

## 21.22.13 PA ONL Queenstown Bay and Environs: Schedule of Landscape Values

### 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 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]:** OS 166.2 RealNZ Limited.  
OS 166.28 RealNZ Limited.

**Commented [BG3]:** OS 135.2 Hydro Attack Ltd.

**Commented [BG4]:** 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.
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 [BG5]:** OS 77.40 Kai Tahu ki Otago. OS 188.40 Elisha Young-Ebert.

**Commented [BG6]:** 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 [BG7]:** 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 [BG8]:** 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.
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.
48. Band rotunda at the Queenstown Gardens; music, contemplation, performance arts.

**Commented [BG9]:** OS 166.33 RealNZ Limited.  
OS 166.2 RealNZ Limited.  
OS 135.5 Hydro Attack Ltd.

**Commented [BG10]:** OS 77.40 Kai Tahu ki Otago.  
OS 188.40 Elisha Young-Ebert.

**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 [BG11]:** OS 166.34 RealNZ Limited.  
OS 166.2 RealNZ Limited.

**Commented [BG12]:** 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 [BG13]:** 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.
- 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).

**Commented [BG14]:** OS 135.7 Hydro Attack Limited.

**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 [BG15]:** 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 [BG16]: 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
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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.

**Commented [BG17]:** OS 135.10 Hydro Attack Limited.

## 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 – no** landscape capacity.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with 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 – no** landscape capacity.
- vii. **Mineral extraction – 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** landscape capacity if associated with water-based transport or the TSS Earnslaw. **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 for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – no** landscape capacity for commercial scale renewable energy generation. Very limited to no landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Production forestry – no** landscape capacity.
- xii. **Rural living – 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 protects the area's ONL values.

**Commented [BG18]:** OS 77.6 Kai Tahu ki Otago.

**Commented [BG19]:** OS 166.39 Hydro Attack.

**Commented [BG20]:** OS 166.39 Hydro Attack.

**Commented [BG21]:** Consequential amendment arising from OS 166.39.

**Commented [BG22]:** OS 166.39 RealNZ Limited.

**Commented [BG23]:** Consequential amendment arising from OS 74.2.

**Commented [BG24]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG25]:** OS 166.42 RealNZ Limited.

**Commented [BG26]:** OS 70.27 Transpower New Zealand Limited.

**Commented [BG27]:** OS 166.44 RealNZ Limited.

**Commented [BG28]:** Typographical correction.

**Commented [BG29]:** OS 77.28 Kai Tahu ki Otago.

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

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

# 21.22.13 Queenstown Bay and Environs PA ONL Schedule

## August 2023 FINAL

**Blue highlighted** text: captured in "Response to Submissions (version of) 21.23.3 Queenstown Bay and Environs PA ONL Schedule". New text underlined with black line, deleted text to be strike through.

Green wash line item: Submission point re-notified 22 June 2023.

## Submissions Summary: Landscape Comments

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS70.27	Ainsey McLeod On Behalf Of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.22.13 Queenstown Bay and Environs is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Amend Schedule 21.22.13 Capacity (ix) as follows:  <b>Utilities and regionally significant infrastructure – very limited</b> 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. <u>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.</u>	<u>Accept submission.</u>
OS77.40	Michael Bathgate On Behalf Of Kai Tahu ki Otago	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs general description, paragraphs 28, 30 and 46 be amended to correct the spelling from	Amend Schedule 21.22.13 [28] as follows:  <i>The name <u>Whakatipu wai māori</u> (or <u>Whakatipu Waimāori</u>) 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</i>	<u>Accept submission.</u>



Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			Lake Wakatipu to Whakatipu Waimāori.	<p>numerous <i>Kāi Tahu pūrakau</i> (stories) and has a deep spiritual significance for <i>mana whenua</i>.</p> <p>Amend Schedule 21.22.13 [30] as follows:</p> <p><i>Te Nuku-o-Hakitekura is related to the feats of Hakitekura, the famous Kāti Māmoe woman who was the first person to swim across <del>Whakatipu Waimāori</del> Whakatipu-wai-māori.</i></p> <p>Amend Schedule 21.22.13 [46] as follows:</p> <p><i>Fishing for rainbow trout, brown trout, and chinook salmon in <del>Whakatipu Waimāori</del> Whakatipu-Wai-Māori.</i></p> <p>Consequential amendment recommended to Schedule 21.22.13 General Description of the Area as follows:</p> <p><i>The Queenstown Bay Environs PA ONL encompasses the waters of Whakatipu Waimāori <del>or Whakatipu-wai-māori</del> (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.</i></p>	
OS135.2	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 21.22.13 be amended to include an additional description under 'important land-use patterns and features' as follows: 16. The location of wharves/jetties and kiosks in and around Queenstown Bay, and their use for recreation and commercial recreation activity, and the presence of public infrastructure, such as	<p>Relying on my landscape evaluation as part of the PA Schedules work (including field work) and review of the RM200053 Decision, I consider that the following amendments to Schedule 21.22.13 [16] are appropriate:</p> <p>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,</p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			stormwater outfalls and pumps stations.	Queenstown Hill and Kelvin Heights, Glenorchy Queenstown Road, Bob's Peak and the Skyline gondola and building.	
OS135.3	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 21.22.13 be amended to include an additional description under 'important land-use patterns and features' as follows: 17. The <u>"all structures and moorings non complying" demarcation in Queenstown Bay.</u>	No technical evidence is provided in support of this submission point.  Relying on my landscape evaluation as part of the PA Schedules work (including field work) and review of the RM200053 Decision, I understand that structures and moorings have a discretionary activity in the part of the PA that is outside of the area identified where they have a non-complying activity status.  I do not consider that this change in activity status merits reference as a landuse pattern or feature that plays a role in shaping the values of the PA.	Reject submission.
OS135.4	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 21.22.13 be amended to include an additional description under 'important historic attributes and values' as follows: 39. The historic presence of jetties and wharves in Queenstown Bay and surrounds.	No technical evidence is provided in support of this submission point.  Schedule 21.22.13 has been reviewed by a heritage expert with that expert supporting the notified text in this regard.	Reject submission.
OS135.5	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 21.22.13 be amended to include an additional description under 'important recreation attributes and values' as follows: 49. Commercial recreation activities, including the use of wharves and jetties.	No technical evidence is provided in support of this submission point.  The recreational attributes and values section of Schedule 21.22.13 addresses existing recreational attributes and values within the PA. Having carefully reviewed the PA mapping, there are no jetties or wharves within the PA and therefore this text change is not supported.  I consider that commercial recreation activities are addressed in response to OS 166.2 and 166.33.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS135.6	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That number 54 in 21.22.13 be amended to read as follows: The general lack of structures along the lake edge within the PA as directed by the "all structures and moorings non complying" demarcation in Queenstown Bay, with the exception of Queenstown Bay and its surrounds which contains a number of wharves with kiosks facilitating commercial recreation activities and the jetties and boat sheds, etc. on the south side of Te Kararo (Queenstown Gardens).	No technical evidence is provided in support of this submission point.  Relying on my landscape evaluation as part of the PA Schedules work (including field work) and review of the RM200053 Decision, I understand that structures and moorings have a discretionary activity in the part of the PA that is outside of the area identified where they have a non-complying activity status.  I do not consider that this change in activity status merits reference as a factor that plays a role in shaping the naturalness values of the PA.	Reject submission.
OS135.7	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 58 in 21.22.13 be amended to read as follows: Human activity on the lake and its margins, including vessels.	Agree with this suggested text amendment.  Amend Schedule 21.22.13 [58] as follows:  <i>Human activity on the lake (including vessels) and its margins.</i>	Accept submission subject to refinement.
OS135.8	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 62.b ii in 21.22.13 be amended to: The general absence of structures and the dominance of vegetation along the lake edges with the exception of Queenstown Bay and its immediate surrounds.	No technical evidence is provided in support of this submission point.  Relying on my landscape evaluation as part of the PA Schedules work (including field work) and review of the RM200053 Decision, I do not consider that the text change is appropriate. The area of Queenstown Bay where existing wharves and jetties are located is outside of the PA.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS135.9	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That a new limb be added to 62 in 21.22.13 which states: The influence of the activities and built form in and around Queenstown Bay and its surrounds.	<p>No technical evidence is provided in support of this submission point.</p> <p>It is acknowledged that human activity on and around the edges of the Queenstown Bay PA ONL, along with some buildings and some marine craft in Queenstown Bay, contribute positively to the aesthetic appeal of the area.</p> <p>It is recommended that 21.22.13 [62](b)(v) is amended to add the following:</p> <p><i>Human activity on and around the bay, along with some of the surrounding buildings and marine craft within the bay.</i></p>	Accept submission in part.
OS135.10	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 65d in 21.22.13 be amended to: A localised sense of remoteness and wildness along the lake edge trails outside of Queenstown Bay where view to nearby urban development are screened by landforms and/or vegetation.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the area as part of the Priority Area Schedule work (including field work), it is my view that there are parts of the trail network within Queenstown Bay PA ONL where there is a localised sense of remoteness and wildness despite the urban context. This is particularly apparent in parts of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).</p> <p>It is recommended that 21.22.13 [65](d) is amended as follows:</p> <p><i>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.</i></p> <p>A consequential amendment to Schedule 21.22.13 [60] is recommended as follows:</p> <p><i>A localised sense of remoteness and wildness along parts of the lake edge trails where views to nearby urban development are screened by landforms and/or vegetation.</i></p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS135.11	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That i in the 'landscape capacity' section of 21.22.13 be amended to read as follows: Commercial recreation activities - moderate landscape capacity for 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; enhance public access; and protect the area's ONL values. High landscape capacity in Queenstown Bay and its immediate surrounds.	<p>No technical evidence is provided in support of this submission point.</p> <p>Section 3 of the PA Schedules Methodology Report explains the capacity rating scale (and noting that this explanatory detail is incorporated into the Response to Submissions Version of the Schedule 21.22 Preamble to assist plan users). The Methodology Report goes on to explain that 'moderate' is deliberately not a term used in the rating scale.</p> <p>I agree with the submitter that recreation activities (including the use of vessels) are permitted on the lake and commercial recreation activities on the lake and its margins are an important feature of the area.</p> <p>However, relying on my landscape evaluation as part of the PA Schedules work (including field work) and review of the RM200053 Decision, I consider that the sensitivity of the receiving environment along with the absence of land and lake structures associated with commercial recreation activities (e.g. wharves and kiosks) are not a feature of the PA at present and have the potential to detract from landscape values. For these reasons, I consider that a capacity rating of <b>limited</b> is appropriate (along with the 'qualifications' set out in Schedule 21.22.13 (i)).</p>	Reject submission.
OS135.12	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That ii in the 'landscape capacity' section of 21.22.13 be amended to: Visitor accommodation and tourism related activities - moderate landscape capacity. High capacity in Queenstown Bay and its immediate surrounds.	<p>No technical evidence is provided in support of this submission point.</p> <p>Section 3 of the Methodology Report explains the capacity rating scale (and noting that this explanatory detail is incorporated into the Response to Submissions Version of the Schedule 21.22 Preamble to assist plan users). The Methodology Report goes on to explain that 'moderate' is deliberately not a term used in the rating scale.</p> <p>Section 3 also explains that tourism related activities is not defined in the PDP, and clarifies that for the purposes of the PA Schedules, such activities are taken to mean resorts. The</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p>Preamble to Schedule 21.22 has been amended to clarify this matter.</p> <p>Having carefully reviewed the spatial extent of the mapped Queenstown Bay Priority Area ONL along with the PDP zoning of the lake margins (Informal Recreation, Nature Conservation or Community Purposes zones) and relying on my landscape evaluation of the area as part of the part of the PA Schedules work (including field work) and review of the RM200053 Decision, I remain of the view that a rating of <b>no landscape capacity</b> is appropriate for visitor accommodation and tourism related activities (i.e. resorts). In simple terms, there is no room for such activities within the PA.</p> <p>For completeness, it is also my opinion that a rating of <b>no landscape capacity</b> for urban expansion, intensive agriculture, farm buildings, mineral extraction, large scale renewable energy (see OS 166.44 below), production forestry and rural living is appropriate in this instance.</p>	
OS135.13	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That iii. in the 'landscape capacity' section of 21.22.13 be amended to: Urban expansions - low to moderate landscape activity.	<p>No technical evidence is provided in support of this submission point.</p> <p>Urban development is inappropriate within ONF/Ls as urban development inevitably means the ONF/L will fail to qualify as a RMA s6(b) landscape in terms of 'naturalness' (see <i>Long Bay and High Country Rosehip</i>).</p>	Reject submission.
OS135.14	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That 21.22.13.viii. landscape capacity be amended to read as follows: 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 areas ONF values. No	For the reasons outlined in response to OS 135.3 and OS 135.6, I do not agree with the text change requested by the submitter.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			landscape capacity for other transport infrastructure, except wharves and jetties in Queenstown Bay, outside of the non-complying structures and mooring demarcation.		
OS135.15	Brett Giddens On Behalf Of Hydro Attack Ltd	Oppose	That xiii. in the 'landscape capacity' section of 21.22.13 be amended to read as follows: Jetties, wharves and boatsheds - very limited to moderate landscape capacity for additional jetties and boatsheds that are co-located with existing features, located within the Queenstown Bay environs designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement (where possible); enhance public access; and protect the values of the wider ONL.	<p>No technical evidence is provided in support of this submission point.</p> <p>For the reasons explained in response to OS 135.12, a rating of 'moderate' is not supported.</p> <p>Relying on my landscape evaluation of the area as part of the part of the PA Schedules work (including field work) and review of the RM200053 Decision, I remain of the view that a rating of <b>very limited landscape capacity</b> is appropriate for jetties and boatsheds, subject to the qualifications set out in Schedule 21.22.13 (xiii).</p> <p>The inclusion of 'located within Queenstown Bay' is considered unnecessary given the Schedule 21.22 is intended to be read in combination with the mapping of the PAs.</p> <p>Reference to 'protect ONL values' has been deleted from the PA Schedules as it is unnecessarily repetitive of the Chapter 3 policies which apply to ONLs within the district.</p>	Reject submission.
OS166.1	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs be amended to clarify which (if any) of the TSS Earnslaw facilities and services are located within the priority area.	<p>No technical evidence is provided in support of this submission point.</p> <p>Typically, the General Description of a PA is relatively 'high level' and focuses on a broad description of the extent of the area. It is also intended to be read in combination with the spatial mapping of the PA.</p> <p>For these reasons it is unclear as to why site-specific references to land and activities outside the PA are required in this regard.</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				Also see response to OS 166.29 below which may go some way to addressing the submitter's concerns in this regard.	
OS166.2	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs be amended to recognise the iconic and important role of the TSS Earnslaw, inclusive of all associated facilities and services.	Amendments have been made in response to OS 166.28, OS 166.31, OS 166.32, OS 166.33, OS 166.34, and OS 166.35 which go some way to addressing the submitters concerns in this regard.	Accept submission in part.
OS166.26	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs general description have added at the last sentence in reference to the Priority Area excluding the Frankton Arm: (this exclusion applies to the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula, including existing buildings, structures, parking).	Addressed in response to OS 166.1.	Reject submission.
OS166.27	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Important ecological features and vegetation type paragraph 8 and 9 be deleted to remove reference to animal and plant pest species.	No technical evidence is provided in support of this submission point.  Animal and plant pests are deliberately referenced in the PA Schedules as they have the potential to (negatively) influence landscape values. The identification of negative landscape aspects such as pest plants and animals, along with the reference to landscape restoration and enhancement in the discussion of landscape capacity for a range of landuses, signals the types of enhancement and remediation as part of development change that are likely to be appropriate within the	Accept submission in part.



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				<p>PA ONL (noting that this is at a PA level, rather than a site-specific level).</p> <p>However, it is agreed that as currently drafted the Schedules are potentially confusing in this regard as these aspects of the landscape are negative rather than positive.</p> <p>A number of amendments are recommended in the Response to Submissions Version of the Preamble to Schedule 21.22 to address this matter.</p>	
OS166.28	Ben Farrell On Behalf Of RealNZ Limited	Oppose	<p>That landscape schedule 21.22.13 Important land-use patterns and features paragraph 15 be amended to include the words '(including the lake margin)' after the word lake, add water-based transport to list of activities, and add TSS in front of Earnslaw, so that it reads:</p> <p>Uses on the lake (including the lake margin) including water-based transport, tourism 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).</p>	<p>Relying on my landscape evaluation of the area as part of the Priority Area Schedule work (including field work), I agree with this submission point (subject to minor refinement).</p> <p>Amend Schedule 21.22.13 [15] as follows:</p> <p><i>Uses on the lake (and the lake margin) including water-based transport, tourism 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).</i></p>	Accept submission in part.
OS166.29	Ben Farrell On Behalf Of RealNZ Limited	Oppose	<p>That landscape schedule 21.22.13 Important land-use patterns and features paragraph 16 have the following words added at the end of the final sentence: , the TSS Earnslaw slipway</p>	<p>Relying on my landscape evaluation of the area as part of the Priority Area Schedule work (including field work), I agree with this submission point.</p> <p>Amend Schedule 21.22.13 [16] as follows:</p> <p><i>Other neighbouring land uses which have an influence on the landscape character of the area due to their scale,</i></p>	Accept submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			and hard-stand facilities and infrastructure at Kelvin Peninsula.	<i>character, and/or proximity include: the commercial development in central Queenstown, residential development at Sunshine Bay, Fernhill, Queenstown Hill and Kelvin Heights, Glenorchy Queenstown Road, Bob's Peak and the Skyline gondola and building, <u>the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.</u></i>	
OS166.30	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Important historic attributes and values at paragraph 35 be amended to include tourism so that it reads: Historic use of the lake for transport and tourism.	No technical evidence is provided in support of this submission point.  The notified version of Schedule 21.22.13 has been reviewed by a heritage expert with that expert supporting the notified text in this regard.  It is also noted that [34] references the historic recreational use of the lake which may go some way to addressing the submitter's concerns.	Reject submission.
OS166.31	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Important historic attributes and values be amended to add an additional paragraph : 36A. The TSS Earnslaw and associated slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.	Rather than a separate line item as suggested by the submitter, it is recommended that Schedule 21.22.13 [35] is amended as follows to acknowledge the TSS Earnslaw:  <i>Historic use of the lake for transport <u>(including the TSS Earnslaw)</u></i>	<u>Accept submission.</u>
OS166.32	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Important shared and recognised attributes and values at paragraph 39 be amended to include after water-based activities on the lake the words: ' including the internationally recognised and unique	Relying on my landscape evaluation of the area as part of the Priority Area Schedule work (including field work), I agree in part with this intent of this submission point.  Amend Schedule 21.22.13 [39] as follows:  <i>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 <u>(including the TSS Earnslaw)</u>. The very</i>	<u>Accept submission in part.</u>

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			experiences provided by the TSS Earnslaw'.	<i>close proximity of this recreational feature to Queenstown urban area also plays a role.</i>	
OS166.33	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.2.13 Important recreation attributes and values at paragraph 45 be amended to include sightseeing in the water-based activities.	<p>Relying on my landscape evaluation of the area as part of the Priority Area Schedule work (including field work), I agree with this submission point.</p> <p>Amend Schedule 21.22.13 [45] as follows:</p> <p><i>Water-based activities including: swimming, kayaking, sailing, paddle boarding, boating, jet skiing, <b>sightseeing.</b></i></p>	<b>Accept submission.</b>
OS166.34	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Particularly important views to and from the area add a paragraph: 51A. Iconic and postcard views of the above including recreational boating or the TSS Earnslaw in the foreground.	<p>No technical evidence is provided in support of this submission point.</p> <p>While I do not agree with adding a separate line item as requested by the submitter, I consider that referencing marine craft (or vessels) and the TSS Earnslaw as noteworthy aspects of the highquality views is appropriate.</p> <p>Amend Schedule 21.22.13 [50] as follows:</p> <p><i>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 (<b>including the TSS Earnslaw</b>) adds to the interest of the outlook.</i></p> <p>Amend Schedule 21.22.13 [51] as follows:</p> <p><i>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) <b>along with marine craft (including the TSS Earnslaw).</b> adds to the appeal of the outlook.</i></p>	<b>Accept submission in part.</b>

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS166.35	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Memorability attributes and values paragraph 55 be amended to add experience of use and delete 'the' from Whakatipu Waimāori, to read: the highly memorable views of, and experience associated with using, Whakatipu Waimāori (Lake Whakatipu) and its surrounding mountain frame.	<p>While I do not agree with the wording suggested by the submitter, I consider including reference to the memorability of experiences associated with using Whakatipu Waimāori (Lake Whakatipu) to be appropriate.</p> <p>Amend Schedule 21.22.13 [55] as follows:</p> <p><i>The highly memorable experiences associated with using Whakatipu Waimāori (Lake Whakatipu), along with views of Whakatipu Waimāori (Lake Whakatipu) and its surrounding mountain frame.</i></p>	Accept submission in part.
OS166.36	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Memorability attributes and values have a paragraph added: 56A. The iconic and unique experiences associated with the TSS Earnslaw and its contribution to Queenstown's sense of place.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation as part of the Priority Schedules work (including field work), I do not agree with adding a separate line item for the TSS Earnslaw under the 'Memorability attributes and values' section of Schedule 21.22.13. It is my view that there are a wide range of specific experiences available within Queenstown Bay that are likely to be highly memorable and to list them all would be unhelpfully long.</p> <p>However, it is noted that the response to OS 166.35 may go some way to addressing the submitter's concerns in this regard.</p>	Reject submission.
OS166.37	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 Very High associative values at paragraph 61 be amended to add clause e. The TSS Earnslaw.	<p>No technical evidence is provided in support of this submission point.</p> <p>In response to OS 166.32, the TSS Earnslaw is specifically referenced under Shared and Recognised values. In turn, the 'strong shared and recognised values' are cited in support of the <b>Very High</b> associative values rating at Schedule 21.22.13 [65]. For this reason, it is considered unnecessary to add a separate line item for the TSS Earnslaw as requested by the</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				submitter (and noting that the Preamble to Schedule 21.22.13 explains that each PA Schedule should be read in full).	
OS166.38	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape schedule 21.22.13 High perceptual values be amended at paragraph 62.d. to add the words ', and recreating on and within Whakatipu Waimāori (Lake Whakatipu)' at the end of the sentence.	<p>No technical evidence is provided in support of this submission point.</p> <p>In response to OS 166.35, recreating on and within Whakatipu Waimāori (Lake Whakatipu) has been included in the description of Schedule 21.22.13 'Memorability attributes and values'.</p> <p>In turn, the <b>High</b> memorability values are cited in support of the <b>High</b> perceptual values rating at Schedule 21.22.13 [65](b). For this reason, it is considered unnecessary to make the text amendments suggested by the submitter (and noting that the Preamble to Schedule 21.22.13 explains that each Schedule should be read in full).</p>	Reject submission.
OS166.39	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape capacity 21.22.13.i Commercial recreational activities be amended from limited to some landscape capacity, amend wording and delete the words 'and protect the area's ONL values', so that it reads: Commercial recreation activities - Some landscape capacity for activities that integrate with, and complement/enhance, recreation activities;... .	<p>No technical evidence is provided in support of this submission point.</p> <p>Some aspects of the submitters request are supported (at least in part), to reflect the important role that existing commercial recreation features and activities (including the <i>TSS Earnslaw</i>) play in shaping the landscape values of the PA.</p> <p>However, other aspects are not supported i.e. deletion of the word 'existing'.</p> <p>Relying on my landscape evaluation of the area as part of the part of the PA Schedules work (including field work) and review of the RM200053 Decision, I remain of the view that a rating of <b>limited landscape capacity</b> is appropriate for commercial recreation activities.</p> <p>Amend 21.22.13 Capacity (i) as follows:</p> <p><b>Commercial recreational activities – limited landscape capacity for 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</b></p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<i>appropriate); 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.</i>	
OS166.40	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape capacity 21.22.13.ii Visitor accommodation and tourism related activities be amended to include the following words: except for limited landscape capacity if associated with the TSS Earnslaw.	Addressed in response to OS 135.12.	Reject submission.
OS166.41	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape capacity 21.22.13v. Earthworks be amended to add the words: 'recreation (including commercial recreation), or the TSS Earnslaw' after earthworks associated with public access tracks.	The Chapter 2 definition of commercial recreation is as follows: <i>Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.</i> As a consequence, commercial recreation activities in their own right are very unlikely to require earthworks, meaning that acknowledgement of this specific landuse under the reference to the landscape capacity for earthworks is unnecessary.	Reject submission.
OS166.42	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape capacity 21.22.13.viii Transport infrastructure be amended by adding the words: Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	The PDP Chapter 2 definition for Transport Infrastructure takes in a wide range of elements including: retaining walls, road carriageway widening, engineering measures, shelters, traffic control devices, parking and any other structures. Many of these sorts of elements have the potential to materially compromise the landscape values of the PA if poorly located or designed. However, it is acknowledged that the transport function of the lake along with the <i>TSS Earnslaw</i> itself, contribute positively to the landscape values of the PA.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p>For these reasons it is recommended that the <b>no landscape capacity</b> rating is amended to <b>very limited to no landscape capacity</b>.</p> <p>Amend Schedule 21.22.13 Landscape Capacity (viii) as follows:</p> <p><b>Transport infrastructure – very limited</b> 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. <b>Very limited to no landscape capacity if associated with water based transport or the TSS Earnslaw.</b> <b>No</b> landscape capacity for other transport infrastructure.</p>	
OS166.43	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape capacity 21.22.13ix. Utilities and regionally significant infrastructure be amended to add: Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	<p>No technical evidence is provided in support of this submission explaining why there should be an increased tolerance from <b>very limited to some</b>, for utilities and regionally significant infrastructure associated with water-based transport or the TSS Earnslaw.</p> <p>For similar reasons to those discussed in relation to OS 166.42, along with the zoning of the land within the PA where such elements are likely to be located (described in response to OS 135.12), a landscape capacity rating of <b>very limited</b> is preferred, excepting in relation to the National Grid (see OS 70.27).</p>	Reject submission.
OS166.44	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape capacity 21.22.13x. renewable energy generation be amended to add after no landscape capacity: , except Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	<p>Having carefully reviewed the spatial extent of the mapped Queenstown Bay Priority Area ONL, along with the PDP zoning of the lake margins (Informal Recreation, Nature Conservation or Community Purposes zones), and relying on my landscape evaluation of the area as part of the part of the Priority Schedules work (including field work), I consider that Schedule 21.11.13 Capacity (x) should be amended as follows:</p> <p><b>Renewable energy generation – no landscape capacity for commercial scale renewable energy generation. Very</b></p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<b>limited to no landscape capacity for discreetly located and small-scale renewable energy generation.</b>	
OS166.45	Ben Farrell On Behalf Of RealNZ Limited	Oppose	That landscape capacity 21.22.13xiii. Jetties and boatsheds be amended to add: Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	Addressed in response to OS 135.15.	Reject submission.
OS188.40	Elisha Young-Ebert	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs general description, paragraphs 28, 30 and 46 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimāori.	Addressed in response to OS 77.40.	<b>Accept submission.</b>
OS194.1	Sue Bradley Southern Lakes Windriders	Support	That the landscape schedule including Woolshed Bay as an Outstanding Natural Landscape be retained.	Woolshed Bay is near Homestead Bay (to the south of Jacks Point) and is outside of the PA mapping confirmed by the Environment Court in the Topic 2 decisions. Changes to the PA mapping are beyond the scope of the Variation.	Reject submission.
OS194.2	Sue Bradley Southern Lakes Windriders	Support	That landscape schedule 21.22.13 is classified as an ONF within an ONL.	The ONL status of the area has been confirmed by the Environment Court.	Reject submission.
OS194.2	Sue Bradley Southern Lakes Windriders	Support	That Homestead Bay Environs be retained in its natural state.	Homestead Bay is outside of the PA ONL.	Reject submission.