by Kāi Tahu associated with land dispossession and alienation from traditional resources is represented by the Sticky Forest substitute land and the difficulty in accessing and using this whenua. Kāi Tahu considers that allowing for future uses of the land to realise whānau aspirations is in accordance with the principles of Te Tiriti o Waitangi.

<sup>1</sup> South Island Landless Natives Act 1906, repealed in 1909.

**Commented [JH18]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH19]:** Ms Smetham and Mr Head made this amendment during landscape conferencing on 5 October 2023.

**Commented [JH20]:** OS 57.2 Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager

**Commented [JH21]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67), in response to Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188.2) and in response to Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57.6). Mountain biking is included under recreational attributes and values generally within the PA. JH is of the view that the wording 'plantation forestry' is retained as it acknowledges the current landcover (neutrally) and provides the context for the second part of the sentence.

**Commented [JH22]:** OS 57.2 Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager

### Important historic attributes and values:

26. History of high-country farming as part of the East Wanaka Run (Forks Run), then amalgamated into Wanaka Station, and later part of Mount Burke Station.

### Important shared and recognised attributes and values:

27. Strong shared and recognised attributes as a recreational destination and as part of the landform framing and enclosing Lake Wānaka.

### Important recreation attributes and values:

28. Highly valued as locations for swimming (safe shallow beach at Dublin Bay), picnicking, boating, water skiing, walking and mountain biking, **including** along the lake shore, and camping at The Outlet. **Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance.** Tracks along the lakeshore and river outlet, including the Outlet Track and Dublin Bay Track (linked by the Deans Bank Track outside PA), **and** the East Dublin Bay Track **and** Sticky Forest **tracks are all** is valued **as a for track** mountain biking **destination.** **Sticky Forest is currently accessible at the discretion of the landowners, with tracks extend** both inside and outside of the PA. **This is the only publicly accessible mountain bike trail network currently located in Wānaka** although as discussed in paragraph 20 above, public access to this area may change in the future. Future planned connections in the tracks network include a bridge across the Clutha Mata-au at the Outlet and an extension of East Dublin Bay Track through to Maungawera Road.
29. The Clutha Mata-au Outlet is a **reasonably** popular start/ finish point for jetboating activities on the Clutha River.
30. Te Araroa (New Zealand's Trail) and Ngā Haerenga (New Zealand Cycle Trails) passing along the outlet and lakefront from Albert Town to Beacon Point.

**Commented [JH23]:** Amendment by JH.

**Commented [JH24]:** OS 115.10 Otago Fish and Game Council

**Commented [JH25]:** Ms Smetham and Mr Head made these amendments during landscape conferencing on 5 October 2023.

**Commented [JH26]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67), in response to Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188.2) and in response to Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57.6).

**Commented [JH27]:** Change made by JH in response to Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57).

**Commented [JH28]:** OS 57.7 Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager. OS 77.2 Kai Tahu ki Otago. OS 188.2 Te Rūnanga o Ngāi Tahu

**Commented [JH29]:** Ms Smetham and Mr Head made this amendment during landscape conferencing on 5 October 2023.

### Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

31. Legibility and expressiveness of Mount Brown as an ice-eroded landform enclosing Dublin Bay, and of the landforms around the lake outlet, where the erosive action of the Clutha Mata-au has carved through the terminal moraine at the distal end of Lake Wānaka.

### Particularly important views to and from the area include:

32. Highly attractive views from Dublin Bay and the conservation reserve/headland across the waters of Lake Wānaka to The Peninsula and the more distant mountains to the west. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.
33. Highly attractive views from the walking/cycling tracks and recreation areas on the southern side of the Outlet across the lake waters to the northern foreshore of the Outlet, Mount Brown, Stevenson Arm, The Peninsula and more distant mountains to the north. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.
34. Views from the lake waters and lake shore to the landforms enclosing the lake, including Mount Brown and the terminal moraines. The relative naturalness, **indigenous vegetation patterns** and, in places, openness of these landforms add to the aesthetic qualities of the PA, as does the contrast between the lake waters and the mountains and moraine features surrounding them.

**Commented [JH30]:** OS 67.16 Upper Clutha Environment Society although not submitted wording per se.

### Naturalness attributes and values:

35. Overall, a moderate-high level of perceived naturalness, ~~despite However, rural living,~~ plantation forestry rural living and wilding conifer spread are apparent within the PA and do not contribute to naturalness attributes or values. Harvesting processes serves to (temporarily) further reduce the perception of naturalness in this part of the PA. In addition, inconsistent land use and vegetation patterns across the southern face of Mount Brown detract from the naturalness and coherence in this part of the PA. Perceptions of naturalness are higher on the lake waters and foreshore, where natural elements and processes of indigenous regeneration are dominant. ~~Inconsistent land use and vegetation patterns across the southern face of Mount Brown detract from the naturalness and coherence of this part of the PA.~~

**Commented [JH31]:** Changes made by JH in response to Nikki Smetham and Monique King EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57) with minor modifications.

### Memorability attributes and values:

36. Memorable as an accessible area of the lake and lakeshore that is strongly enclosed by relatively unmodified natural landforms.

### Transient attributes and values:

37. The influence of wind and cloud on the lake surface colour and texture, autumn colours of willows and Lombardy poplars along the lakeshore, changing colours of pasture areas, which are green in some seasons and tawny brown in others.

### Remoteness and wildness attributes and values:

38. Due to its proximity to urban Wānaka, the popularity of the camping ground and tracks, and the rural living land uses, the majority of the PA does not have a strong sense of remoteness. However, people in boats on the lake or using less frequented tracks can experience a sense of relative remoteness.

### Aesthetic attributes and values:

39. The experience of the attributes outlined above by people living within the landscape or using the popular reserves, campground, track network and lake waters.
40. More specifically, this includes:
- The highly attractive views available from within the PA across the lake to surrounding hills and mountains.
  - The legibility, expressiveness, openness and relative naturalness of Mount Brown.
  - The regenerating indigenous vegetation on Mount Brown, along the foreshore areas and within the recreation reserves.
  - The contrast between the lake waters and the enclosing landforms, including the changing colours and textures of these elements across different seasons and weather conditions.
  - The high degree of naturalness of the lake and the foreshore areas.
  - The low-density rural living character ~~withinof~~ Dublin Bay ~~itself~~, with widely spaced and largely screened dwellings, and mature integrating vegetation.
  - The autumn colours of willows and poplars along the lake edge, and the contrast of these yellows with the blue of the lake and the tawny brown or green of the enclosing land.

**Commented [JH32]:** Change made by JH in response to Steve Skelton EIC for Northlake Investments Ltd (OS 126.11), to better define where rural living is found within the PA.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for PA ONL Dublin Bay come together and can be summarised as follows:

- (a) **Moderate-high physical values** due to the clarity, quality and enclosed nature of the lake waters, the largely unmodified roche moutonnée and moraines surrounding the lake, and the mana whenua features associated with the area.
- (b) **HighModerate-high associative values** relating to the mana whenua associations of the area, the strong recreational attributes of the landscape, and the shared and recognised values as part of the natural landform framing and enclosing Lake Wānaka.
- (c) **Moderate-high perceptual values** relating to:
  - i. The expressiveness values of Mount Brown and the moraines and terraces enclosing the lake and outlet;
  - ii. The aesthetic and memorability values due to the accessibility of the PA for residents of and visitors to Wānaka, the highly attractive views available across the lake waters to the enclosing landforms, the extent of regenerating indigenous vegetation or open pasture, and the naturalness of the lake and lake foreshore.

**Commented [JH33]:** Diane Lucas EIC for UCESI (OS 67) requests that a 'high' rating would be appropriate as the values are 'under-recognised'. JH is of the view that given the EIC provided on behalf of Office for Māori Crown Relations - Te Arawhiti and on behalf of Te Rūnanga o Ngāi Tahu regarding the high associative values of the Hāwea/Wānaka-Sticky Forest block, it is appropriate that (b) is increased to 'High associative values'.

**Commented [JH34]:** Diane Lucas EIC for UCESI (OS 67) requests that a 'high' rating would be appropriate as the values are 'under-recognised'. JH is of the view that 'high' perceptual values are not met due to the presence of Sticky Forest and other exotic coniferous tree and wilding cover which obscures large parts of the underlying moraine landform topography. The EIC of Nikki Smetham for OS 57 at [41] - [42] appears to support this view.

## Landscape Capacity

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

- i. **Commercial recreational activities** – **some** landscape capacity for small scale and low-key activities that do not require permanent built infrastructure or are co-located with existing development; complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity for visitor accommodation on **the south-western flanks of Mount Brown's southern flanks, the headland north of the Outlet and the land south of the Outlet (apart from at the motor camp).** **Some** landscape capacity within the rural living area at Dublin Bay for visitor accommodation activities **and extremely limited landscape capacity for tourism related activities** that are co-located with existing consented facilities, are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access; and protect the area's ONL values. **No landscape capacity for tourism related activities.**
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.

**Commented [JH35]:** OS 77.5 Kai Tahu ki Otago.

**Commented [JH36]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH37]:** Duncan White EIC for Sunnyside Limited (OS 42) requests that the extent of the 'flanks of Mount Brown' be identified spatially as a 'sub-area' on the District Plan Web Mapping Application. JH is of the view that this is not necessary. To clarify, the 'flanks' of Mount Brown referred to in the Dublin Bay PA schedule, includes the rising ground that faces southwest - essentially from the East Dublin Bay Track to the PA boundary transition with the Maungawera Valley PA at the summit ridgeline of Mount Brown. JH agrees with Mr White that the wording could be more consistent in the schedule and has made several amendments where 'flanks' is mentioned.

**Commented [JH38]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH39]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH40]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH41]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

- iv. **Intensive agriculture** – limited landscape capacity in the rural living area within Dublin Bay (excluding the south-western flanks of Mount Brown).
- v. **Earthworks** – limited landscape capacity for earthworks and some capacity for public trails (walking and cycling) subject to that protecting naturalness and expressiveness attributes and values and those activities being are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – limited landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of mountain slopes and moraines.
- vii. **Mineral extraction** – very limited landscape capacity for small scale extraction. that protects the area's ONL values.
- viii. **Transport infrastructure** – very limited landscape capacity for modestly scaled and low key 'rural' roading in the rural living area of Dublin Bay that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure** – limited landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is 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.
- x. **Renewable energy generation** – no extremely limited landscape capacity for commercial-scale renewable energy generation in the rural living area of Dublin Bay (excluding the south-western flanks of Mount Brown) that is positioned to optimise the integrating benefits of landform and vegetation patterns and is reasonably difficult to see from the lake or public places. Very limited landscape capacity for discreetly located and small-scale renewable energy generation that is barely discernible from the lake or public places.
- xi. **Production Forestry** – very limited landscape capacity for small scale production forestry. Extremely limited or none capacity for exotic forestry. that protects the area's ONL values.
- xii. **Rural living** – very limited landscape capacity for additional development in the rural living area of Dublin Bay itself – with the location, scale and design of any proposal ensuring that it is generally not discernible difficult to see from external viewpoints. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access; and protect the area's ONL values.

**Commented [JH42]:** Change made in response to Duncan White EIC for Sunnyheights Limited (OS 42).

**Commented [JH43]:** OS 99.5 Upper Clutha Tracks Trust

**Commented [JH44]:** OS 99.5 Upper Clutha Tracks Trust

**Commented [JH45]:** OS 99.5 Upper Clutha Tracks Trust

**Commented [JH46]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH47]:** OS 70.40 Transpower NZ Ltd

**Commented [JH48]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [JH49]:** Typographical correction.

**Commented [JH50]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH51]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH52]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH53]:** Steve Skelton EIC for Northlake Investments Ltd (OS 126.11) requests that reference to 'the rural living area of Dublin Bay' be deleted as he considers this ambiguous in terms of defining a location. JH is of the view that its location is defined under 'General Description of the Area' (page 1 of PA Schedule) as a 'sub area' and is described as: "...rural living on the flats and undulating gentle slopes of Dublin Bay." However, JH agrees with Mr Skelton that there may be some confusion, between this physical location and the 'Dublin Bay' overall name of the PA. As such, JH has made changes throughout the schedule wording to better define where the rural living area is located, where appropriate.

**Commented [JH54]:** OS 126.11 Northlake Investments Ltd.

**Commented [JH55]:** OS 74.2. John May and Longview Environmental Trust.

## 21.22.23 PA ONL Hāwea South North Grandview: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Hāwea South North Grandview PA takes in the eastern slopes of Mt Maude, the south end of Lake Hāwea (including the undeveloped lake shore), the lake terrace in the vicinity of Bushy Creek (on the eastern side of the lake) and the western faces of the range of mountains approximately extending from Pt 1359 in the north, to Lagoon Valley in the south (and including Pt 1316, Breast Peak, Pt1453, Pt 1414, Pt 916, and Pt 812).

### 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. The line of mountains along the western side of Lake Hāwea in which Mt Maude is located at the southern end. These steep foliated schist landforms separate Lake Hāwea from Lake Wanaka and are capped by the distinctive peaks of Mt Maude, Mt Burke, and Isthmus Peak (latter two peaks are outside the PA). Extensive rocky areas.
2. The Grandview Range, which defines the eastern side of the southern end of Lake Hāwea and the Upper Clutha valley, capped by the distinctive peaks of Breast Hill, Grandview Mountain and Trig Hill (the latter is outside PA). These landforms comprise a dissected pattern of rugged and very steep schist slopes, bluffs and sculpted spurs; and form part of the steep and broken headwall of the Hāwea glacier. Slumps, sheet wash and gully erosion are features on the upper slopes. Extensive rocky areas, rock bluffs, prominent spurs, and sheer rock faces and buttresses shaped by ice action.

3. Colluvial slopes and fans extending from the mountain 'walls' on either side of the lake to the water edge to create lake-edge terraces.
4. Two rocky glacial knolls on the western side of the lake (Pt 414 and Pt 412, Round Hill) separated by a narrow terrace (noting that Round Hill is subject to a QE II Covenant).
5. The terminal moraine at the southern end of the lake deposited by the glacier that formed the depression now occupied by the lake.
6. Varying wide to narrow stony beaches of greywacke and schist around the lake edge which contain a range of 'coastal' wave-generated landforms.
7. The Grandview Fault which is parallel to the lake and is active.

**Commented [BG1]:** OS 182.45 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

#### Important hydrological features:

8. The southern portion of Lake Hāwea notable for its scale, largely undeveloped mountain context, high water quality, clear visibility, and attractive water colour. The lake outlet was dammed in the 1950s as part of the Roxburgh hydroelectric scheme, which raised the lake level by approximately 20m. Hence the lake edge, shoreline and proximity of the lake to the surrounding terraces are relatively recent artifacts of lake level management.
9. The several unnamed, steeply incised streams draining the eastern slopes of Mt Maude.
10. The network of deeply incised streams draining the mountains on the eastern side of the lake including: the lower reaches of Bushy Creek, Johns Creek, Grandview Creek, Drakes Creek, Cameron Gully, Hospital Creek and numerous unnamed streams and tributaries.

**Commented [BG2]:** OS 195.3 John and Helen Langley and Clarke

#### Important ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
  - a. Slim snow tussock grassland (*Chionochloa macra*) and ~~depleted~~ herbfields dominated by false Spaniard (*Celmisia lyallii*) on the mountain tops.
  - b. Remnant isolated (fire relic) stands of mountain beech (*Fuscospora cliffortioides*) forest in Grandview catchments.
  - c. The subalpine and alpine vegetation across the mountains to the west and east of the lake, featuring short (fescue) tussocklands, narrow leaved snow tussocklands (*Chionochloa rigida*), patches of *Dracophyllum* dominant scrub ~~shrub or woodland~~ and herbfields.
  - d. Swathes and patches of regenerating kānuka, mānuka, *Coprosma* sp, matagouri and grey shrubland across the lower and mid slopes and spurs of the mountains on either side of the PA.
  - e. Bracken, matagouri and kānuka and mānuka scrub woodlands throughout rocky slopes of mountains on either side of the PA.
  - f. Kānuka scrub woodlands, manuka scrub woodlands, grey shrubland and bracken cover large parts of the lower slopes of the glacial knolls on the western side of the lake.
  - g. The grey shrubland on a rocky outcrop on Kane Road, near Hāwea Back Road that is identified as an SNA in the District Plan. Species include: *Coprosma intertexta*, *Coprosma propinqua*, *Coprosma tayloriae*, *Coprosma rigida*, *Coprosma crassifolius*, *Carmichaelia petriei*, *Meliccytus alpinus*, *Discaria tomatou*, *Pteridium esculentum*, *Muehlenbeckia complexa* and *Cordyline australis*.
  - h. A woodland on the eastern slopes of Mt Maude that is an SNA in the District Plan. Dominated by halls totara (*Podocarpus cunninghamii*) and mountain toatoa (*Phyllocladus alpinus*).

**Commented [BG3]:** Change made by BG in response to Di Lucas EIC on behalf of UCESI (OS 67).

- i. Areas of regenerating matagouri, mingimīngi grey *Coprosma sp.* dominant shrublands, kānuka and bracken fernland in places across the fans and lake terraces.
  - j. Species listed as at risk/declining status include native broom (*Carmichaelia petriei*), matagouri. Threatened - Nationally vulnerable species include: small leaved tree daisy (*Olearia fimbriata*). Also present: alpine wineberry, *Corokia cotoneaster* and *Kowhai microphylla*.
  - k. Many of the communities identified above comprise early successional stages to podocarp / beech forest (specifically (d), (e), (f) and (i)).
12. Other distinctive vegetation types include:
- a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.
  - b. The mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout ~~The Camp the Lake Hāwea Holiday Park~~ and throughout the southern lake margins.
  - c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.
  - d. ~~Plantation forestry on the lower mountain slopes of Mt Maude near the Control Dam.~~
  - e. Wilding conifers ~~and *Betula sp.*~~ across the mountain slopes.
13. The Hāwea area is generally regarded as a transition zone between the wetter Wanaka ecological district and the drier Central Otago ecological district.
14. Valued habitat for New Zealand falcon, New Zealand pipit, bellbird, grey warbler, fantail, ~~tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko and McCann's skinks~~ and silvereye.
15. Animal pest species include chamois, red deer, ~~fallow deer, wallabies, pigs, feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, hedgehogs and rabbits.~~
16. Plant pest species include sweet briar, broom, wilding pines, hawthorn, buddleia, hawkweed, gooseberry, bittersweet, ~~European broom, silver birch and gorse.~~

**Commented [BG4]:** OS 195.4 John and Helen Langley and Clarke.

**Commented [BG5]:** Change made by BG in response to Di Lucas EIC on behalf of UCESI (OS 67).

**Commented [BG6]:** Di Lucas EIC on behalf of UCESI (OS 67) requests deletion of this section. Relying on her knowledge of the area as set out in her EIC, BG considers that this text is appropriate and does not support deletion of these aspects.

**Commented [BG7]:** OS 47.7 Glen Dene Ltd.

**Commented [BG8]:** OS 23.1 Geoff and Maureen Kernick.

**Commented [BG9]:** OS 195.5 John and Helen Langley and Clarke.

**Commented [BG10]:** OS 23.2 Geoff and Maureen Kernick.

**Commented [BG11]:** OS 195.7 John and Helen Langley and Clarke.

**Commented [BG12]:** OS 23.3 Geoff and Maureen Kernick.

**Commented [BG13]:** OS 195.8 John and Helen Langley and Clarke.

**Commented [BG14]:** Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in her EIC and Rebuttal, BG supports retention of reference to pest species in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

**Commented [BG15]:** Change made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

**Commented [BG16]:** OS 47.7 Glen Dene Ltd.

**Commented [BG17]:** OS 47.3 Glen Dene Ltd.

**Commented [BG18]:** In their EIC for R Burdon (OS 49), Mr Espie and Mr White have recommended that a second reference to the improved pasture associated with the home paddocks around the Glen Dene homestead is added to this paragraph. BG is of the view that this is unnecessary given the change recommended above to [17] and the use of the term 'remainder of the PA'.

#### Important land-use patterns and features:

- 17. Built modification which is currently generally concentrated around the Glen Dene homestead (western side of the lake ~~and including the improved pasture of the home paddocks~~), ~~The Camp the Lake Hāwea Holiday Park~~ (including a nearby boat ramp and jetty/pontoon), a cluster of rural living buildings on the mountain slopes near the control dam, and the modest cluster of dwellings at the end of Nook Road.
- 18. Modifications at Lake Hāwea Station which includes farm buildings, farming and farm tracks within the ONL as well as accommodation, ~~tourism recreation~~ activities (mountain biking, hunting) and event services outside of but on the boundary of the ONL.
- 19. ~~Pastoral farming~~ throughout much of the remainder of the PA, and associated farm tracks, fencing, dams, farm buildings and rural dwellings.
- 20. Throughout the remainder of the area, built development is largely restricted to a scattering of rural residential dwellings on the eastern side of Cameron Hill, and two rural residential dwellings along the southern margins of the lake.
- 21. Generally, built development is characterised by very carefully located and designed buildings, accessways and infrastructure, which is subservient to the 'natural' landscape patterns. Typically buildings are well integrated by existing landform features and a mix of established and more recent vegetation

features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.

22. SH 6 Makarora Lake Hāwea Road which is roughly along the base of the Mt Maude slopes.
23. The reserve land along almost all much of the lake margins adjoining Hāwea township (and which coincide with Te Araroa, a network of trails and picnic spots).
24. The network of rural roads (generally single-lane and formed in metal) that coincide with the eastern side of the PA.
25. The boat ramp and pontoon at the southern end of the Lake Hāwea Holiday Park.
26. The Camp Holiday Park to Round Hill Track, the Te Araroa Trail, the John Creek track, the Gladstone Track, the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
27. Recreational uses associated with the lake including swimming, fishing, paddle boarding, boating, water skiing, jet skiing, kite boarding and kayaking.
28. Infrastructure is evident within the eastern portion of the area and includes power and telephone lines along the highway and local road network and a farm quarry on the west side of SH6 near Pt 414.
29. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the very close proximity of Hāwea township which extends along the south-western margins of the lake and abuts the PA; the cluster of dwellings at John Creek Gladstone, and the Control Dam booms, dam wall, etc.) at the start of the Hāwea River.

**Commented [BG19]:** OS 182.28 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

**Commented [BG20]:** OS 47.7 Glen Dene Ltd.

**Commented [BG21]:** OS 195.9 John and Helen Langley and Clarke.

**Commented [BG22]:** OS 195.9 John and Helen Langley and Clarke.

**Commented [BG23]:** OS 23.4 Geoff and Maureen Kernick.

**Commented [BG24]:** OS 195.10 John and Helen Langley and Clarke.

**Commented [BG25]:** Di Lucas EIC on behalf of UCESI (OS 67) requests deletion of this section. Relying on her knowledge of the area as set out in her EIC, BG considers that this text is appropriate and does not support deletion of these aspects.

#### Important archaeological and heritage features and their locations:

30. The protected exotic *Eucalyptus sp* (gum) specimen trees throughout the lake margin adjacent Hāwea township.
31. Early survey marks on Mt Grandview (archaeological sites G40/215 and FG0/216).
32. Māori occupation around lake foreshore (archaeological sites G40/2, G40/64, G40/208).

**Commented [BG26]:** Typographical correction.

#### Mana whenua features and their locations:

33. 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.
34. The ONL overlaps with the Hāwea (Lake Hāwea) and Paetarariki & Timaru wāhi tūpuna.
35. Lake Hāwea is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
- 35a A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at The Camp.

**Commented [BG27]:** OS 77.30 Kai Tahu ki Otago. OS 188.49 Elisha Young-Ebert.

## 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:

36. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
37. Hāwea 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.
38. The Lake was traditionally considered rich with tuna (eel) that were caught, preserved, and transported to kāika nohoaka of coastal Otago. The knowledge of whakapapa, traditional trails, tauraka waka, mahika kai and other taoka associated with Lake Hāwea remain important to Kāi Tahu today.
39. Several sites within this area such as Kokotane and Pakituhi were known as rich kāika mahika kai. Kokotane is an old hāpua (lagoon) where pūtakitaki (paradise duck), pāpera (duck sp.) and turnips were gathered. Te Whakapapa is also considered a pā site.
40. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika, nohoaka.

### Important historic attributes and values:

41. Contextual significance as a key reference point within the early survey of the area.

41A. [Hydro engineering work that led to the artificial raising of the lake surface in the 1950s.](#)

42. Association with early pastoral farming.

**Commented [BG28]:** Change made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

### Important shared and recognised attributes and values:

43. The descriptions of the area in tourism publications.
44. The very high profile and popularity of Te Araroa Trail.
45. The postcard views available from the reserve area and Hāwea township at the southern end of the lake and SH6 Makarora Lake Hāwea Road.
46. The high popularity of the biking routes, walking trails, and holiday park in the area.
47. The local popularity of the lake as a peaceful swimming, kayaking, boating, and fishing spot.

47A. [The interest of the area as part of a large-scale hydroelectricity development.](#)

48. The critical role in the outlook northwards across Lake Hāwea to the surrounding mountains in shaping the identity of Lake Hāwea township.
49. The identity of the south-western portion of the PA as the entrance or gateway to the relatively low-key lakeside settlement of Lake Hāwea township.

**Commented [BG29]:** Change made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

**Important recreation attributes and values:**

- 50. The popular and nationally important Te Araroa Trail that is along the southern and south-eastern edges of the lake beyond John Creek Gladstone, via the Gladstone to Wānaka Track, where it veers eastwards to climb a ridge to the Pakituhi Hut (near Pt 1316).
- 51. The popular walking/biking trails, including: The Camp the Holiday Park to Round Hill Track; the reserve tracks along the southern edge of the lake adjacent Hāwea township; the John's Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek.
- 52. SH6 Makarora Lake Hāwea Road as a key scenic route providing access between the West Coast and the Otago Lakes.
- 53. Boating, kayaking, fishing, and swimming at Lake Hāwea. Nationally significant fishery.
- 54. Picnicking along the lake shoreline.
- 55. The highly popular campground at The Camp, Cross Hill Lodge and Domes (formerly The Lake Hāwea Holiday Park).
- 56. Hunting throughout the mountains.

**Commented [BG30]:** OS 195.11 John and Helen Langley and Clarke.

**Commented [BG31]:** OS 47.7 Glen Dene Ltd.

**Commented [BG32]:** OS 195.12 John and Helen Langley and Clarke.

**Commented [BG33]:** OS 47.7 Glen Dene Ltd.

**Perceptual (Sensory) Attributes and Values**

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

**Legibility and expressiveness attributes and values:**

- 57. The area's natural landforms, land type, and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes acknowledging that the level and extent of Lake Hāwea is the result of human modification.
- 58. Indigenous gully and stream plantings vegetation which reinforce the legibility and expressiveness values in places.
- 59. More generally, the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying (depositional) areas and more natural vegetation cover apparent across more elevated (bedrock) areas.

**Commented [BG34]:** OS 182.37 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.  
OS 47.10 Glen Dene Ltd.  
OS 49.9 Richard Burdon.

**Commented [BG35]:** Change made by BG in response to Di Lucas EIC on behalf of UCESI.

**Commented [BG36]:** Changes made by BG in response to Di Lucas EIC on behalf of UCESI.

**Particularly important views to and from the area:**

- 60. The sequence of highly attractive, frequently dramatic and varied views from SH6 Makarora Lake Hāwea Road between the entrance to Hāwea township/the Control Dam area and the lake terrace north of the Glen Dene homestead of: the dynamic waters of the lake; the glacial knolls along the western side of the lake; the distinctive transition between the mountains, lake terraces and waters of the lake; and the broader undeveloped and open mountain context framing the lake.
- 61. The striking close to long-range views from the lake margins (including the Te Araroa Trail, reserve land and Lake Hāwea township at the southern end of the lake) out over the lake, framed by the Mt Burke range to the west, the wall of sharply dissected mountains to the east, and the distant often snow-capped mountain range to the north including Sentinel Peak and Terrace Peak. The openness of the surrounding mountain context makes an important contribution to the quality of the outlook.

- 62. The series of highly appealing and memorable mid and longer-range views from the various trails in the area that, in many instances, afford expansive views across the dynamic waters of the lake to the broader glacial and open mountain context. The seemingly undeveloped mountain context juxtaposed beside the relatively modest settlement of Lake Hāwea adds to the interest of the outlook from many vantage points.
- 63. The attractive and engaging north and south bound views from SH6 Makarora Lake Hāwea Road in the vicinity of the Control Dam, in which the road across the control dam reads as a distinctive gateway and edge to the settlement on the eastern side of the dam/Hāwea River, with the land on the western side of the control dam retaining a markedly less developed, spacious rural character.
- 64. The highly appealing views from the waters of Lake Hāwea to the largely undeveloped lake terrace and dramatic open mountain context. The confinement of sizeable built development to Lake Hāwea township, its generally modest appearance and the very limited visibility of other development by virtue of its scale, appearance and/or the screening by landform or vegetation (for example, Gladstone, The Camp the Lake Hāwea Holiday Park, and the Glen Dene homestead) are of importance to the impression of Lake Hāwea as a relatively undeveloped lake.
- 65. In all of the views, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

**Commented [BG37]:** OS 47.7 Glen Dene Ltd.

**Naturalness attributes and values:**

- 66. Lake Hāwea as a central feature of the ONL (acknowledging that the level and extent of Lake Hāwea is the result of human large scale engineering modification as part of a hydroelectricity development).
- 67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
- 68. The lake terraces on either side of the lake are the least natural parts of the ONL because of the presence of The Camp the holiday park, rural and rural living related development, the damming of the lake and pastoral farming activities. The limited scale and visibility of built development within The Camp the holiday park (from SH6, the lake and the township) and farm dwellings and buildings, ensures that naturalness values rate as at least moderate-high in those parts of the PA.
- 69. Overall, the area displays naturalness values that rate towards the higher end of the spectrum as a consequence of the dominance of the natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest and/or relatively low-key character plays an important role.

**Commented [BG38]:** Changes made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

**Commented [BG39]:** OS 47.11 Glen Dene Ltd.  
OS 182.40 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.  
OS 47.10 Glen Dene Ltd.  
OS 47.11 Glen Dene Ltd.  
OS 49.9 Richard Burdon.  
OS 49.10 Richard Burdon.

**Commented [BG40]:** OS 47.7 Glen Dene Ltd.  
OS 47.10 Glen Dene Ltd.

**Commented [BG41]:** OS 182.41 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

**Commented [BG42]:** OS 47.7 Glen Dene Ltd.

**Memorability attributes and values:**

- 70. The highly memorable views of the lake and its surrounding mountain frame.

**Transient attributes and values:**

- 71. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
- 72. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
- 73. Human activity on the lake.

**Remoteness and wildness attributes and values:**

- 74. A high degree of remoteness and wildness along the mountain trails towards the edges of the PA and from much of the waters of the lake where there is a strong sense of separation from Lake Hāwea township and the famed lake terraces and the sheer scale of the natural mountain and lake setting, means that it is the dominant perception.

- 75. A localised sense of remoteness along the lake-edge trails and shoreline within the PA ONL, where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context.

**Aesthetic attributes and values:**

- 76. The experience of the values identified above from a wide range of public viewpoints.
- 77. More specifically, this includes:
  - a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
  - b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying lake terraces that is engaging and appealing.
  - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The distinctive peaks, bold bluffs, rock outcrops, and sculpted spurs of the surrounding mountain ranges.
    - ii. The two glacial knolls on the western side of the lake.
    - iii. The transition of vegetation patterns from exotic to indigenous across the PA.
    - iv. The terminal moraine landform at the southern end of the lake.
    - v. The relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development within the PA.
    - vi. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
    - vii. The general absence of structures and dominance of natural landscape elements along the western and eastern lake edges.
    - viii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the Lake Hāwea settlement context and imbues an impression of a natural landscape context.
    - ix. The mature trees throughout the area which contribute to the scenic appeal.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for PA ONL Hāwea South North Grandview can be summarised as follows:

- 78. **High physical values** because of the assemblages of landforms, at a range of scales and formed by a range of interacting geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area.
- 79. **High associative values** relating to
  - a. The mana whenua associations of the area.
  - b. The historic associations of the area.
  - c. The strong shared and recognised values associated with the area.
  - d. The popularity of the area for a wide range of recreational activities.
- 80. **High perceptual values** relating to:
  - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The high aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values and proximity to Lake Hāwea settlement, SH6 and Te Araroa Trail also play a role.
  - c. A high impression of naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
  - d. A strong sense of remoteness and wildness across much of the PA due to the distance from, or limited awareness of, development.

## Landscape Capacity

The landscape capacity of the PA ONL ~~Hāwea South North Grandview West Wanaka~~ 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 recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **some** landscape capacity for visitor accommodation activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No Extremely limited** landscape capacity for tourism related activities in visually discreet discrete low-lying locations, that

**Commented [BG43]:** The changes to the landscape capacity rating scale recommended by D White and Ben Espie EIC for R Burdon (OS 49) and which adopt Mr Espie's rating scale, are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie's landscape capacity rating scale.

**Commented [BG44]:** OS 23.5 Geoff and Maureen Kernick. OS 47.14 Glen Dene Ltd. OS 49.14 Richard Burdon.

**Commented [BG45]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG46]:** Consequential amendment arising from OS 74.2.

**Commented [BG47]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG48]:** Typographical correction made by Mr Espie and Ms Gilbert during landscape conferencing on 5 October 2023.

- is designed to: be small scale and have a low-key, rural character; integrate landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions** – – **extremely limited or no** landscape capacity.
  - iv. **Intensive agriculture** – – **extremely limited or no** landscape capacity **unless it is very discreetly discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.**
  - v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
  - vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of ONL.
  - vii. **Mineral extraction** – – **extremely limited or no** landscape capacity for extraction larger than farm-scale quarries.
  - viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Limited Some landscape capacity for trails that are located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONL values.**
  - ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for 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.**
  - x. **Renewable energy generation** – – **extremely limited or no** landscape capacity for commercial-scale renewable energy generation **unless it is very discreetly discreetly located so that it is reasonably difficult to see from outside the site.** **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
  - xi. **Production Forestry** – – **extremely limited or no** landscape capacity **for exotic forestry.**
  - xii. **Rural living** – **very limited** landscape capacity for activities that **are** located on the lower-lying terrain **that and are is:** located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low key' rural character and **is-are** difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrates appreciable landscape restoration and enhancement; **and** enhances public access; **and protects the area's ONL values.**
  - xiii. **Jetties, boatsheds, Lake structures and moorings** – – **extremely limited or no** landscape capacity.
- Commented [BG49]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG50]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG51]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG52]:** Typographical correction made by Mr Espie and Ms Gilbert during landscape conferencing on 5 October 2023.

**Commented [BG53]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG54]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG55]:** OS 195.2 John and Helen Langley Clarke.

**Commented [BG56]:** OS 73.14 Bike Wanaka Inc. OS 99.6 John Wellington.

**Commented [BG57]:** Typographical correction.

**Commented [BG58]:** Consequential amendment arising from OS 74.2.

**Commented [BG59]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG60]:** OS 70.41 Transpower New Zealand Limited.

**Commented [BG61]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG62]:** Typographical correction made by Mr Espie and Ms Gilbert during landscape conferencing on 5 October 2023.

**Commented [BG63]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG64]:** Typographical correction.

**Commented [BG65]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG66]:** Change made by BG, relying on OS 67.28 (UCESI).

**Commented [BG67]:** Typographical correction.

**Commented [BG68]:** Typographical correction.

**Commented [BG69]:** Typographical correction.

**Commented [BG70]:** Typographical correction.

**Commented [BG71]:** Consequential amendment arising from OS 74.2.

**Commented [BG72]:** Typographical correction.

**Commented [BG73]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG74]:** OS 77.28 Kai Tahu ki Otago.

**Commented [BG75]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

## 21.22.24 PA ONL Lake McKay Station & Environs: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Lake McKay Station and environs PA is located on the northern shoulder slopes of the Pisa/Criffel Range, extending from the Criffel Diggings Track near Mount Barker to the true right bank of Sheepskin Creek in the east. The northern boundary of the PA is defined by the toe of the mountain range or the northern crest of the Luggate Creek gorge and takes in schist landforms (Knoll A3KV) north of Luggate Creek and east of Sheepskin Creek. To the south, the PA extends to landforms that visually contain the Upper Clutha Basin (at around the 700 to 1100m contour) when viewed from proximate areas of the basin floor.

### 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. The Pisa/Criffel Range: the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. At the northern end of the range, the PA takes in a lower ice-eroded shoulder that defines the southern enclosure of the Upper Clutha basin. Within this shoulder, moraines form smoother surfaces between rocky outcrops and hummocks, and the deeply cut gullies of Luggate, Alice Burn, Tin Hut, Dead Horse and Sheepskin creeks dissect the landscape in a south-west to north-east direction. The lower margin of the shoulder, south and east of Luggate, has ice-scoured terrain with rock exposures and fluvially formed escarpments and terraces leading down to the basin floor.
2. Knob A3KV: a low but prominent ice-scoured schist and moraine knoll with numerous rock outcrops. The smoother moraine slopes of the knoll are outside the ONL.
3. Luggate Creek gorges: steeply incised rocky gorges in the upper reaches of the creek and separating the mountain shoulder from Knob A3KV.

### Important hydrological features:

4. The series of creeks flowing south-west to north-east from the Pisa/Criffel Range across the ice-eroded northern shoulder. The largest of these is Luggate Creek, with its major tributaries the Alice Burn (Fall Burn) and Tin Hut Creek. Further to the east are Dead Horse Creek and Sheepskin Creek, which join on the flats and flow directly to the Clutha River ~~Mata Au Mata-au~~.

**Commented [JH1]:** OS 77.32 Kai Tahu ki Otago  
OS 188.32 Te Rūnunga o Ngāi Tahu

5. The water courses within the valley provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and spawning habitat for brown and rainbow trout.

**Important ecological features and vegetation types:**

6. Particularly noteworthy vegetation types include:
  - a. Shrubland and remnant forest in the lower gorge section of Luggate Creek, including remnant silver beech, Hall's totara, broadleaf and locally uncommon shrub species. Luggate Creek is an important spawning habitat hampered by the spread of willow in the lower reaches.
  - b. Dense regenerating kānuka-dominant shrubland in the Alice Burn (Fall Burn) and ~~to a lesser extent~~ in the other creek gullies. ~~Other species associated with the shrubland include including~~ matagouri, native broom, *Coprosma propinqua*, *Coprosma crassifolia* and *Olearia lineata*;
  - c. Grey shrubland, bracken and regenerating kānuka on rocky areas and escarpments ~~unsuitable for improved pasture~~, adjacent to ~~the~~ gullies, and on ~~the~~ steeper slopes above the ice-eroded shoulder;
  - d. Scattered Significant Natural Areas protecting representative examples of the vegetation types listed above.
7. Other characteristic vegetation types are:
  - a. Small scale radiata pine plantations and wilding spread on the lower escarpments close to Luggate;
  - b. Rough low producing pasture with scattered sweet briar, matagouri and kānuka on steeper slopes and hummocky land;
  - c. Irrigated improved pasture and lucerne cropping on smoother moraine surfaces and terraces between the creek gullies;
  - d. Willows lining lower Luggate Creek closer to Luggate township.
8. Valued habitat for skinks and geckos, a wide range of invertebrate species and native birds (including New Zealand falcon, Australasian harrier, South Island tomtit, grey warbler, fantail, silvereye and black shag).
9. Plant pest species include wilding conifers, sweet briar, tussock hawkweed (*Hieracium lepidulum*) and crack willow.
10. Animal pest species include rabbits, hares, pigs, goats, stoats, possums, rats and mice.

**Commented [JH2]:** OS 115.13 Otago Fish and Game Council

**Commented [JH3]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH4]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH5]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Important land use patterns and features:**

11. Predominant land use is sheep, beef and deer farming ~~on freehold land at Lake McKay and Criffel Stations and at 191 Luggate Cromwell Road (Sheepskin Creek area)~~. The smoother undulating glacial till plateaus ~~on Lake McKay Station and 191 Luggate Cromwell Road~~ are generally irrigated and support more intensive grazing and lucerne production. Hummocky land and steeper slopes support lower intensity grazing ~~(currently with deer on Criffel Station)~~. Mature radiata pine forestry is present on the lower escarpment faces behind Luggate township.
12. Earthworks and built modifications are generally limited to fencing, farm tracks, sheepyards and a farm airstrip. Rock outcrops have been removed in some areas to facilitate cropping. There is a consented woolshed and two consented residential building platforms on the northern part of the Tin Creek plateau, two 7-8 hectare rural living lots in the north-eastern corner of the PA and water supply tanks for Luggate immediately above the township. District electricity lines cross the eastern third of the PA.

**Commented [JH6]:** Typographical correction to align with standard Schedule format.

**Commented [JH7]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH8]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

**Commented [JH9]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

13. ~~Commercial recreation activities, including farm and gold diggings tours, are undertaken on Criffel Station.~~

**Commented [JH10]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67) (point is covered below at [20] of the schedule).

#### **Important archaeological and heritage features and their locations:**

14. Rich history of late 19<sup>th</sup> century gold mining and early European high-country farming. More than 28 archaeological sites including water races, wing dams, tailings, diggings, mine drives, hut/tent sites and rock shelters; pack tracks accessing the diggings, including the Criffel Diggings Track and an old track from Luggate between Dead Horse Creek and Alice Burn.

#### **Mana whenua features and their locations:**

15. 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.

#### **Associative Attributes and Values**

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

#### **Mana whenua associations and experience:**

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

#### **Important historic attributes and values:**

17. Associations with late 19<sup>th</sup> century gold mining, with physical evidence of mining activities and historic diggings. Mining within the PA and on the upper Criffel Range in the 1880s and 1890s was part of the last gold rush in Otago.
18. Associations with early high country pastoral farming, including evocative place and feature names.

#### **Important shared and recognised attributes and values:**

19. Valued as an integral part of the distinctive and visually prominent southern enclosure of the Upper Clutha Basin, and for its contribution to the sense of place and identity experienced by locals and frequent visitors.

#### **Important recreation attributes and values:**

20. Farmstay, farm and gold diggings tours at Criffel Station.
21. Limited public access, except for informal access along the Luggate Creek and Alice Burn marginal strips. Potential for improved walking access along Luggate Creek to the Luggate Creek and Fall Burn reserves.

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

22. History of extensive pastoral farming has resulted in an open character and highly legible landform, reinforced by the pattern of deeply cut stream gullies and associated indigenous vegetation. The relative openness of the upper slopes, hummocky areas and moraine plateaus allows the processes of land formation to be easily perceived. The landscape is clearly expressive of the uplift, glacial and fluvial processes that have formed it.

### Particularly important views to and from the area:

23. Limited public accessibility means that closer views of the PA are generally limited to the lower escarpments and mountain slopes adjoining the Upper Clutha Basin floor. The PA is however widely visible from more distant vantage points across the basin, including Kane Road, Luggate-Tarras Road (SH8A), Wanaka-Luggate Highway (SH6), Mt Barker Road, Ballantyne Road and Mount Iron. The eastern part of the PA, including Criffel Station and Knob A3KV is visible from viewpoints near Wānaka, and the hummocky or craggy topography with a mosaic of patchy grey shrubland and kānuka is a coherent and highly natural mid-ground to the higher peaks of the Pisa Range. North of the Clutha River Mata-au, expansive views of the entire PA are available from Kane Road and surrounding areas. The rough vegetation-covered upper slopes, escarpments and stream gullies contrast with the colour and texture of improved pasture on the moraine plateaus, enhancing the legibility of the landscape and providing visual complexity and interest. From these viewpoints the PA is a continuous part of the mountainous enclosure of the basin.
24. Much of the PA is also visible from parts of the Pisa Conservation Area high on the Pisa Range and from the Deep Gully and Grandview Ridge Tracks to the east across the Clutha valley.

### Naturalness attributes and values:

25. Overall the PA is perceived as having a high level of naturalness. There is a low level of human modification (in the form of irrigated improved pasture, fences, tracks and occasional buildings) that is largely confined to the smoother moraine plateau and alluvial terraces. Natural patterns and process are dominant across the majority of the PA and are particularly strong in the regenerating kānuka woodland and shrubland areas, and on the steeper slopes. Rocky outcrops and spectacular rocky gorges and gullies add to perceptions of naturalness.

### Memorability attributes and values:

26. The memorability of the PA as part of the Pisa/Criffel range, enclosing the Upper Clutha basin to the south and contrasting strongly with the long horizontals of the basin outwash plain;
27. The spectacular rocky gorges of Luggate Creek, although these are not currently widely experienced by the public;
28. The distinctive pyramidal form of Knob A3KV, as viewed from Mount Iron and SH6, particularly on the eastern approach to Luggate;
29. Large rock outcrops adjacent to SH6 at the eastern end of Luggate are a memorable local landmark.

### Transient attributes and values:

30. Important transient attributes include the play of light on the open landforms, changing snow cover, the changing colour of pasture vegetation and crops across the seasons, and the presence of stock and wildlife.

### Remoteness and wildness attributes and values:

31. A strong sense of remoteness as a consequence of the very low level of domestication and human activity in most parts of the PA.

### Aesthetic attributes and values:

32. The PA is predominantly experienced from outside its boundaries (although this may change if public access to Luggate Creek and Alice Burn is improved), and its aesthetic attributes therefore mainly relate to the views available from the floor of the Upper Clutha Basin and elevated places around the basin.
33. Specific characteristics contributing to aesthetic values include:
  - a. The pattern of ice-eroded moraine plateaux dissected by deep rocky kānuka-clad gullies;
  - b. The spectacular Luggate Gorge, with its steep rough, rocky cliffs and dense kānuka woodland;
  - c. The high level of perceived naturalness and remoteness, with very little built infrastructure (other than farm roads) visible from outside the site;
  - d. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the predominance of regenerating vegetation;
    - ii. the contrast between the colour and texture of the intensively farmed plateaux/terraces and the steeper slopes, hummocks and gullies.
    - iii. the play of light and shadow on the landform.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for PA ONL Lake McKay Station and environs Valley can be summarised as follows:

- (a) **High physical values** as a predominantly unmodified landform shaped by uplift, glacial and fluvial processes, as part of the recognised basin and range landform sequence in Central Otago, the important and intact vegetation types and habitats, and the mana whenua features associated with the area.
- (b) **Moderate associative values** relating to the mana whenua associations of the area, the historic attributes of gold mining and high-country pastoralism, and the shared and recognised values contributing to local identity and sense of place.

- (c) **High perceptual values** relating to the open character and resulting legible and expressive display of topography, the high level of perceived naturalness, the distinctive patterns of indigenous vegetation and pasture, and the memorability of various features within the PA.

## Landscape Capacity

The landscape capacity of the PA ONL Lake McKay and environs for a range of activities is set out below.

- |   |   |
|---|---|
| <p>i. <b>Commercial recreational activities</b> – <b>some</b> landscape capacity for small scale and low-key activities that utilise existing infrastructure and enhance public access and protect the area's ONL values.</p>   | <p><b>Commented [JH11]:</b> OS 77.5 Kai Tahu ki Otago.</p> <p><b>Commented [JH12]:</b> OS 74.2. John May and Longview Environmental Trust.</p>  |
| <p>ii. <b>Visitor accommodation and tourism related activities</b> – <b>very limited</b> landscape capacity for visitor accommodation activities that are co-located with existing consented infrastructure or are temporary or seasonal in nature, and are: located and designed to be barely discernible from external viewpoints; of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate) and have a low key 'rural' character; and protect the area's ONL values. <b>No-Extremely limited</b> landscape capacity for tourism related activities that are: of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access.</p> | <p><b>Commented [JH13]:</b> OS 74.2. John May and Longview Environmental Trust.</p> <p><b>Commented [JH14]:</b> Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.</p> <p><b>Commented [JH15]:</b> Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.</p>   |
| <p>iii. <b>Urban expansions</b> – <b>extremely limited or no</b> landscape capacity.</p>  | <p><b>Commented [JH16]:</b> OS 67.22 Upper Clutha Environment Society</p>   |
| <p>iv. <b>Intensive agriculture</b> – <b>some</b> landscape capacity on the terraces and moraine plateaux for agriculture under irrigation that maintains the high levels of naturalness, openness and protects the legibility and ecological values of the PA.</p>   | <p><b>Commented [JH17]:</b> OS 73.15 Bike Wanaka Inc.<br/>OS 73.5 Bike Wanaka Inc<br/>OS 99.7 Upper Clutha Tracks Trust</p> <p><b>Commented [JH18]:</b> OS 73.15 Bike Wanaka Inc.<br/>OS 73.5 Bike Wanaka Inc<br/>OS 99.7 Upper Clutha Tracks Trust</p> <p><b>Commented [JH19]:</b> OS 73.15 Bike Wanaka Inc.<br/>OS 73.5 Bike Wanaka Inc<br/>OS 99.7 Upper Clutha Tracks Trust</p>   |
| <p>v. <b>Earthworks</b> – <b>limited</b> landscape capacity for to absorb earthworks associated with farming and rural living / visitor accommodation / commercial recreation activities and <b>some</b> landscape capacity for trails (walking and cycling) that maintain protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.</p>  | <p><b>Commented [JH20]:</b> OS 74.2. John May and Longview Environmental Trust.</p>   |
| <p>vi. <b>Farm buildings</b> – <b>limited</b> landscape capacity for modestly scaled recessive buildings that are reasonably difficult to see from outside the site.</p>  | <p><b>Commented [JH21]:</b> Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.</p>  |
| <p>vii. <b>Mineral extraction</b> – <b>very limited</b> landscape capacity for farm-scale extraction that protects the area's ONL values.</p>   | <p><b>Commented [JH22]:</b> OS 70.42 Transpower NZ Ltd.</p> <p><b>Commented [JH23]:</b> Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.</p> <p><b>Commented [JH24]:</b> OS 74.2. John May and Longview Environmental Trust.</p> <p><b>Commented [JH25]:</b> Typographical correction.</p> <p><b>Commented [JH26]:</b> Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.</p> |
| <p>viii. <b>Transport infrastructure</b> – <b>no extremely limited</b> landscape capacity for modestly scaled and low key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.</p>  | <p><b>Commented [JH27]:</b> OS 67.24 Upper Clutha Environmental Society</p> <p><b>Commented [JH28]:</b> OS 67.24 Upper Clutha Environmental Society</p>   |
| <p>ix. <b>Utilities and regionally significant infrastructure</b> – <b>limited</b> landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure and designed and located so that they are not visually prominent. In the case of the National Grid, <b>limited</b> 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.</p>  | <p><b>Commented [JH27]:</b> OS 67.24 Upper Clutha Environmental Society</p> <p><b>Commented [JH28]:</b> OS 67.24 Upper Clutha Environmental Society</p>   |
| <p>x. <b>Renewable energy generation</b> – <b>no extremely limited</b> landscape capacity for commercial scale renewable energy generation on the gentler, upper 'shoulder' landforms that is positioned to optimise the integrating benefits of landform and vegetation patterns and is reasonably difficult to see from public places. <b>Limited</b> landscape capacity for discreetly located and small-scale renewable energy generation that protects the area's ONL values and is not visually prominent.</p>  | <p><b>Commented [JH27]:</b> OS 67.24 Upper Clutha Environmental Society</p> <p><b>Commented [JH28]:</b> OS 67.24 Upper Clutha Environmental Society</p>   |
| <p>xi. <b>Production Forestry</b> – <b>extremely limited or no very limited</b> landscape capacity for small scale production forestry.</p>   | <p><b>Commented [JH27]:</b> OS 67.24 Upper Clutha Environmental Society</p> <p><b>Commented [JH28]:</b> OS 67.24 Upper Clutha Environmental Society</p>   |

xii. **Rural living – very limited** landscape capacity for rural living development that is co-located with existing built development, at lower elevations and contained by landform and/or existing vegetation – with the location scale and design of any proposal ensuring that it is barely discernible from external viewpoints. Developments should be of a modest scale have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access (where appropriate); and protect the area's ONL values.

**Commented [JH29]:** OS 67.25 Upper Clutha Environment Society

**Commented [JH30]:** OS 67.25 Upper Clutha Environment Society

**Commented [JH31]:** OS 74.2. John May and Longview Environmental Trust.

## 21.23.1 PA RCL Cardrona River/Mount Barker Road: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Cardrona River/Mount Barker PA is a triangle of rural land to the east of urban Wānaka. It is bounded by the Ōrau (Cardrona River) to the west, Wānaka Luggate Highway to the north and generally by the toe of the Criffel Range to the south. The Mount Barker ONF is within the PA, adjacent to its southern boundary.

### 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. The geology of the area includes glacial outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms:
  - a. the alluvial bed of the Ōrau (Cardrona River);
  - b. the legible series of degradational terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;
  - c. a clearly defined scarp at the eastern edge of the terraces, with gently rolling glacial moraine downlands extending eastwards;
  - d. an outwash plain in the eastern triangle between Wānaka Luggate Highway and Mount Barker Road, extending to the foothills of the Criffel Range.
3. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming 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 the Cardrona riverbed and exposed gravel roads or soils.

### Important hydrological features:

5. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The section of river adjacent to the PA is seasonally

ephemeral due to natural losses to groundwater and extraction for irrigation. There is relatively poor water quality (nitrogen, E coli, ammonium) in this reach.

6. Irrigation water races leading from the Ōrau (Cardrona River).
7. The Wānaka Basin Cardrona gravel aquifer, which underlies the PA and Wānaka township. Water take from the aquifer is currently over-allocated.

#### Important ecological features and vegetation types:

8. ~~Conifer, eucalypt and Lombardy poplar sShelter belts throughout the PA and scattered eucalypt or conifer woodlots generally around 1-3ha in size. Many of the shelter and woodlot trees have wilding potential.~~
9. Vegetation associated with rural living, including roadside hedges, driveway avenues, shelter trees around dwellings and large gardens.
10. Small areas of indigenous revegetation, with potential for further enhancement.
11. Extensive areas of improved pasture and areas used for cropping that are favourable seasonal feeding grounds for Paradise shelduck, South Island oystercatcher and Spur-winged plover.
12. Rank exotic grassland along road margins may be utilised by skinks.
13. Plant pest species include wilding conifers, hawthorn, crack willow, broom and lupin.
14. Animal pest species include rabbits, stoats, possums, rats and mice.

**Commented [JH1]:** Diane Lucas EIC for UCESI (OS 67) requests [8] be removed. However JH considers that it is important to retain an acknowledgement of the farm-scale vegetation patterns present in the PA.

#### Important land use patterns and features:

15. Pastoral farming or cropping, with irrigation from the Cardrona River water races and bores to the Wanaka Basin Cardrona gravel aquifer. The PA includes vineyards, a lavender farm, an equine facility and a firewood supply operation.
16. Rural living and hobby farming is common, mainly on lots of between 4 and 10 hectares in size. Areas of this type of land use are present around Black Peak Road, as well as south of Ballantyne Road east of the river, at the intersection of Morris and Ballantyne Roads, at the intersection of Ballantyne Road and the Wānaka Luggate Highway, and at the southern end of Mount Barker Road. Larger rural living properties of about 20ha are in the eastern part of the PA. There are also several small lots of one to two hectares in size that were subdivided from larger farms in the late 1990s. Additional residential building platforms have been consented, with potential for additional domestication and further dissection of open pastoral land.
17. Rural living dwellings are generally well set back from roads and screened and integrated by planting. Dwellings include substantial homes or visitor accommodation lodges with large gardens and curving tree-lined driveways.
18. The land use context of the PA includes:
  - a. Rural Lifestyle zoning and the Wānaka Urban Growth Boundary across the Ōrau (Cardrona River) to the west.
  - b. PA RCL Halliday Road to the north across the Wānaka-Luggate Highway, which has a pattern of rural living and working farmland similar to that of PA RCL Cardrona River/Mount Barker Road in the western half and a consented but unimplemented film studio and tourism development at Corbridge in the eastern half.
  - c. Wānaka airport (with the associated node of commercial and commercial recreation development) and working farmland with an open character to the east.

**Commented [JH2]:** Typographical correction to align with standard Schedule format.

- d. Rural Lifestyle Zones, the Criffel Range ONL and working farmland on terraces at the base of the Criffel Range to the south.
- e. The PA forms a transitional area of pastoral farming and rural living between Wānaka township and more open rural land to the east.

#### Important archaeological and heritage features and their locations:

- 19. Two PDP Category 3 historic buildings within the PA - the cob house and stone shed at 107 Maxwell Road (QLDC Ref. 526), and the Pearce clay stone hut at 590 Mt Barker Road (QLDC Ref. 525).
- 20. Remains of the Hudson cottage (archaeological site F40/126) south-west of the intersection of Ballantyne and Morris Roads - a small timber cottage constructed about 1900 and later demolished.

#### Mana whenua features and their locations:

- 20. 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.
- 21. The western part of the RCL overlaps the mapped wāhi tūpuna Ōrau (Cardrona River).

#### 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:

- 22. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
- 23. The Ōrau is a traditional ara tawhito (travel route) linking ~~Whakatipu-Waimāori~~ ~~Whakatipu-wai-Māori~~ with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
- 24. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
- 25. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

**Commented [JH3]:** OS 77.46 Kai Tahu ki Otago.  
OS 188.46 Te Rūnunga o Ngāi Tahu

#### Important historic attributes and values:

- 26. The associations of the area with early European settlement and farming, where land was initially held as part of the larger Wanaka pastoral lease and gradually broken down into smaller grazing runs from the 1880s, evidenced by the remaining historic buildings and some place names.

#### Important shared and recognised attributes and values:

- 27. Valued as the scenic rural enclosure of Wānaka township to the east. The Ōrau (Cardrona River) is a natural boundary to urban and rural residential or rural lifestyle development on the southern and eastern sides of Wānaka and District planning documents indicate that the local community values the maintenance of rural character outside this boundary. These include the 2002 Wānaka 2020 community plan, the 2007 QLDC Growth Management Strategy and the PDP.
- 28. Valued as a pleasant rural living location close to Wānaka, with spacious pastoral surrounds and a high level of visual and rural amenity.

### Important recreation attributes and values:

29. Recreational use of the Ōrau (Cardrona) riverbed and its margins for fishing, swimming, walking and cycling. A walkway/cycleway is planned for the true left bank of the river.

### 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:

30. The series of degradational terraces and fluviially-eroded scarps leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion.
31. The gently rolling landform of the glacial moraine appreciated from public roads, particularly from Ballantyne, Morris, Boundary and Faulks Roads.
32. The outwash plain in the eastern part of the PA, which extends further north-east across Wānaka airport to the Clutha ~~Mata-Au~~ Mata-au escarpments and is notable for its flatness, openness and physical extent.

**Commented [JH4]:** OS 77.33 Kai Tahu ki Otago.  
OS 188.33 Te Rūnunga o Ngāi Tahu

### Particularly important views to and from the area:

33. The key public routes through or around the PA are the Wānaka Luggate Highway and Ballantyne Road, a local shortcut between Wānaka and Luggate. From these key viewing locations, long views across terraces, moraine and outwash plains are often prevented by either rolling terrain or roadside shelterbelts (particularly from the highway). Moving through the landscape provides intermittent vistas across open pastoral land to the mountainous ONL that surround the Upper Clutha Basin and to Mount Iron and Mount Barker. Views are important to the sense of scale of the landscape and to its amenity and visual coherence. The patterns of open pasture alternating with lines or stands of vegetation and scattered rural dwellings are moderately complex, but highly coherent across the PA. Rural living development is largely set back from roads to maintain views to open pasture and many rural lifestyle dwellings are screened from public roads by topography or planting.
34. Highly appealing intermittent views from Faulks Road and Mount Barker Road across the foreground of pastoral rural land to Mount Barker, the Criffel Range and more distant mountains in the north. The subservient nature of built development within the views contributes to the quality of the outlook.
35. Views from the summit of Mount Iron, where the panoramic vistas available to the south-east take in the Cardrona River and the rolling pastoral expanse of the PA in the mid-ground, contrasting with Mount Barker and the Criffel/Pisa Range in the background. The balance between rural living development and open pastoral land within the PA is important to the amenity and perceived naturalness of the views.

### Naturalness attributes and values:

36. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the high number of road crossings, letterboxes, tree-lined driveways, entry features and partially visible houses. There is a moderate level of naturalness, with a predominance of natural rather than built elements. Human intervention as managed farmland and rural living is evident.

### Transient attributes and values:

37. Transient elements of the landscape include seasonal foliage and pasture colours, the changing shadow patterns from shelter belts, the varying water flow characteristics of the Cardrona and the presence of stock and wildlife such as hawks.

### Remoteness/wildness attributes and values:

38. Rural tranquillity and quietness are experienced in those parts of the PA away from Ballantyne Road and Wānaka Luggate Highway, where there are low traffic volumes and the levels of activity are consistent with working farmland, working farmland hobby farming and low-density rural living (on lots of 4ha and greater).

Commented [JH5]: OS 19.19 Aitkens Folly Vineyard Ltd

### Aesthetic attributes and values

39. The experience of the values identified above from public and private viewpoints.
40. More specifically, this includes:
- the highly attractive views, often framed by trees, across pastoral land to Mount Barker, Mount Iron and the mountain ranges surrounding the Upper Clutha Basin<sup>1</sup>;
  - Juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the PA and the rougher browner and more visually complex rangelands of Mount Barker and the Criffel Range slopes;
  - Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to main roads, a sense of spaciousness and rural living development integrated by topography and/or vegetation;
  - Aesthetic appeal of the gently rolling moraine landforms.

### Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative and perceptual attributes and values described above for PA RCL Cardrona River/Mount Barker Road can be summarised as follows:

- Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the patterns of rural shelterbelts, hedgerows and mature exotic trees framing open areas of pastoral land, and the mana whenua features associated with the area.
- Moderate associative values** relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Cardrona River and the shared and recognised values of the area as a rural edge to Wānaka township and a pleasant rural living location.
- Moderate-high perceptual values** relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the framed scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

<sup>1</sup> Mount Iron and the mountain ranges surrounding the Upper Clutha Basin are outside of the PA.

## Landscape Capacity

The landscape capacity of the PA RCL Cardrona River/Mount Barker Road for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity for small scale and low-key activities based on the rural land resource that are: visually recessive; of a modest scale and have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- ii. **Visitor accommodation and tourism related activities – some** landscape capacity for rural farmstay/visitor accommodation within existing or consented buildings/building platforms. **Very limited** capacity for small scale and low-key tourism related activities that are: visually recessive; of a modest scale and have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity ~~where soils and available water allocation supports the activity, and~~ where expressiveness and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living / ~~visitor accommodation / commercial recreation~~ activities ~~and some landscape capacity for trails (walking and cycling) that maintain naturalness and expressiveness and aesthetic attributes and values and integrate with existing natural landform patterns.~~
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction – limited** landscape capacity for ongoing gravel extraction from the Ōrau (Cardrona) riverbed in accordance with Otago Regional Council river management strategy. ~~Extremely limited or no. No~~ landscape capacity for additional gravel extraction from the Ōrau (Cardrona) riverbed. **Very limited** landscape capacity for farm-scale quarries elsewhere within the PA that protect the naturalness and aesthetic attributes and values of the PA.
- viii. **Transport infrastructure –** outside the State Highway corridor, **some** 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 co-located with existing distribution lines or roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure. ~~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.~~
- x. **Renewable energy generation – some** landscape capacity for discreetly located and small-scale renewable energy regeneration. **Limited** landscape capacity for larger scale commercial renewable energy generation.
- xi. ~~Production Forestry~~ – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living – very limited** capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, rural character and shared and recognised attributes and values. The rural character of the PA is vulnerable to further fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka would be undermined by increased densities of rural living. Any additional rural living should be set well back from roads; integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.

**Commented [JH6]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH7]:** Duncan White for Sunnyheights Ltd (OS 42.19) requests that reference to soils and available water is deleted. JH agrees as the landscape outcome following the activity is the critical aspect.

**Commented [JH8]:** OS 73.16 Bike Wanaka Inc

**Commented [JH9]:** OS 73.16 Bike Wanaka Inc

**Commented [JH10]:** Grammatical amendment by JHLA.

**Commented [JH11]:** OS 73.16 Bike Wanaka Inc

**Commented [JH12]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH13]:** OS 77.16 Kai Tahu ki Otago

**Commented [JH14]:** OS 70.43 Transpower NZ Ltd

**Commented [JH15]:** Typographical correction.

## 21.23.2 PA RCL Halliday Road/Corbridge: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Halliday Road/Corbridge PA is an area of rural land bounded by the Wanaka – Luggate Highway (SH6), the Cardrona River and the Clutha River ~~Mata-Au Mata-au~~ on its southern, western and northern sides, respectively. To the east it extends to the escarpment between rolling glacial moraine and the flatter series of outwash terraces. The rolling moraine downlands terraces include a 322 hectare site (approximately 234 hectares of which is within the PA) to the west of Wanaka airport where a film studio and associated activities has been recently consented.

### 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. A series of alluvially formed terraces, with well-formed treads and risers, stepping down to the west to the Cardrona River.
2. A clearly defined scarp at the eastern edge of the terraces of up to 60 metres in height.
3. The sequence of landforms:
  - a. the alluvial bed of the Cardrona River;
  - b. an obvious series of terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;
  - c. a clearly defined prominent scarp of about 60 metres in height at the eastern edge of the terraces, with a sizeable basin within gently rolling glacial moraine downlands extending eastwards from the scarp.
4. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming and more intensive farming under irrigation.
5. 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 the Cardrona riverbed and exposed gravel roads or soils.

**Commented [JH1]:** OS 77.34 Kai Tahu ki Otago OS 188.34 Te Rūnunga o Ngāi Tahu

**Commented [JH2]:** Mr Espie and Mr Head made this amendment for consistency of terminology during landscape conferencing on 5 October 2023.

**Commented [JH3]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175).

**Commented [JH4]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.2).

**Commented [JH5]:** OS 175.2 Silverlight Studios Limited

**Commented [JH6]:** OS 175.2 Silverlight Studios Limited

**Commented [JH7]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175).

### Important hydrological features:

6. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The lower reaches of the river adjacent to the PA have poor water quality (nitrogen enrichment from contaminated groundwater).
7. Irrigation reservoirs/ponds albeit of lesser importance than natural water bodies within the rolling glacial till downlands, with varying levels of permanent water.
8. The Wanaka Basin Cardrona riparian gravel aquifer, which underlies the PA and Wānaka township. Water abstraction from the aquifer is currently over-allocated.

### Important ecological features and vegetation types:

9. Conifer (mainly radiata pine) and eucalypt shelter belts, generally oriented north-south or west-east, and a few small conifer woodlots of around 1-6ha in size.
10. Large patch of kanuka near the junction of the Mata-Au Mata-au (Clutha River) and the Ōrau (Cardrona River) and scattered regenerating kākūka and grey shrubland on bordering scarps, between the PA and the Mata-au Clutha River.
11. Vegetation associated with rural living and hobby farming on the alluvial terraces, including roadside hedges and shelterbelts, driveway avenues, shelter trees around dwellings, orchards, and large gardens.
12. Plant pest species include wilding conifers, hawthorn, crack willow, broom, gorse and lupin.
13. Animal pest species include rabbits, feral cats, ferrets, stoats, weasels, possums, rats and mice.

### Important land use patterns and features:

14. Predominantly a combination of pastoral farming or cropping and latterly, commercial activity, particularly on the rolling moraine downlands. The alluvial terraces support mainly hobby farming or more intensive farming, with vineyards, orchards and a plant nursery. A 322 hectare site on the rolling moraine downlands, includes land that comprises over one third half of the Halliday Road/Corbridge PA, and part of which includes a recently consented film studio and associated activities. Events such as weddings and concerts have been held at Corbridge Estate.
15. Established rural living and visitor accommodation is common on the alluvial terraces, mainly on lots of between 4 and 10 hectares in size. Only one dwelling is present on the escarpment. There are a few both smaller and larger lots in this western area of the PA. Four lots of around 20ha in size, created as part of the Poplar Beach Subdivision, are present at the eastern edge of the PA, but only two have been developed for rural living. An extensive film studio and tourism complex has been consented at Corbridge, located around the lake and screened from Wanaka Luggate Highway by topography. The development includes a film studio complex including sound stages, film location sets, buildings for post-production facilities, film school, screening theatre, film exhibition centre and supporting facilities along with associated infrastructure for the film studio.
16. The land use context of the PA includes:
  - a. RCL land within the Ōrau (Cardrona River) floodplains (including some commercial recreation activities), developed Rural Residential zoning and urban Albert Town to the west.
  - b. The Mata-Au Mata-au (Clutha River) ONF immediately adjoining the PA to the north.
  - c. Open pastoral RCL and Wānaka airport to the east.
  - d. PA RCL Cardrona River/Mount Barker Road across the Wānaka Luggate Highway to the south, which has a pattern of rural living and working farmland similar to that of the western half of PA RCL Halliday Road/Corbridge.

**Commented [JH8]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175).

**Commented [JH9]:** Scott Edgar EIC for Silverlight Studios Ltd (OS 175) requests that 'vegetation associated with the film studios is added as a separate point. JH is of the view that existing, retained planting associated with the film studios site is covered at (9) and any recent planting in the film studios site is not yet at a stature where it could be considered important, although over time it will be.

**Commented [JH10]:** OS 77.34 Kai Tahu ki Otago OS 188.34 Te Rūnanga o Ngāi Tahu

**Commented [JH11]:** OS 77.34 Kai Tahu ki Otago OS 188.34 Te Rūnanga o Ngāi Tahu

**Commented [JH12]:** Di Lucas EIC for UCESI (OS 67) requests that [12] and [13] are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pests in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

**Commented [JH13]:** Typographical correction to align with standard Schedule format.

**Commented [JH14]:** OS 175.2 Silverlight Studios Ltd OS 175.3 Silverlight Studios Ltd OS 175.4 Silverlight Studios Ltd

**Commented [JH15]:** OS 175.2 Silverlight Studios Ltd OS 175.3 Silverlight Studios Ltd OS 175.4 Silverlight Studios Ltd

**Commented [JH16]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.2).

**Commented [JH17]:** OS 175.2 Silverlight Studios Ltd OS 175.3 Silverlight Studios Ltd OS 175.4 Silverlight Studios Ltd

**Commented [JH18]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.4).

**Commented [JH19]:** OS 77.34 Kai Tahu ki Otago OS 188.34 Te Rūnanga o Ngāi Tahu

### Important archaeological and heritage features and their locations:

17. The 1927 Halliday Homestead at 85 Halliday Road (QLDC Ref. 522).

### Mana whenua features and their locations:

18. 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.
19. The western part of the RCL overlaps the mapped wāhi tūpuna Ōrau (Cardrona River).

### 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:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
21. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-wai-Māori Whakatipu-Waimāori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
22. Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
23. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

### Important historic attributes and values:

24. The associations of the area with early European settlement and pastoral activities.

### Important shared and recognised attributes and values:

25. Valued as the scenic rural enclosure of Wānaka/Albert Town to the east. The Ōrau (Cardrona River) forms a natural boundary to the spread of urban or rural residential development to the east from Albert Town.
26. Valued as part of the rural approach to Wānaka from the east on Wanaka Luggate Highway, with open views across rolling or level pasture and cropping land. This may change slightly following consented development of the film studios site; however visual amenity will be maintained.

### Important recreation attributes and values:

27. Recreational use of the Upper Clutha River walking and cycling track from the end of Halliday Road and from Albert Town across Pawsons Crossing bridge.

**Commented [JH20]:** OS 188.47 Te Rūnanga o Ngāi Tahu OS 77.47 Kai Tahu ki Otago

**Commented [JH21]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

## 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:

28. The series of terraces leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion. In particular the prominent highest escarpment, which is visible from many parts of the surrounding landscape and from the summit of Mount Iron.
29. The gently rolling open landform of the glacial till moraine, appreciated from Mount Iron and Wanaka Luggate Highway ~~and from Mount Iron, however from the highway this appreciation may alter slightly if the consented development at the film studios site is implemented.~~

### Particularly important views to and from the area:

30. Highly attractive views from Wanaka Luggate Highway across open pasture or cropping land to the hills and mountainous ONL of the Upper Clutha Basin, or to rising moraine landform and shelterbelts. The highly coherent pattern of large open paddocks alternating with linear shelterbelts across the majority of the PA, together with the undulating nature of the terrain, general lack of visible dwellings and changing pasture/crop colours across the seasons add to the pleasantness and strong rural character of the views. These views may change slightly if the consented development at the film studios site is implemented, however visual amenity will be maintained.
31. Views from Halliday Road and the Upper Clutha River Track connection, enclosed by the prominent escarpment to the east but open to the Upper Clutha Basin mountains and hills to the north and west. Views characterised by rural living and farming, with sequential enclosure by roadside vegetation.
32. Views from the summit of Mount Iron, where the panoramic vistas available to the east take in the Cardrona River, the river terraces and prominent escarpment, and the undulating pastoral moraine land and shelterbelts extending to the east. If implemented, the consented film studios site will become part of these views.

### Naturalness attributes and values

33. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people passing adjacent to the PA on Wanaka Luggate Highway. The river terraces accessed from Halliday Road are more domesticated by rural living and have a lower level of perceived naturalness. Overall there is a moderate level of naturalness, with a predominance of natural rather than built elements, but human intervention as managed farmland, and rural living and following construction of the consented film studios (if implemented), this will be increasingly is evident.

### Transient attributes and values

34. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts, and the presence of stock and wildlife such as hawks.

### Remoteness/wildness attributes and values

35. Rural tranquility and quietness are currently experienced in those parts of the PA away from Wanaka Luggate Highway, where there are low traffic volumes and the levels of activity are consistent with working farmland: working farmland, hobby farming and low-density rural living. This may alter slightly at part of the PA if the consented development at the film studios site is implemented.

**Commented [JH22]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

**Commented [JH23]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

**Commented [JH24]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

**Commented [JH25]:** Scott Edgar EIC for Silverlight Studios Ltd (OS 175) requests that temporary film set activities be included as transient attributes. JH is of the view that transient attributes are confined to natural phenomena in the PA schedules. As such, JH does not support the text change.

**Commented [JH26]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

**Commented [JH27]:** OS 19.4 Aitkens Folly Vineyard Ltd

## Aesthetic attributes and values

36. The experience of all of the values identified above from public and private viewpoints.
37. More specifically, this includes:
- Highly attractive views across large open paddocks to the mountains and hills of the Upper Clutha Basin or to moraine landforms and shelterbelts.
  - Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to Wanaka Luggate Highway, a sense of spaciousness, **and with** existing rural living **and consented film studios** development generally integrated by topography and/or vegetation.
  - Aesthetic appeal of the prominent escarpment and the gently undulating moraine landforms.

**Commented [JH28]:** Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.2) with minor modifications.

## 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
----------	-----	---------	----------	----------	------	-----------

These various combined physical, associative, and perceptual attributes and values described above for PA RCL Halliday Road/Corbridge can be summarised as follows:

- Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the rolling moraines and water bodies, and the strong patterns of rural shelterbelts framing large open areas of pastoral land.
- Moderate associative values** relating to the historic heritage of European pastoral farming, the recreational use of the Upper Clutha River Track and the shared and recognised values of the area as a rural edge to Wānaka/Albert Town and as the rural approach to the township on Wanaka Luggate Highway.
- Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness in places, and the moderate level of naturalness with rural living remaining subordinate to pasture/cropping and vegetation. **Recently consented activities may alter this for parts of the PA.**

**Commented [JH29]:** OS 184.2 SIO No 12 Ltd

## Landscape Capacity

The landscape capacity of the PA RCL Halliday Road/Corbridge for a range of activities is set out below.

- Commercial recreational activities** – some landscape capacity for **small scale and low-key** activities that are: located where they are screened from Wanaka Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.

**Commented [JH30]:** OS 77.5 Kai Tahu ki Otago.

- ii. **Visitor accommodation and tourism related activities** – **limited** landscape capacity for rural farmstay/visitor accommodation or tourism related activities that are: either co-located with existing development or located where they are screened from Wanaka-Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity **where soils and available water allocation supports the activity, and** where expressiveness and scenic attributes and values are maintained.
- v. **Earthworks** – **limited** landscape capacity **to absorb** earthworks **and some capacity for public trails (walking and cycling)** associated with **trails** farming and rural living / visitor accommodation / commercial recreation activities, **subject to protecting that maintain** naturalness and expressiveness attributes and values and those activities being sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – **some** landscape capacity **for buildings that** 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 PA's landscape character and visual amenity values.
- viii. **Transport infrastructure** – outside the state highway corridor, **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 co-located with existing roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure. **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.**
- x. **Renewable energy generation** – **some** capacity for small scale wind or solar generation located where topography ensures it is not visible from public places. **Limited** capacity for larger scale commercial renewable energy generation.
- xi. **Production Forestry** – **limited** landscape capacity for scattered small 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 naturalness, aesthetic and rural character values. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka/Albert Town could be undermined by increased densities of rural living on the river terraces. Any additional rural living should be set well back from roads and public trails, integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land.

**Commented [JH31]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH32]:** Scott Edgar EIC for Silverlight Studios Ltd (OS 175) requests that iii be changed to 'very limited to no capacity' (or the alternative capacity rating as per Mr Espie), with qualifiers to acknowledge the urban character of the future film studios site. JH is of the view that as Silverlight has a consent in place it is unnecessary to deviate from 'no' capacity for urban expansions which includes all parts of the PA that are not subject to the film studios consent.

**Commented [JH33]:** Duncan White for Sunnyheights Ltd (OS 42.19) requests that reference to soils and available water is deleted. JH agrees as the landscape outcome following the activity is the critical aspect.

**Commented [JH34]:** OS 73.7 Bike Wanaka Inc

**Commented [JH35]:** OS 73.7 Bike Wanaka Inc

**Commented [JH36]:** OS 73.7 Bike Wanaka Inc

**Commented [JH37]:** Typographical error.

**Commented [JH38]:** OS 184.6 SIO No 12 Ltd

**Commented [JH39]:** OS 70.44 Transpower NZ Ltd

**Commented [JH40]:** Typographical correction.

## 21.23.3 PA RCL West of Hāwea River: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

**Black comment box text**: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

**Red comment box text**: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the **Area**

The West of Hāwea River PA takes in the river terraces on the true right (i.e. west) of the Hāwea River, extending from approximately Horseshoe Bend in the south to Hāwea settlement in the north. SH6 Lake Hāwea Albert Town Road forms the western boundary except at the northern end, where the PA extends westwards from the road to encompass the low-lying land along the toe of the south-eastern flanks of Mount Maude.

**Commented [BG1]**: Notified text of Schedule 21.23.3 supported by OS 67.30 Julian Haworth.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The flat glacial outwash plain of the historic Hāwea Glacier, modified by the fluvial erosion and sedimentation of the Hāwea River that characterises the general area.
2. Maungawera Hill, roughly in the centre of the PA, separates the area into a northern and southern terrace. The hill itself comprises a terminal moraine of the Hāwea Glacier and extends broadly south-westwards from the south end of Mount Maude.
3. The patterning of shallow scarps and paleochannels throughout the northern terrace.

### Important hydrological features:

4. The ephemeral water courses from the mountains to the northwest, which flow only after prolonged or intense rainfall, that are artificially channelled in places and discharge to the Hāwea River.

### Important ecological features and vegetation types:

5. Particularly noteworthy indigenous vegetation features include:
  - a. Swathes and patches of regenerating kanuka, manuka, grey shrubland and bracken fernland across the lower slopes of Mount Maude.
  - b. Localised patches of kanuka and grey shrubland along with wilding conifers occupy the river terraces and escarpments bordering the Hāwea River.

- c. Localised stands of kanuka and patches of short tussock grassland and matagouri shrubland occur on the expansive terraces between SH6 and the Hāwea River.
  - d. SNAs near edge of river terrace at end of Te Awa Road encompass small kanuka stands and patches of short tussock grassland and matagouri shrubland.
6. Other distinctive vegetation types include:
- a. Grazed and cropped pasture with conifer and poplar shelterbelts. The latter are predominantly aligned west to east, perpendicular to the prevailing winds, and can be very long.
  - b. Forestry blocks throughout the sloping land in the centre of the PA, on the lower-lying gravel soils on the southern terrace adjacent the river and at the toe of Mount Maude.
  - c. Amenity plantings around rural and rural living dwellings and farm buildings.
  - d. Wilding conifers in places, particularly throughout areas of regenerating scrub.

**Important land use patterns and features:**

- 7. Low-density rural living, and hobby farming dominate land use throughout the PA. Rural living/hobby farming lots are generally between 4 and 20ha in size, with a few larger lots greater than 50ha.
- 8. Throughout the northern terrace, dwellings are set back from SH6, exploiting the integrating benefits of the low terrace riser extending throughout the area or configured along the true right bank of the river. Many of the consented building platforms in this area are yet to be built on. There is a relatively consistent patterning of rural living lots adjacent the river; and throughout which there has been extensive use of shelterbelt and specimen tree plantings to achieve visual integration and privacy. While this area is not visible from the highway, it forms a contrasting and more finely grained character to the more open and pastoral land to the west.
- 9. Built development throughout the gentle slopes flanking Mount Maude and the central moraine area are generally well integrated by the hummocky topography and/or existing vegetation; comprise a distinctly working rural character; and/or are not prominent in views from the road. The area of elevated moraine on the eastern side of SH6 is predominantly in pastoral and forestry use.
- 10. Across the southern terrace, a more working rural landscape prevails, with pastoral, cropping, and forestry evident. Rural lifestyle lots are clustered towards the north-eastern edge of the terrace adjacent the river (accessed via Camp Hill Road) and throughout the south-western quadrant (accessed via Kennels Lane). Many of the consented building platforms in this area are yet to be built on.
- 11. The Maungawera Rural Visitor Zone throughout the elevated central area of moraine on the east side of SH6. This provides for carefully located and visually discreet pods of visitor focussed development including hot tubs, motorhome sites and cycle trails. Future plans include other developments such as hospitality venues.
- 12. The Hāwea Flat Whitewater Park (The Wave) is a popular surfing, kayaking, swimming, and picnicking spot adjacent the PA and accessed via the PA (Camp Hill Road).
- 13. The margins of the Hāwea River along the eastern edge of the PA which are identified as a Marginal Strip.
- 14. The Hāwea River track on the opposite (true left) side of the river.
- 15. The Hāwea River ONL notation that applies to the stretch of the river adjoining the southern part of the PA.
- 16. SH6 which passes through the western side of the PA.

17. Other 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 generally open and flat expanse of the intensively farmed Hāwea Flats on the eastern side of the Hāwea River.
  - b. The reasonably close proximity of Hāwea settlement to the northern end of the PA.

#### **Mana whenua features and their locations:**

18. 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.
19. The RCL overlaps the mapped wāhi tūpuna Hāwea River (including Camp Hill). overlay which applies to the Hāwea River and its margins.

#### **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 experiences:**

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas
21. The Hāwea was part of a traditional mahika kai network.
22. The mana whenua values associated with this area include, but may not be limited to, awa, nohoaka and ara tawhito.

#### **Important historic attributes and values:**

23. The historical and contextual association of the river as a landscape feature, which shaped the development of early local infrastructure and acted as a natural boundary.

#### **Important shared and recognised attributes and values:**

24. The identity of the area as 'breathing space' or a somewhat untamed 'green belt' between Albert Town and Hāwea settlement.
25. The popularity of the Hāwea River Track, The (Hāwea River) Wave, and SH6.

#### **Important recreation attributes and values**

25A Recreational angling on the Hāwea River.

**Commented [BG2]:** OS115 Otago Fish and Game Council.

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

26. The flat expanse of the outwash plain and river terraces, along with the hummocky moraine, are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha valley.

### Particularly important views to and from the area:

27. The sequence of attractive and varied 'rural' views from SH6 across the PA. In places (and particularly towards the southern end of the PA), the seemingly untamed or rough appearance of vegetation throughout the area contributes the impression of a spacious and relatively undeveloped rural landscape. Elsewhere (and towards the northern end of the PA), the more open pastoral character of the PA enables views westwards to the proximate lower flanks of Mount Maude and the peaks beyond (ONL), and eastwards across the open expanse of the PA and Hāwea Flats beyond, to the Grandview Range (ONL), including Breast Hill and Corner Peak. However, such views are intermittent due to the screening effect of the frequent shelterbelts across the terraces along the eastern side of the highway. The shelterbelts and pastoral land of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation in views from public places. The localised openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.
28. Views to the PA from the Hāwea River track along its eastern edge (noting that the river corridor adjoining the southern end of the PA is ONL).

### Naturalness attributes and values:

29. 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 number of partially visible houses.
30. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland and rural living is evident.

### Memorability attributes and values:

31. Memorable to residents and locals as a 'green belt' between Albert Town and Hāwea settlement.

### Transient attributes and values:

32. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
33. Seasonal pasture colours.
34. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

### Remoteness/wildness attributes and values:

35. Impressions of rural tranquillity and quietness are localised to parts of Camp Hill Road and environs away from rural living uses.

35A A dark night sky impression contributes to feelings of wildness.

Commented [BG3]: Numbering correction.

**Aesthetic qualities and values:**

- 36. The attractive and distinctly rural views to the (ONL) mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements in the form of pasture and tree, and subservience of built elements, play an important role in shaping the quality of these views.
- 37. Visual connection with the Hāwea River corridor along the eastern side of the PA.
- 38. Juxtaposition between the tamed rural land, the rougher rural character in places and the urban grain of Hāwea settlement (and the golf course) and Albert Town further afield.

**Summary of Landscape Values**

Physical • Perceptual (Sensory) • Associative

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for PA RCL West of Hāwea River can be summarised as follows:

- 39. **Moderate physical values** relating to the glacially formed outwash plain/alluvial fans of the valley floor, being continually reworked by the Hāwea River, the strong patterns of rural land use and the ~~mana whenua~~ mana whenua features of the area.
- 40. **Moderate associative values** relating the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as a spacious 'green belt' between Albert Town and Lake Hāwea settlement.
- 41. **Moderate perceptual values** relating to the expressiveness of the moraine, river terraces (including both their treads and risers), the coherent rural character, the scenic rural views across pasture to the surrounding mountain context, and the moderate level of naturalness, with built development remaining subservient to natural landscape elements and patterns.

**Commented [BG4]:** Typographical correction.

**Landscape Capacity**

The landscape capacity of the PA RCL West of Hāwea River for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.
- 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 modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. ~~Very limited to No Extremely limited~~ landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate

**Commented [BG5]:** Consequential amendment arising from OS 74.2.

**Commented [BG6]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG7]:** Consequential amendment arising from OS 74.2.

**Commented [BG8]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG9]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

- 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 soils and available water allocation support the activity, and** where the quality of views and aesthetic attributes and values are maintained or enhanced.
  - v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.
  - vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
  - vii. **Mineral extraction** – **very limited** landscape capacity **for farm scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.**
  - viii. **Transport infrastructure** – **very limited** landscape capacity **to absorb additional infrastructure that is of a modest scale and low-key rural character for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. Limited capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.**
  - ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. **In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks. Very limited capacity for other larger-scale regionally significant infrastructure.**
  - x. **Renewable energy generation** – **some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
  - xi. **Production (Forestry)** – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
  - xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA 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; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a '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.

**Commented [BG10]:** OS 127.4 Tony Berben. OS 154.13 Camp Hill Road Limited.

**Commented [BG11]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [BG12]:** Change made by BG, relying on OS 42 Sunnyheights Limited.

**Commented [BG13]:** OS 77.19 Kai Tahu ki Otago.

**Commented [BG14]:** S 73.18 Bike Wanaka Inc. OS 99.10 John Wellington.

**Commented [BG15]:** OS 40.45 Transpower New Zealand Limited.

**Commented [BG16]:** Typographical correction.

**Commented [BG17]:** Typographical correction.

## 21.23.4 PA RCL Church Road – Shortcut Road: Schedule of Landscape Values

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

**Red comment box text**: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023. NB No text changes required.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Church Road – Shortcut Road PA generally takes in the area known as the Clutha Triangle immediately to the north of Luggate and defined by SH6, Church Road, and Shortcut Road. The mapped extent of the PA also includes the flat land on the west side of SH6 and the rural land to the east of Church Road adjoining the Clutha River.

**Commented [BG1]**: Notified text of Schedule 21.23.3 generally supported by OS 67.30 Julian Haworth.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The flat terraced glacial outwash plain with a patterning of shallow scarps which collectively form a series of degradational river terraces stepping down from the west to the east.
2. Sandy areas, boulder rises and shallow dry swales of former paleochannels in places.
3. An area where more recent fluvial processes of erosion and sedimentation have reworked older alluvium associated with historic glaciations affecting the landscape.

### Important hydrological features:

4. Luggate Creek, which is a complex winding channel along the south-eastern edge of the PA (to the east of Church Road).
5. The ephemeral water courses draining from the mountains to the south across and around the terrace edges that are artificially channelled in places and discharge to the Clutha River. These channels tend to flow only during prolonged rainfall.

### Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
  - a. Mature crack willow and broom along the margins of Luggate Creek.

7. Other distinctive vegetation types include:
  - a. Grazing and cropping with scattered exotic shelterbelts throughout the land straddling SH6.
  - b. Tree crops, flower crops and orchards on the lower terrace.
  - c. Amenity and shelter plantings around rural and rural living dwellings and farm buildings.
  - d. Poplar and willow plantings across terraces bordering the true right bank of Luggate Creek.

**Important land use patterns and features:**

8. Low-density rural living, horticultural and hobby farming dominate land use throughout the PA. Lot sizes are generally between 2 and 20ha in size.
9. Church Road and Shortcut Road as local rural roads.
10. The margins of the Luggate Creek along the south-eastern edge of the PA which are identified as a Marginal Strip.
11. SH6 which passes through the western side of the PA.
12. An small area of rural industrial type landuse extending along the east side of Church Road to near the Grandview Bridge.
13. 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 very close proximity of Luggate settlement which extends across the river terraces to the southeast of the PA, with some of the more elevated terraces having a visual connection to the PA.
  - b. The Te Rua Tupāpaku (Clutha River near Luggate) ONL and associated DoC Reserve and river track extending along the eastern side of the PA.
  - c. The Luggate River Track along the south (true right) side of Luggate Creek extending along the south-eastern side of the PA.
  - d. The open and flat expanse of the intensively farmed Hāwea Flats to the north of the PA.
  - e. The forestry plantings throughout the terrace escarpment along the western side of the PA.

**Commented [BG2]:** OS 146.2 Alpine Deer NZ LP.

**Commented [BG3]:** OS 146.2 Alpine Deer NZ LP.

**Mana whenua features and their locations:**

14. 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.
15. Parts of the RCL overlap with the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tupāpaku.
16. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
17. Te Rua Tupāpaku 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 experiences are:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
19. 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.
20. 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.
21. 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.
22. 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.

#### Important historic attributes and values:

23. Association with early pastoral land use and gold mining.

#### Important shared and recognised attributes and values:

24. The identity of the area as a green edge to Luggate and, in the case of the land to the east of Church Road, an established rural industry area supporting the adjacent settlement.
25. The popularity of the area as an entry/exit point on the Upper Clutha River Track.
26. The close proximity of the PA to the Grandview Bridge (or the 'red bridge') to the north of the PA (which is described as one of the most attractively proportioned steel bridges in Aotearoa).

Commented [BG4]: OS 146.2 Alpine Deer NZ LP.

#### Important recreation attributes and values:

27. SH6 Wanaka Luggate Highway as a key scenic route linking between Wanaka and Cromwell.
28. Shortcut Road as a key scenic route linking between Wanaka (and the West Coast) and the Lindis Pass.
29. The Upper Clutha River Track in close proximity to the PA.

### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

30. The flat expanse of the outwash plain and river terraces are expressive of the interaction of the glacial and fluvial processes that have shaped, and are continuing to shape, the Upper Clutha valley.

### Particularly important views to and from the area:

31. The sequence of attractive long-range and expansive 'rural' views from SH6, parts of Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. In views east from Church Road, the established rural industry area contributes to the outlook. The cropping and pastoral land of the majority of the PA 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 landuse across the PA 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.
32. The expansive very long-range, predominantly 'rural' views from the elevated urban areas of Luggate to the southeast, in which the PA forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL). The established rural industry east of Church Road also contributes to the character of these views.
33. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges. These include localised views of the established rural industry area east of Church Road.

Commented [BG5]: OS 146.2 Alpine Deer NZ LP.

Commented [BG6]: OS 146.2 Alpine Deer NZ LP.

Commented [BG7]: OS 146.2 Alpine Deer NZ LP.

Commented [BG8]: OS 146.2 Alpine Deer NZ LP.

Commented [BG9]: OS 146.2 Alpine Deer NZ LP.

Commented [BG10]: OS 146.2 Alpine Deer NZ LP.

### Naturalness attributes and values:

34. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is compromised to some extent by the number of partially visible houses and the rural industry (east of Church Road).
35. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland, horticultural blocks, rural industry, and rural living is evident.

Commented [BG11]: OS 146.2 Alpine Deer NZ LP.

### Memorability attributes and values:

36. Memorable to residents and locals as a 'green edge' to Luggate.

### Transient attributes and values:

37. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
38. Seasonal horticultural crop foliage and pasture colours.
39. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

### Remoteness/wildness attributes and values:

40. Impressions of rural tranquillity and quietness which are localised to parts of Church Road away from rural living and rural industry uses and along stretches of the river edge tracks adjoining the PA where intervening landform and vegetation patterns screen views to buildings within the PA and further afield in Luggate.

Commented [BG12]: OS 146.2 Alpine Deer NZ LP.

### Aesthetic qualities and values:

41. The attractive and distinctly rural 'big sky' views to the mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements including pasture, crops, and trees and the subservience of built elements play an important role in shaping the quality of these views.
42. The juxtaposition between the tamed rural land, the rougher character along the river and creek corridors and the urban grain of Luggate further afield.

## Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for PA RCL Church Road – Shortcut Road can be summarised as follows:

43. **Moderate physical values** relating to the productive soils and associated agricultural and horticultural land uses, the glacially formed outwash plain/alluvial fans of the valley floor that have subsequently been reworked, the mana whenua features in the area and the strong patterns of rural land use and, to a lesser degree, rural industry landuse.
44. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of Te Rua Tupāpaku (Clutha River near Luggate) and Luggate Creek, and the shared and recognised values of the area for residents and locals as a green edge to Luggate.
45. **Moderate perceptual values** relating to the expressiveness of the river terrace 'tread and riser' landforms, the coherence of land use patterns, the strong rural character, the expansive and scenic rural views, and the moderate level of naturalness, with built development remaining subservient to more natural landscape elements and patterns.

**Commented [BG13]:** OS 146.2 Alpine Deer NZ LP.

## Landscape Capacity

The landscape capacity of the PA RCL Church Road – Shortcut Road for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.
- ii. **Visitor accommodation and tourism related activities – limited** capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. ~~Very limited to No Extremely limited~~ landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – ~~very limited to no extremely limited~~ landscape capacity unless such development can: integrate a strong defensible boundary to avoid the potential future risk of settlement sprawl; is located and designed to connect with the existing settlement; protects ONF/L values; and complements the existing character of Luggate.**
- iv. **Intensive agriculture – ~~very limited to no extremely limited~~ landscape capacity ~~where soils and available water allocation support the activity, and~~ where aesthetic attributes and values are maintained.**

**Commented [BG14]:** The changes to the landscape capacity rating scale recommended by S Edgar (OS 146) and which adopt Mr Espie's rating scale, are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie's landscape capacity rating scale.

**Commented [BG15]:** Consequential amendment arising from OS 74.2.

**Commented [BG16]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG17]:** Consequential amendment arising from OS 74.2.

**Commented [BG18]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG19]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG20]:** OS 169.5 CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd.

**Commented [BG21]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG22]:** OS 169.5 CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd.

**Commented [BG23]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG24]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG25]:** Change made by BG, relying on OS 42 Sunnyheights Limited.

- v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.
- vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction** – **very limited** landscape capacity for farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure** – **some** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and maintain or enhance the landscape values of the PA. **No Extremely limited** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks. **Very limited** capacity for other larger-scale regionally significant infrastructure.
- x. **Renewable energy generation** – **some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. **Production Forestry** – **very limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.
- xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA 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; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a '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.
- xiii. **Rural Industrial Activity** – **very limited** landscape capacity for rural industry that is: co-located with existing rural industry development; avoids the impression of development sprawl; protects ONF/L values; maintains the quality of views and aesthetic values; and complements the existing character of Luggate.

**Commented [BG26]:** Consequential amendment arising from OS 74.2.

**Commented [BG27]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG28]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

**Commented [BG29]:** OS 40.45 Transpower New Zealand Limited.

**Commented [BG30]:** OS 70.46 Transpower New Zealand Limited.

**Commented [BG31]:** Typographical correction.

**Commented [BG32]:** Supported by OS 67.31 Julian Haworth.

**Commented [BG33]:** OS 146.3 Alpine Deer NZ LP.

## 21.23.5 PA RCL Maungawera Valley: Schedule of Landscape Values

---

### Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4<sup>th</sup> and Thursday 5<sup>th</sup> October 2023.

Green underlined and strikethrough text: corresponds to changes to the 'no landscape capacity' rating terminology agreed at expert conferencing on Monday 2<sup>nd</sup> and Tuesday 3<sup>rd</sup> October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

### General Description of the Area

The Maungawera Valley PA is a rural valley about 6km north of urban Wānaka enclosed by Mount Brown to the south and Mount Maude to the north. The PA includes the northern flanks of Mount Brown and most of the valley floor extending towards Mount Maude/Mount Gold/Mount Burke ONL to the north, the hummocky moraine and Rods Creek catchment to the west, and the protruding moraine of Maungawera Hill to the east. The strip of land between Mount Brown and the Lake Hāwea - Albert Town Road (SH6) is also included.

There are two sub areas within the PA:

- The northern flanks of Mount Brown;
- The floor of the valley.

### Physical Attributes and Values

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

### Important landforms and land types:

1. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by a veneer of glacial till deposits from successive glaciations. On the moderate to gently sloping northern flanks, the underlying schist bedrock has been overlain with till deposits from successive glaciations and eroded by subsequent fluvial action.
2. The valley floor: originally formed by a glacial tongue and overlain with glacial outwash gravels and more recent alluvial fan materials from the mountains to the north.
3. The relatively free-draining soils of the valley floor, making the area suitable for pastoral farming and cropping under irrigation.

### Important hydrological features:

4. Ephemeral water courses from the northern mountains that are artificially channelled across the valley floor and join to form Wai-utu-utu (Speargrass Creek) at the eastern end of the valley, flowing to the Hāwea River.

### Important ecological features and vegetation types:

5. Scattered regenerating kānuka forest on the northern flanks of Mount Brown, particularly on the steeper slopes, amongst rough and semi-improved pasture and pine woodlots.
6. Conifer and poplar shelter belts, generally oriented north-south across the valley to mitigate the wind tunnel effect created by Waiariki (Stevensons Arm) and the enclosing landforms.
7. A few small (1-4ha) forestry woodlots on the lower flanks of Mount Brown.

### Important land use patterns and features:

8. Distinctive and coherent pattern of cropping and pastoral farming on the valley floor, with large landholdings, regular but widely spaced shelterbelts, farm infrastructure such as tracks, irrigation systems and a few sporadic farm buildings, and dwellings/homestead clusters (some of which provide visitor accommodation and event facilities).
9. Low density rural living and hobby farming on the lower flanks or toe of Mount Brown and adjacent to Lake Hawea - Albert Town Road. Mt Maude vineyard is also located on the lower Mount Brown slopes. Rural living/hobby farming lots are generally between 2ha and 9ha in size, with a few larger lots greater than 50ha. Dwellings are set back to varying degrees from Maungawera Valley Road. Some dwellings are close to the road. However, all existing dwellings are generally well integrated by the hummocky topography of the mountain flanks or by existing vegetation and as such are not visually prominent from the road.
10. The land use context of the PA includes:
  - a. RCL open working farmland or kānuka-lined stream courses to the west as far as Waiariki (Stevensons Arm), including the distinctive Maungawera fan.
  - b. RCL open pastoral farming on foothills and terraces/alluvial fans at the base of the Mount Maude/Mount Gold/Mount Burke ONL to the north.
  - c. Pastoral farming, forestry and a small amount of rural living in the Maungawera Hill RCL to the north-east, and the PA RCL West of Hawea River to the east across SH6, where rural living development is largely set back from the highway and/or screened by vegetation.
  - d. The Dublin Bay ONL extending to the ridge of Mount Brown, and RCL on the eastern part of Mount Brown to the south. These areas have open working farmland with a very low density of built development and contain sensitive ridgelines that are visible from Lake Wānaka, Mount Iron and public places on the Upper Clutha Basin floor.

**Commented [JH1]:** Typographical correction to align with standard Schedule format.

**Commented [JH2]:** OS 33.4 The Fork Farm Family Trust

**Commented [JH3]:** OS 33.4 The Fork Farm Family Trust

**Commented [JH4]:** OS 33.4 The Fork Farm Family Trust

### Important archaeological and heritage features and their locations:

11. Fork Farm Homestead at 100-152 Maungawera Valley Road constructed in 1910, with a surrounding garden designed by Alfred Buxton in 1937.
12. Māori occupation or use of the area (for example, archaeological sites F40/12 and F40/13).

### Mana whenua features and their locations:

13. 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.

### 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:

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

#### Important historic attributes and values:

15. Associations of the area with early European settlement and farming, including Fork Farm (formerly part of Wanaka Station and later the Forks Run).

#### Important shared and recognised attributes and values:

16. The low population density and infrequent through traffic mean that the valley is not a significant component of the shared and recognised landscape values of the Upper Clutha. However, it is valued by local residents as part of their sense of place. Maungawera Valley is valued by local residents as part of their sense of place. While the valley includes infrequent through-traffic, to visitors passing through, the valley is generally recognised as sparsely populated where legible landform processes, rural open space and natural land cover patterns predominate, underpinning the high quality of the outlook.

**Commented [JH5]:** Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

### 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:

18. The open flat expanse of the valley floor and the elongated and hummocky flanks of Mount Brown are expressive of the interaction of the glacial and fluvial processes that have shaped the valley.

#### Particularly important views to and from the area

19. Highly scenic views from Maungawera Valley Road across open farmland to the northern mountainous ONL and to the southern flank of Mount Brown, which is somewhat foreshortened as a result of the proximity of the road to the mountain toe. Views have a strong working farm working farm rural character, with most rural living activity obscured by topography or vegetation.
20. The highly coherent pattern of large open paddocks alternating with north-south shelterbelts across the valley floor contributes strongly to the scenic values of the valley and allows unobstructed sequential views to the surrounding ONL and RCL landscapes.
21. Views from Lake Hāwea - Albert Town Road to the alluvially truncated escarpments at the eastern end of Mount Brown and to the eastern mouth of the Maungawera Valley at the road intersection. The farmed and managed flats contrast with the unmodified slopes of Mount Brown and more distant mountains in these views and the scattered patterns of regenerating kanuka on the escarpment contribute to perceptions of naturalness. Highly visible dwellings, domestication and earth mounding between the road and Mount Brown somewhat compromise the pleasantness, coherence and rural character of the views.

**Commented [JH6]:** OS 19.9 Aitkens Folly Vineyard Ltd

### Naturalness attributes and values

- 22. There is a moderate level of naturalness with a predominance of natural rather than built elements, but human intervention as managed farmland and rural living is evident. The variable but coherent patterns of rougher pasture and regenerating kānuka on the upper slopes of Mount Brown contribute to perceptions of naturalness.

### Memorability attributes and values

- 23. Memorable to residents and locals as an enclosed valley with a strong rural character.

### Transient attributes and values

- 24. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

### Remoteness/wildness attributes and values

- 25. The lack of through traffic and easy access to the lake, together with a low population density, give the valley a very strong sense of rural tranquillity, quietness and remoteness.

### Aesthetic attributes and values

- 26. Strong aesthetic attributes as a result of:

- a. the highly legible geomorphological processes evident in the glacially formed Mount Brown bedrock roche moutonnée landform contrasted with the depositional nature of the valley floor.
- b. the highly attractive rural views across open pastoral/cropping land to the dramatic and sublime landforms of the Mount Maude/Mount Gold/Mount Burke range and to the elongated form of Mount Brown, with its regenerating kānuka cover;
- c. the coherent patterns of open farmland and shelterbelts;
- d. the spacious and tranquil ~~working farm~~ working farm rural character;
- e. the low density of domestication, particularly on the valley floor;
- f. the effective integration of dwellings by landform or vegetation.

**Commented [JH7]:** Change made by JH in response to Di Lucas EIC for OS 67.35 UCES.

**Commented [JH8]:** OS 19.8 Aitkens Folly Vineyard Ltd

## Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

The physical, associative and perceptual attributes and values described above for Maungawera Valley PA can be summarised as follows:

- (a) **Moderate-high physical values** relating to the agricultural and horticultural land uses, the glacially formed roche moutonnée landform of Mount Brown, the glacially formed and outwash plain/alluvial fans of the valley floor, the strong patterns of rural land use, and the mana whenua features associated with the area.

**Commented [JH9]:** Diane Lucas EIC for UCESI (OS 67) requests that (a) be increased to 'High', (b) be increased to 'Moderate' and (c) be increased to 'High'. JH considers that (a) may be increased to 'Moderate-high' consistent with the change as per the above. Otherwise the existing value ratings are considered to be appropriate for this PA RCL.

**Commented [JH10]:** OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se).

**Commented [JH11]:** OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se)

- (b) **Low-moderate associative values** relating to the mana whenua associations of the area, the historic heritage of European pastoral farming, and the shared and recognised values of the area for residents and locals.
- (c) **Moderate-high perceptual values** relating to the expressiveness of the underlying glacial landforms, terrace, escarpment and downlands, ~~landforms~~ the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

**Commented [JH12]:** OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se)

**Commented [JH13]:** OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se)

## Landscape Capacity

The landscape capacity of the PA RCL Maungawera Valley for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low-key activities based on the rural land resource that are visually recessive; of a modest scale and have a low key 'rural' character; and that maintain or enhance the PA's landscape character and visual amenity values.
- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for visitor accommodation activities and extremely limited or no very limited to no landscape capacity for tourism related activities unless such activities that are co-located with existing development; located to optimise the screening and/or camouflaging filtering benefit of natural landscape elements; designed to be of a sympathetic modest scale and have a low-key rural appearance, and character; integrate landscape restoration and enhancement and have a low key 'rural' character; and that maintain or enhance the PA's landscape character and visual amenity values. No landscape capacity for tourism related activities (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity where soils and available water allocation supports the activity, and where expressiveness and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns. Some landscape capacity for public walking and cycling trails that are sympathetically designed.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that are discreetly located and reinforce the existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity for farm-scale quarries that maintain or enhance the PA's landscape character and visual amenity 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 co-located with roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure. 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.
- x. **Renewable energy generation – some** landscape capacity for discreetly located and small-scale renewable energy generation. **Limited** landscape capacity for larger scale commercial renewable energy generation that is discreetly located and screened from view.

**Commented [JH14]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH15]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH16]:** OS 33.9 The Fork Farm Family Trust.

**Commented [JH17]:** Text amendment agreed at expert conferencing on Monday 2nd and Tuesday 3rd October 2023.

**Commented [JH18]:** Duncan White for Sunnyheights Ltd (OS 42.19) requests that reference to soils and available water is deleted. JH agrees as the landscape outcome following the activity is the critical aspect.

**Commented [JH19]:** OS 73.20 Bike Wanaka Inc  
OS 73.10 Bike Wanaka Inc  
OS 99.12 Upper Clutha Tracks Trust

**Commented [JH20]:** OS 67.32 Upper Clutha Environment Society

**Commented [JH21]:** OS 70.47 Transpower NZ Ltd

**Commented [JH22]:** OS 67.34 Upper Clutha Environmental Society

- xi. **Production Forestry** – **limited** landscape capacity for carefully-sitedscattered small woodlots of up to 2 hectares in area to maintain the existing landscape character and visual amenity of the valley including its geomorphic legibility, natural elements, patterns, and processes.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, remoteness and rural landscape character and visual amenity values including its geomorphic legibility, natural elements, patterns, and processes. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development. Any additional rural living should be set well back from roads; integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.

**Commented [JH23]:** Typographical correction.

**Commented [JH24]:** Diane Lucas EIC for UCESI (OS 67.35) requests that additional qualifiers be added to xi. JH agrees that these additions will assist in maintaining or enhancing the landscape character and visual amenity values of the PA.

**Commented [JH25]:** Diane Lucas EIC for UCESI (OS 67.35) requests that additional qualifiers be added to xii. JH agrees that these additions will assist in maintaining or enhancing the landscape character and visual amenity values of the PA.