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Appendix A

'Other Expert' Methodology Reports

Methodology: Ecology

The work to be undertaken by the ecologist will be split into two stages/tasks:

1. a desktop assessment of all the PAs and;
2. follow up site inspections for verification (ground truthing) purposes and/or to address information gaps.

Desktop Assessments

This will involve a review of the following literature:

- SNA reports;
- Relevant resource consent applications and ecological impact assessments that apply to the PAs;
- DOC reports, including relevant tenure review conservation resource reports; and
- Citations of DOC and Council managed reserves where these exist. A review of satellite and aerial imagery.

Field Work

This will involve walk over surveys and/or utilising suitable vantage points where site access is not permitted. In addition, this work will be complemented by the ecologist's extensive working knowledge of the ecology of the Queenstown Lakes District which will ensure the field work is conducted in a targeted fashion.

Deliverables Ecological information relevant to each PA will be included in each schedule in a succinct fashion. This will include in descriptions of:

- Indigenous and exotic vegetation types –
- Any wetlands, their classification and condition;
- Non vegetation related habitats such as boulderfields, bluffs, talus and semi-braided riverbeds which along with some wetland types are naturally uncommon ecosystems; and
- The avifauna, herpetofauna and invertebrate communities the habitats in each PA are likely to support.
- The ecological significance of the vegetation / habitat types.

Inclusion of this spectrum of ecological information in each schedule will assist the landscape architects in understanding the natural values inherent to each PA, the relationships with surrounding landscapes from a contextual perspective, the degree of naturalness and the resilience or otherwise of each PA to absorb development. The latter is a key strategic matter set out in Chapter 3 of the PDP. The vulnerability of our landscapes to development is well highlighted following freeholding of the lower elevation land of the Crown pastoral estate bordering lake shorelines and river margins.

To: Sarah Picard, Senior Planner (Policy) **At:** Queenstown Lakes District Council
From: Jack McConchie, Technical Director **At:** SLR Consulting NZ Limited
Date: 14 March 2022 **Ref:** 720.30028.00000 Landscape analysis
Subject: Landscape schedules – Expert geomorphic advice

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Introduction

Queenstown Lakes District Council (QLDC) are preparing landscape schedules for the Proposed District Plan. These schedules set out the landscape attributes, values, and capacity for priority areas of the district's Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

The schedules were drafted by the landscape architects. QLDC have subsequently sought expert advice in a range of scientific disciplines, including geomorphology, to review, and confirm where appropriate, the draft schedules.

Specifically, QLDC have requested that Dr John (Jack) McConchie:

1. Review and provide comments, from a geomorphic perspective, on the draft schedules for up to 11 ONF PAs and 13 ONL PAs;
2. Review and provide comments, from a geomorphic perspective, on the draft schedules for up to 5 RCL Pas, all located within the Upper Clutha;
3. Review and provide comments, from a geomorphic perspective, on the draft schedules for the other Upper Clutha RCL (quantity yet to be determined); and
4. Provide a brief statement setting out the methodology applied during the review.

The key output of the review is that it confirms, as appropriate, the draft schedules of the landscape attributes, values, and landscape capacity within those identified priority areas from a geomorphic perspective. The aim is to ensure that all landforms and landscape elements that meet specific geomorphic criteria are included in the schedules, while at the same time excluding features that do not.

This memorandum summarises the results of the review of the schedules from a landform and geomorphic perspective.

Reviewer

The review of the various landscape schedules was undertaken by Dr John (Jack) Allen McConchie. Jack is currently employed as the Technical Director (Hydrology & Geomorphology) by SLR Consulting (NZ). He has a Bachelor of Science degree with First Class Honours (from Victoria University of Wellington) and a PhD (also from Victoria University of Wellington). He is a member of several professional and relevant associations including the:

- (a) Australia-New Zealand Geomorphology Group;
- (b) New Zealand Hydrological Society;
- (c) American Geophysical Union;
- (d) New Zealand Geographical Society; and
- (e) Environment Institute of Australia and New Zealand.

Specific to this review, Jack was the New Zealand Geographical Society representative on the Joint New Zealand Earth Science Societies' Working Group on Geopreservation. This Working Group produced the first geopreservation inventory; published as the New Zealand Landform Inventory; now known as the New Zealand Geopreservation Inventory (<https://services.main.net.nz/geopreservation/>). He was also a Ministerial appointment to the Wilderness Advisory Group. He provided expert geomorphic evidence on behalf of Hurunui District Council to the Environment Court with respect to the Mt Cass Windfarm. He also provided expert evidence to both the Wellington District Plan and the Environment Court regarding the geomorphic significance of Quartz Hill.

Prior to the start of 2008, Jack was an Associate Professor with the School of Earth Sciences at Victoria University of Wellington. He taught undergraduate courses in hydrology and geomorphology, and a postgraduate courses in geomorphology, hydrology, hydrogeology, and water resources. He has written, or co-authored, 10 book chapters and over 50 internationally refereed scientific publications, including several papers focusing on landscape evolution and dynamics.

Methodology

The review of the various landscape schedules to the Proposed District Plan was solely a desktop study, using the technical expertise and experience of the Dr John (Jack) McConchie. As far as possible, given the desktop nature of the review, the review was consistent with both the New Zealand Geopreservation Inventory and the Best Practice Guide: Outstanding Natural Features, Geoscience Society of New Zealand Miscellaneous publication No. 154.

It should be recognised that, despite the unique geomorphic nature and character of Queenstown Lakes District, only a very few discrete landforms have been formally recognised i.e., through the New Zealand Geopreservation Inventory or any planning instrument. There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the district. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore,

the scale and distinctiveness of landforms which are considered significant are very subjective. It is recommended that these constraints be specifically noted and recognised within the schedules to the Proposed District Plan.

Despite the above constraints, each of the individual schedules was reviewed from the perspective of expert geomorphic knowledge and were either accepted, or edited where necessary, so that the schedule reflects the geomorphic character of the specific area.

Outcome of review

Following my review, I would offer the following comments:

- In general, the schedules provide a clear and concise summary of the overall geomorphic character and setting of the different areas.
- The level of detail provided is consistent with, and the result of, the constraints identified above.
- I think it would be useful to include a discussion that explicitly states that the specific landforms reference within each schedule is not a definitive list.
- That discussion could include something like the following:

There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the Queenstown Lakes District. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore, the scale and distinctiveness of landforms which are considered significant are very subjective. Therefore, by necessity, the discussion of the landscape and landforms in the various schedules is descriptive and general.

The schedules are not intended to provide a definitive list of all landforms, or even all 'significant' landforms, they contain. Consequently, the schedules are a starting point and not a definitive list of all significant landforms. More geomorphic information and detail will be added to the various schedules over time as it becomes available.

While the basic structure of the Queenstown Lakes District is controlled by the underlying geology (including schistosity) and faulting, the landscape has been modified extensively by successive glaciations. The effect of glaciation is apparent in both erosional landforms e.g., the lakes, kettles, tarns and roches moutonnées, and depositional landforms e.g., moraines. However, the largely glacially-derived landscape and landforms have been modified over time by slope, fluvial (river), and even 'coastal' processes. This interaction of a diverse range of geomorphic processes over time has led to a complex landscape composed of wide range of landforms, that vary in scale and by association. This leads to unique landscapes.

Consequently, there is an almost infinite number of landforms throughout the Queenstown Lakes District, and even within specific schedule areas. While some of these landforms are robust or resilient (roches moutonnées) others are prone to random and often rapid change (river bars, floodplains and deltas). Landforms in areas of higher elevation generally have a strong glacial signature while those on the flat and valleys tend to be dominated by fluvial processes including erosion and sedimentation.

- While a minor point, there is a need for consistency in spelling of spelling roches moutonnées (pl) or roche moutonnée (sing). While there is some 'variation' in the literature, the above spellings seem to have wide acceptance.

QLDC ONL/ONF/RCL PA Landscape Schedule Review Methodology Statement

Recreation & Tourism

1. Purpose

Queenstown Lakes District Council (Council) seeks the review of landscape schedules for parts of the district identified as priority areas by Council. The schedules have been set out to describe the landscape attributes, values and capacity for identified priority areas of parts of the districts Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

These schedules need to be detailed enough to capture values that need to be considered, protected and managed at the landscape scale, and assist future consent application processes. This report outlines the methodology Thrive Spaces and Places Ltd (formerly Geoff Canham Consulting Ltd) used to provide a review of the condition and effects of recreation and tourism capacity in the draft schedules provided by council for commentary. The key outcome was to review and confirm where appropriate the draft schedules of the landscape attributes, values and landscape capacity within those identified priority areas in relation to recreation and tourism capacity, this has particular regard to proposed policy 3.1B.5.b '*Landscape Capacity*.'

The landscape capacity of an ONL/ONF landscape feature is defined as being able to 'accommodate subdivision and development without compromising its identified landscape values, and; in relation to a landscape character area in a Rural Character Landscape, means the capacity of the landscape character area to accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values.'

The review of the schedules has been achieved in a way that is consistent with the definitions above and the Values Identification Framework set out in Chapter 3 of the Proposed District Plan. Where necessary statements of relevant information were provided to ensure concise and accurate schedules to assist future landscape assessment purposes in the district.

2. Scope

Review of draft landscape schedules: expert peer review to accurately capture recreation and tourism values in the PA Landscape Schedules. The final product will render concise and accurate schedules, namely;

- a. 11 ONF PAs in the Queenstown and Upper Clutha areas
- b. 13 ONL PAs; in the Queenstown and Upper Clutha areas

- c. 2 RCL PAs; in the Upper Clutha area.

More specifically, this involved evaluating the extent to which the draft PA Landscape Schedules identified the landscape values that need to be protected in each priority area from a recreation and tourism lens. In instances where there was additional information required adding red highlighted text descriptions as tracked recommended amendments.

3. Methodology

Review Process

Thrive has applied a systematic approach to reviewing the schedules. This is based on a generic framework of what we would normally cover in an assessment of effects on recreation and tourism. This framework provides a convenient template against which the PA schedules have been reviewed. These considerations are:

1. Examine the current recreation and tourism activities in the respective PAs to establish the broad scope of likely and potential outcomes which may affect recreation and/or tourism activity;
2. Establish an appropriate weighted vernacular within which potential capacity for future recreation and tourism activities are anticipated. This scope should be sufficient to cover:
 - a. The likely intended effects of increasing capacity for additional activities and/or developments, (i.e., high capacity) arising from the increased activity likely to coincide with higher capacity levels.
 - b. Possible effects which could arise from retaining the current capacity for recreation and/or tourism (i.e., low capacity);
3. Ensure there is an adequate evidence baseline which captures the current situations of the PAs (as relevant to a recreation and tourism assessment) and the expected future situation as a base case or “no change” future – i.e., no more improvements or additions to recreation and tourism infrastructure;
4. Utilise this baseline to examine the effects on recreation and tourism if recreation and tourism operations proceed unchecked (low probability);
5. Examine the effects on recreation and tourism if recreation and tourism continues in a manner that is complimentary to the landscapes and activities identified in the schedules; the current recreation and tourism operations; and the other values as identified the schedules (high probability).

The diagram below outlines the review process used to evaluate the recreation and tourism values.



Image 1: Recreation & Tourism review process.

Desktop analysis

Prior to a site visit Thrive reviewed the following documents, focusing on the information utilised, and the way in which the capacity for, and the potential effects on recreation and tourism of the ONL, ONF and RCL areas identified have been evaluated:

ITEM 1: QLDC GIS mapping platform, setting out the spatial extent of the PA areas <https://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=568b4f4c78df47b0b6d22c48e130d5c5>

ITEM 2: PDP Decisions Version: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan>

ITEM 3: QLDC Proposed District Plan: Chapter 3, Strategic Direction Policies

ITEM 4: Development and Strategy - district wide;

- QLDC vision 2050 - <https://www.qldc.govt.nz/media/wgscwzro/qldc-vision-2050-boards-feb19-v2.pdf>
- The Remarkables plans for future ski area development – <https://www.nzherald.co.nz/nz/remarkables-ski-field-expansion-outlined-including-a-300m-tunnel/MRZEBAQS7Q3DU6RQJNBTS5NVI/>
- Mt Dewar development - <https://treespace.co.nz/>
- Skyline Queenstown development - <https://www.skyline.co.nz/en/queenstown-development-project/project-overview/>
- Gondola for The Remarkables - <https://www.stuff.co.nz/business/industries/109158213/funding-consent-sought-for-100-million-queenstown-gondola>
- Parkins Bay Development - <https://www.odt.co.nz/regions/wanaka/application-marks-progress-parkins-bay-development>
- Remarkables Park Masterplans - <https://www.remarkablespark.com/masterplans/neighbourhood-precincts/>
- Mt Cardrona Station (in development) - <https://mtcardronastation.co.nz/>

Criteria Development

Table 1 below underpins the rationale for recreation and tourism used in the review of the draft PA schedules. As discussed below the recreation and tourism values have been assessed in the review by the landscape capacity for additional activities and developments. The current level of development and availability for recreation and/or tourism has been used as a baseline for the purposes of this review.

Recreation & Tourism Capacity	Schedule Review Criteria
High Capacity	The PA features low development with high opportunities for recreation and/or tourism features sympathetic and appropriate to the surrounding environment; or the PA features development that would greatly benefit from adequate development of recreation and/or tourism opportunities.
Medium Capacity	The PA features existing development with some potential to expand recreation and/or tourism opportunities; or the PA features high use from recreation and tourism and would benefit from strategic development sensitive to the receiving environment.
Limited Capacity	The PA is susceptible to change with pre-existing larger scale developments; or the PA has a high number of recreation and/or

	tourism activities and features a high capacity; or the PA cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.
No Capacity	The PA is highly susceptible to change with pre-existing larger scale developments or the PA does not have pre-existing development and has high naturalness values; or the PA cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.

Table 1: Recreation & tourism capacity criteria for ONL/ONF/RCL PA review.

Site Visits

The PA areas were visited between February 22nd - 24th 2022. This involved physically viewing each PA area to determine the extent of development and confirm key points raised during the desktop analysis phase. Some of these key points were concerned with;

- Confirming the extents of recreation and/or tourism activities;
- Evaluating the capacity of the PA for increasing and/or reducing activities;
- Evaluating the extent to which increases in capacity would reduce the current recreation and/or tourism values associated within a particular PA landscape.

Draft Schedule Review

Table 2 below summarises the key personnel who reviewed the draft landscape schedules. Recreation and tourism were equally reviewed, utilising local knowledge and familiarity with landscape vernacular.

Name	Expertise
Geoff Canham (ARPro, CPPI, NDH, Dip Hort, NEBSM, MNZRA) Principal Parks & Recreation Specialist	Recreation assessment evidence, expert witness. Peer reviewer, expert evidence.
Brad Rowe (BCom, DipPM) Tourism Specialist & Project Manager	Tourism development specialist and Queenstown area local. Tourism reviewer.
Lucia Caves (BLA, PC PR&T) Landscape Architect & Parks Project Manager	Landscape & recreation assessment experience. Recreation reviewer.

Table 2: Review personnel: recreation and tourism

QUEENSTOWN LAKES DISTRICT COUNCIL LANDSCAPE SCHEDULES

Heritage & Archaeological Review
May 2022



Heritage and Archaeological Review of Queenstown Lakes District Council Landscape Schedules

Commissioned by Sarah Picard on behalf of the
Queenstown Lakes District Council

Prepared by Lucy King, Jeremy Moyle, and Jaime Grant
Origin Consultants Ltd

18 May 2022

*Cover: Topographical Sketch of the
Shotover District, May 1865, SO1489.*

Document History

Date	Version	Amendments
6 April 2022	Version 1 – Issued for Client review	
17 May 2022	Version 2 – Issued for Client review	Addition of RCL – Area 2 – Halliday Road

Disclaimer

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Introduction

Origin Consultants Ltd (**Origin**) was engaged by the Queenstown Lakes District Council (**QLDC**) to provide an expert review of the Proposed District Plan (**PDP**) draft landscape schedules to be introduced into chapter 21 of the PDP. These draft schedules have been prepared by landscape architects to set out the landscape attributes, values, and capacity for identified priority areas (**PA**s) of parts of the District's Outstanding Natural Features (**ONF**), Outstanding Natural Landscapes (**ONL**), and Rural Character Landscapes (**RCL**). The aim of the review is to provide concise and accurate landscape schedules.

The key output was to review and confirm, where appropriate, the draft schedules and their description of landscape attributes, values, and capacity in relation to our area of expertise – heritage and archaeology.

The authors of this report are Lucy King, Heritage Consultant & Historian, Jeremy Moyle, Senior Archaeologist, and Jaime Grant, Archaeologist at Origin Consultants Ltd. Jeremy Moyle is a member of the New Zealand Archaeological Association.

Methodology

Origin adopted the following approach:

1. Understanding

Contextual research was carried out into the history and development of each ONF/L and RCL PA to identify significant archaeological and heritage values of each area and location. This principally involved a desktop assessment of archival sources and relevant databases to ascertain significant archaeological and heritage values. This did not represent a full re-assessment of the PA.

The desk-top assessment consulted several historic sources to try to establish and clarify the historical development and chronology of the areas. These included:

- Existing databases and resources which identify known archaeological and heritage values, including the QLDC PDP Inventory of listed Heritage Features (section 26.8), ArchSite (the New Zealand Archaeological Association's recording scheme) and associated site record forms, and the Heritage New Zealand Pouhere Taonga (HNZPT) List/Rārangī Kōrero and Digital Reports Library.
- Online and physical archives accessed via PapersPast, Archives New Zealand, and Land Information New Zealand (LINZ).
- Online and physical photographic archives, including the Lakes District Museum, Te Papa, and Digital NZ.
- Secondary sources, including books and the Queenstown Historical Society's magazine (the Queenstown Courier).

A site visit was completed on 9 March 2022 by Jaime Grant. The site visit was undertaken to make a brief visual assessment and appraisal of the environs of the areas. The following PAs were viewed: Dublin Bay; Mt Iron; Roys Bay; Mount Alpha; West Wānaka/Glendhu Bay; Mt Barker; McKay Station; Area 1 – Cardrona River/Mt Barker Rd; Area 3 – West of Hawea River; Area 4 – Church Road, Luggate; and Area 5 – Maungawera Valley. Due to the size and scale of the PAs, only a limited visual inspection was undertaken.

2. Review & Recommendations

Following the completion of contextual research, a close review of the draft landscape schedules was undertaken to ensure that these recognised relevant archaeological and heritage attributes and values identified during the contextual research.

Each draft was reviewed in accordance with the values identification framework in chapter 3 of the PDP, which provided a high-level methodology to identify landscape values and development capacity of each PA. The following questions were also considered for each review:

- Bearing in mind the role of the PA landscape schedules to identify landscape values that need to be protected in each priority area, are there any other heritage and archaeological attributes and values that are deserving of mention in the PA schedule of values?
- Are there amendments required to the (existing draft) description of values relevant to archaeology and heritage in the PA landscape schedules?

Key heritage and archaeological values of each PA were identified and described at an appropriate landscape scale. Where appropriate, heritage or archaeological features were identified in accordance with:

- QLDC PDP Inventory of Listed Heritage Features (section 26.8), including the reference number contained in the PDP;
- HNZPT List/Rārangi Kōrero, including the List Number; and
- New Zealand Archaeological Association site recording scheme (ArchSite), including the site number (for example, F41/761). Where multiple archaeological sites were recorded within one PA, these were grouped and summarised for inclusion in the landscape schedule.

Constraints & Limitations

The key constraints and limitations in the heritage and archaeological review of the draft landscape schedules are considered to be as follows:

- Reasonable time and budget constraints meant that the scope of contextual research was limited to a brief desktop assessment of readily accessible sources. The history provided for each PA is brief and is not exhaustive.
- Time and budget constraints have also meant there has been no community engagement to identify significant heritage and archaeological attributes and values associated with the PAs.
- As outlined above, due to the size and scale of the PAs, only a limited visual inspection of sites in Wānaka and Hāwea was undertaken. The significant degree of development in these sites made it challenging to identify and potential archaeological features. Access restrictions also meant that it was not possible to view private properties or remote areas that make up part of the PAs.
- The archaeological sites recorded on ArchSite and heritage features within the PDP do not represent an exhaustive record of the Queenstown Lakes District's archaeological heritage. In particular, ArchSites are recorded ad hoc as a result of archaeological surveys or development projects. Numerous sites have been recorded in some areas (eg. along the Kawarau River) because these areas have been previously subject to extensive archaeological surveys. Other areas that have not been systematically surveyed (eg. Wānaka) potentially include numerous archaeological sites that have not been recorded. ArchSite is updated over time as new evidence becomes available. The archaeological sites described in this assessment are up to date as of 10 March 2022.
- Some ArchSites were recorded prior to GPS technology and were translated from paper records to the online mapping tool. This has meant that some were not accurately recorded. Until recently, ArchSite was also limited to recording an archaeological feature or site at one point. As such, sites that extend over a large area may not be included in this assessment.
- This assessment does not attempt to define mana whenua values. Where evident (ie. recorded as an archaeological site), Māori occupation has been recorded in the draft landscape schedules; however, the significance of this should be confirmed by an appropriate cultural advisor/manua whenua.

It is difficult to definitively establish the significant heritage and archaeological attributes and values of each PA. Each area encompasses a complex and interrelated variety of tangible and intangible heritage values relating to the human occupation. While a desktop review can begin to establish an area's broad historic

character, a robust understanding of the significant attributes and values that contribute to residents' sense of place in the District will require a more thorough research and engagement process.

Summary of Review & Recommendations

We note that very few archaeological and heritage surveys have been carried out around Wānaka and Hāwea. As such, there is a shortage of easily accessible information about the location and significance of archaeological and/or heritage features. Some PAs did not have any archaeological or heritage features recorded within the boundaries. We recommend that additional research and/or surveys are carried out in some areas. As outlined above, the extent of the research we were able to carry out was limited due to time and budget constraints relative to the scope of the PAs. Any further research should also involve community engagement to identify significant heritage values associated with the PAs.

The common theme in the changes made by Origin related to consistency: Text in the schedules was updated for consistency in referencing and how archaeological sites, heritage features, and attributes and values were discussed. Archaeological and heritage attributes and features were listed in specific terms, except where there were a series of interrelated sites (eg. historic gold mining sites along the Shotover and Kawarau Rivers). References to the heritage and archaeological values were made in broad terms, to recognise the tangible and intangible significance of the area.

We would also recommend that consideration is given to align the wording with the terms in the Resource Management Act 1991 (**RMA 1991**) and PDP, for example, referencing historic heritage as defined in the RMA 1991 and chapter 2 of the PDP. To further align with the PDP, we have removed reference to protected trees (where these were included in the relevant schedules). Protected trees are treated separately to heritage under the PDP.

1. ONF – Peninsula Hill (Queenstown)

Brief Historical Narrative

Following the Otago goldrushes of the early 1860s and the designation of Queenstown as a goldfield, the pastoral leases that covered the flat parts of the basin north of the Kawarau River were cancelled. William Gilbert Rees, who originally held a run in the location of present-day Queenstown, relocated to the southern side of the Kawarau Falls.¹

Rees combined a series of runs situated to the south of the Kawarau River, including Run 345, known as the “Peninsula Run.”² Grant, Gammie & Rees ran this station until 1865, when the partnership dissolved and the runs were sold to the Boyes Brothers.³ During the Boyes Bros ownership, there was a rapid increase in flock numbers, reaching a peak of 29,000 sheep in 1877. Numbers declined due to heavy snow and rabbit infestations. The Boyes Bros tenure also saw a dispute over land to the south, farmed by Jack Hanley.⁴

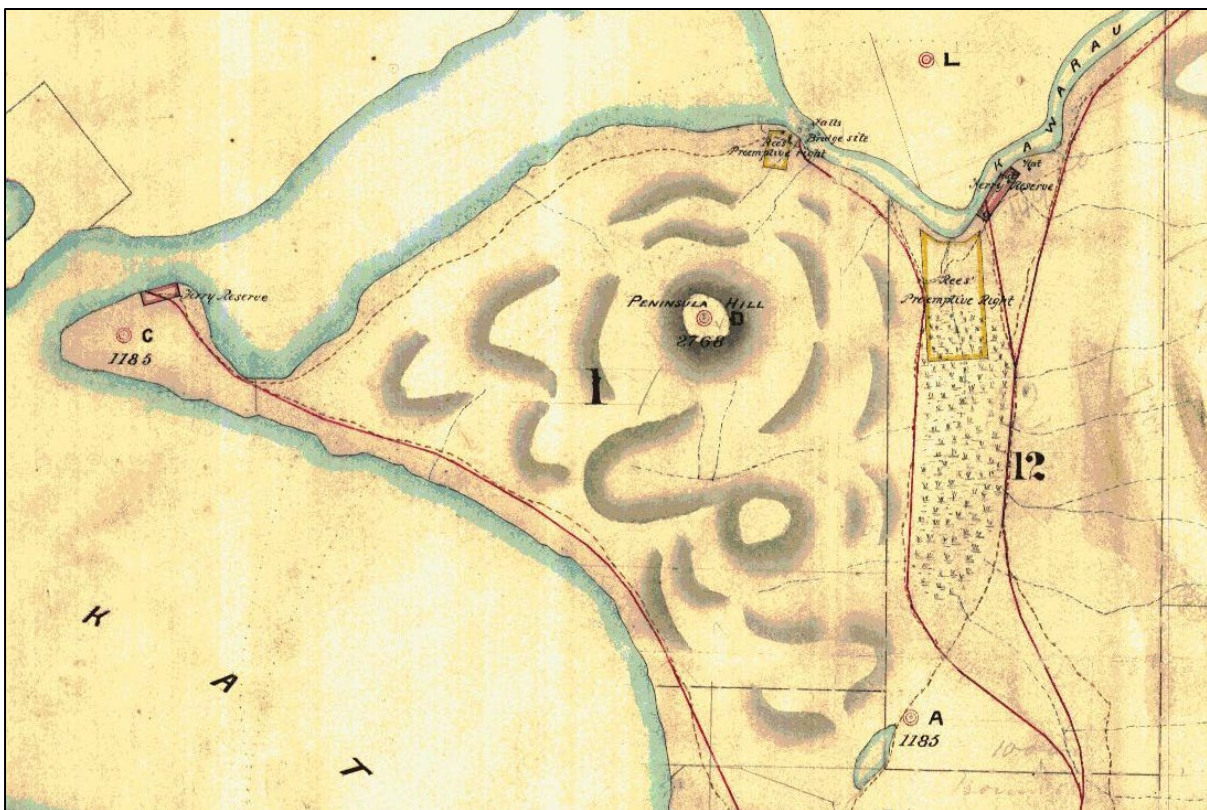


Figure 1. Topographical sketch of Peninsula Hill in 1866, showing Rees' homestead near Kawarau Falls and pre-emptive right.⁵

After several years of financial difficulty, the land was transferred to the New Zealand Loan and Mercantile Co Ltd.⁶ The NZ Loan and Mercantile Co. suffered a financial crisis in 1893 and the struggling station was sold to Daniel McBride in 1898.⁷ The station gradually reduced in size. In 1922, the station was sold to Dickinson and

¹ FWG Miller, *Golden Days of Lake Country* (Invercargill, NZ: Whitcombe and Tombs, 1949).

² D Jardine, *Shadows on the Hill (Remarkables Station)* (Wellington: A.H. and A. W. Reed, 1978).

³ Lake Wakatipu Mail, 1875

⁴ R. Iles, "The Brunswick Flour Mill" (Issue No. 76, 2006).

⁵ LINZ, SO343, cropped.

⁶ M. Mosley, *Illustrated Guide to Christchurch and Neighbourhood* (J. T. Smith & Co., 1885).

⁷ Peter Chandler, *Land of the Mountain and Flood: A Contribution to the History of Runs and Runholders of the Wakatipu District* (Invercargill, NZ: Craig Printing, 1996); Jardine, *Shadows on the Hill (Remarkables Station)*.

Mary Jardine and comprised of 40,000 acres. Dickinson Jardine Jnr took over and divided the station, giving his son the Kawarau Falls portion.⁸

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Peninsula Hill PA, associated with the Rees or the Boyes Bros early use of the area:

Site No.	Site Name/Details	Type	Description
F41/761	Rees or Boyes Cottage	Historic – Domestic	A schist cottage located on Lot 1 DP 10732, Block XII, Coneburn SD. Excavations related to renovations in November 2015 uncovered an intact Moa <i>tasometatarsus</i> bone.

There are no listed heritage features within the Peninsula Hill PA.

Significant Heritage & Archaeological Values

- The Peninsula Hill PA has significance in its representation of mid to late 19th century pastoral farming in the Wakatipu, particularly as part of WG Rees' early run. The use of the area has remained largely unchanged since early European settlement.
- The archaeological significance of the area is considered to be low. Due to the pastoral use of the land and known location of the Rees farmstead at Kawarau Falls, it is unlikely that there will be archaeological features within the Peninsula Hill PA.

Review & Recommendations

- Amendments were made to recognise the Rees or Boyes Cottage (F41/761) at the base of Peninsula Hill, and the association of the area with WG Rees.

⁸ GJ Griffiths, *Queenstown's King Wakatipu* (Dunedin, NZ: John McIndoe Ltd, 1971).

2. ONF – Feehly Hill (Queenstown)

Brief Historical Narrative

In 1919, William McBride requested that his lease on the other side of the hill be transferred to Thomas Alfred Feehly. McBride subsequently sold his farm to Thomas. Thomas was the son of Patrick Feehly, an Irish gold miner who arrived in Arrowtown in 1865/1866. Patrick married Catherine Josephine Crowe in 1868, and together they had five children. He was described as a pioneer of the Arrow District, “having followed the calling of miner and contractor for a number of years and later being engaged in business.” He was a proprietor of the Royal Oak Hotel and involved in gold mining. However, in the 1870s, he suffered bankruptcy and was in and out of court for disruptive behaviour and his stone house (at 57 Buckingham Street) was sold. Thomas spent 30 years mining on the Crown Terrace and was also farming in the district at the time, on an 18-acre farm on the Arrowtown-Lake Hayes Road known as ‘Spruce Grove.’ Spruce Grove remained in the Feehly family until 1964, when it was sold to Bruce Beadle.⁹

Feehly Hill later became known as ‘Dagg’s Hill,’ after Jack Dagg acquired the farm. In 1978, it was recorded as a reserve in a meeting with the Dunedin Lands and Survey Office and Arrowtown Borough Council. It is likely that this label evolved to include the entire hill.¹⁰



Figure 2. Arrowtown and Feehly Hill from Tobin’s Track.¹¹

Prior to its association with the Feehly family, the Arrowtown Cemetery was established at the base of Feehly Hill in 1863, and the hill was known as ‘Cemetery Hill.’ In 1923, the Arrowtown War Memorial was unveiled and there was a call for the hill to be renamed ‘Soldiers Hill.’¹²

⁹ Rita L Teele, et al. (2019) “The Feehlys of Feehly Hill,” *Queenstown Courier* 101.

¹⁰ Teele.

¹¹ Hocken Library, 4817.

¹² *Lake County Press*, 17 May 1923, 3.

In 1867, the hill formed the western boundary of the Arrowtown township when this was laid out and the land was gazetted as a reserve for tree planting.¹³ Since the 1860s, the landscape of the hill has varied – it was initially covered in tussock and used for grazing, but later became overgrown with weeds. More recently, native planting has been undertaken.¹⁴

Recorded Heritage & Archaeological Features

There is one listed heritage feature listed within the Feehly Hill PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Cemetery wall (Section 10, 12, 13, Block II, Town of Arrowtown)	3 (313)	

There are no archaeological sites recorded within the Feehly Hill PA; however, there are two archaeological sites recorded at the edge of the Feehly Hill PA:

- Luker's Cottage (F41/760) – a group of three stone buildings: cottage (c. 1880-1895)
- Arrowtown Magazine (F41/700) – a stacked schist building, with a timber-framed hip corrugated roof.

Significant Heritage & Archaeological Values

- Feehly Hill is a prominent feature in Arrowtown's townscape and has been utilised for multiple purposes, including a cemetery, reserve, and as the location for a memorial monument.
- Historically, Feehly Hill was utilised as a landscape feature to define the westernmost extent of Arrowtown.
- Feehly Hill has significance in its representation of mid to late 19th century pastoral farming in the Wakatipu Basin.
- Given the pastoral use of the land, it is unlikely that there will be archaeological features within the Feehly Hill PA. The archaeological significance of the area is considered to be low.

Review & Recommendations

- Amendments were made to recognise the adjacent cemetery wall (ref. 313), and the contextual value of Feehly Hill as a landscape feature that defined the westernmost extent of Arrowtown and association with the Arrowtown Cemetery and War Memorial.

¹³ National Library, 9917948353502836.

¹⁴ Teele.

3. ONF – Kimi Ākau/Shotover River (Queenstown)

Brief Historical Narrative

The Shotover River was the focus of intense mining efforts from 1862, after the discovery of gold at Arthurs Point. The rush to the Shotover was Otago's largest goldrush – Within six months, there were 4,000 miners "swarming all over the river."¹⁵ Early ground sluicing methods were employed to wash the gold bearing gravels, requiring the construction of water races. Following the decline in easily won alluvial gold, new mining techniques were trialled through into the early 20th century. Chinese miners arrived in the 1870s and worked extensive claims along the Shotover River. Choie Sew Hoy initiated the Big Beach dredging operation with a new type of dredge in 1889 and is credited with the starting Otago's dredging boom.¹⁶ New ideas and methods continued into the 1900s, with the construction of the Oxenbridge Tunnel to divert water in 1906.¹⁷ Another tunnel was constructed near Big Beach in 1963.¹⁸

The wider landscape had a number of towns constructed to support the mining community, with Arthurs Point remaining today. Arthurs Point was a key location for the transportation, lodging, and supply of the population living and working along the Shotover and Lower Shotover also became a hub.¹⁹ Routes in the mid-19th century crossed the Shotover River at two places – one at Arthurs Point and the other at Lower Shotover. In 1870, a timber bridge was constructed near its confluence with the Kawarau (Figure 3). It started from the eastern bank and crossed over the main river channel onto the dry riverbed, requiring travellers to ford or cross other tributaries, and the bridge was unusable during floods. A flood in 1878 washed a large part of the bridge away. The construction of a new bridge began in 1909, but was not completed until 1915. This bridge was in use until the construction of the SH6 Bridge in 1975.²⁰ The bridge was a gathering point for locals and travellers. A hotel was constructed on the eastern bank by Frederick Foster, and early ferryman. When the 1909-1915 bridge was constructed, the hotel was shifted there.²¹ At Arthurs Point, a wooden trestle bridge was constructed in 1875 (Figure 4) to replace a basic wooden bridge (constructed circa 1862). The construction of the current Edith Cavell Bridge began in 1917 and it opened in 1919. A bridge at this location was required to enable miners to mine both sides of the river, and also to provide access to Skippers.²²

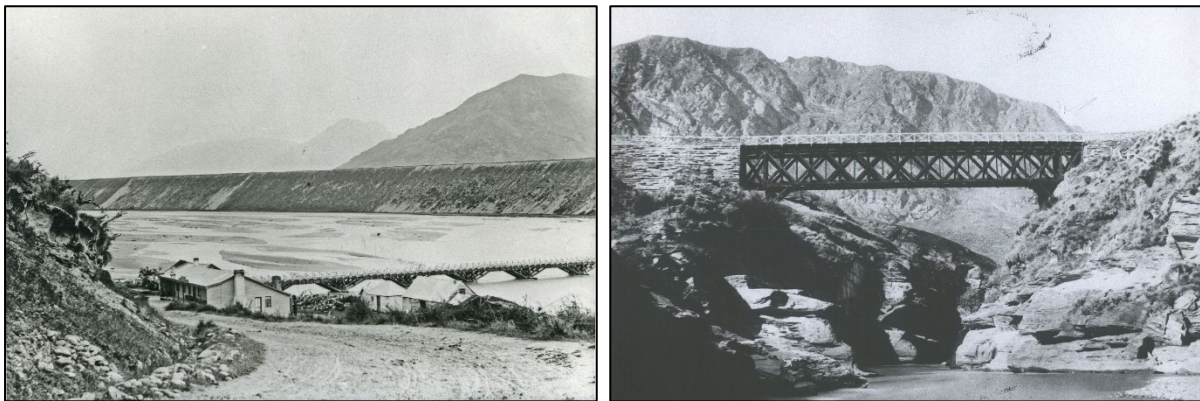


Figure 3. Lower Shotover Bridge, circa 1870s (left) and Arthurs Point bridge circa 1880 (right).²³

¹⁵ Gerald Cunningham, *Illustrated History of Central Otago and the Queenstown Lakes District* (Auckland, NZ: Reed Publishing Ltd, 2005).

¹⁶ Shar Briden, *Shotover River Tunnel and Golden Terrace Extended Gold-Dredge, Big Beach*, 2012.

¹⁷ David Hay, "The Oxenbridge Tunnel," *Queenstown Courier* 92.

¹⁸ Briden.

¹⁹ J Hall-Jones, *Goldfields of Otago - An Illustrated History* (Invercargill, NZ: Craig Printing, 2005).

²⁰ Majorie Swan (1996), "The Lower Shotover Bridge," *Queenstown Courier* 56.

²¹ Swan.

²² ArchSite, Site Record Form E41/301.

²³ Lakes District Museum, EL0450; Hocken, 4896.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Shotover River PA:

Site No.	Site Name/Details	Site Type	Details
F41/790	Old Shotover Bridge stone causeway	Transport/ Communication	Rows of stone laid edge on with wooden piles either side.
F41/68	Dredging Beach/Big Beach	Mining – Gold	Beach dredged by Choie Sew Hoy from 1888.
F41/766	Alluvial gold mining sluicings	Mining – Gold	Site contains 19 th century sluicing remains undertaken during the extensive period of alluvial mining focused along the banks of the Shotover River.
F41/844	Thomas Bell Workings	Mining – Gold	300m long sequence of sluiced terrace and terrace faces above the Shotover River, featuring supplying water race, sluice channels, gulches, and sluiced terrace faces.
E41/255	Kawarau Diversion Syndicate Project	Mining – Gold	Dredge, formerly belonging to the Golden Terrace Extended Gold-Dredging Company, and diversion tunnel (on true left bank of the Shotover River).
E41/306	Historic house site	Historic – Domestic	Site consists of a remnant rectangular earth feature measuring approximately 4 x 3m. It is defined by a raised earth edge, with a collection of scattered schist stone in the centre, possibly indicating a collapsed chimney. Based on its dimensions and location, it is presumed to have once been a residential dwelling, possibly with earth, corrugate, or timber walls.
E41/301	Stone abutment of 1862 bridge	Transport/ Communication	Remains of the earlier bridge crossing the Shotover River.
E41/300	Edith Cavell Bridge	Transport/ Communication	A reinforced concrete arch bridge crossing the Shotover River.
E41/247	Morning Star Recreation Reserve	Mining – Gold	Remains of sluicings, tailings, water races, and at least one hut site in the bush and undergrowth of the reserve.
E41/243	Morning Star Reserve	Mining – Gold	A hut site, water/tail race, and three sections of stacked rock wall supporting tailings. The hut site is irregular in shape, with low dirt side walls and a stacked stone fireplace.
E41/94	Oxenbridge Tunnel	Mining – Gold	A tunnel through hard rock designed to divert the Shotover River so that it could be worked for gold. 230m long, 5m wide and 4.6m high built by the Oxenbridge Brothers in 1906, completed 1910. A steam engine standing nearby is part of this venture.

E41/95	Prince Arthur Dredge	Mining – Gold	Remains of the tumblers and tailings elevator from the Prince Arthur Dredge, located on the true left bank of the Shotover, 200m downstream of Moke Creek junction. Pins are visible along the sides of the canyon.
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There are six listed heritage features within the Shotover River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Thomas Arthur Monument, beside Edith Cavell Bridge	3 (29)	
Steam Engine beside Oxenbridge Tunnel	2 (31)	
Edith Cavell Bridge, Arthurs Point	1 (35)	1 (4371)
House and sleep out, Paddy Mathias Place	2 (62)	
Ferry Hotel, Spence Road	2 (92)	
Old Shotover Bridge	3 (222)	
Oxenbridge Tunnel		2 (5607)
Sew Hoys Big Beach Claim		Historic Area (7545)

Significant Heritage & Archaeological Values

- The Shotover River forms part of the Wakatipu Basin’s significant mining landscape, with archaeological and heritage features related to mining extending the length of the river.
- There are significant heritage and archaeological features within the PA, related to the early mining and occupation of the Wakatipu Basin, particularly transport requirements. The bridges over the Shotover River formed a key part of the transport network throughout the region for miners and supplies. When constructed, the Edith Cavell Bridge was the second reinforced concrete arch bridge in New Zealand. It has an unusual and distinctive design, and reuses the stone abutments which supported the 1875 wooden bridge.

Review & Recommendations

- Amendments were made to include the PDP reference numbers and HNZPT list numbers for the archaeological and heritage features listed in the draft schedule.
- The wording of the historic values was refined to reflect the importance of the heritage and archaeological features along the river. Reference to the naming of the river was removed, as this is not regarded to be a historic value.

4. ONF – Morven Hill (Queenstown)

Brief Historical Narrative

Historically, this part of the Wakatipu Basin contained a cluster of small farms, which developed from the late 1860s to early 1870s. The eastern end of Morven Hill formed part of the Baird family's Bendemeer Station.²⁴ The western end of Morven Hill was broken into smaller agricultural leases held by William Webster and Alexander Grey in 1867, and later, by Henry Steele.²⁵ A small area of gardens was marked on an 1865 topographical sketch.²⁶

In 1869, George White arrived at Lake Hayes and purchased Grey's share in the Morven Hill land.²⁷ White and Webster ran the land in partnership for two years. In 1871, White bought out Webster and expanded his land holding to a significant tract of land extending from Lake Hayes to the Kawarau River. A quarry was opened on the property for harvesting construction materials.²⁸ White and his family began fishing commercially on Lake Hayes in 1885, securing the sole right to net trout until 1897.²⁹ A stone fish smoker is constructed near the shore of Lake Hayes.³⁰

Gradually, White's land was purchased by Graham Baird from 1908 and, later, by Frederick Samuel Bloxham to become part of the Bendemeer Station.³¹

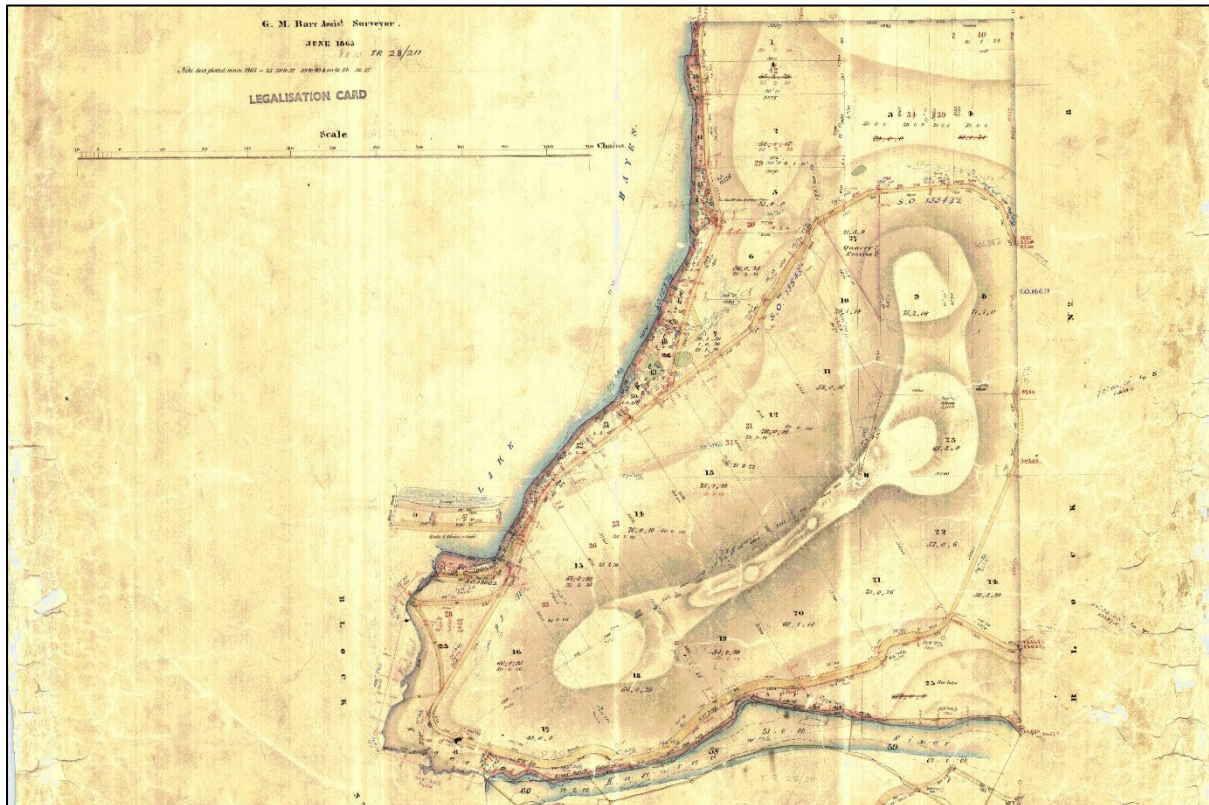


Figure 4. Survey of Morven Hill (1865).³²

²⁴ Archives New Zealand, Valuation Records 1905.

²⁵ LINZ, SO6371 and SO6390.

²⁶ LINZ, SO1489.

²⁷ Keith Grant, "The Loose Box – The Peacock Residence, Lake Hayes," *Queenstown Courier* 27 (November 1981).

²⁸ Grant.

²⁹ Bill McDonald, *Queenstown's Farms and Sheep Stations: Families that farmed the land* (New Zealand: 2010).

³⁰ McDonald.

³¹ CT151/162; *Lake Wakatipu Mail*, 17 April 1934.

³² LINZ, SO1505, cropped.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Morven Hill PA:

Site Number	Site Name/Details	Site Type	Details
F41/65	Chimney breast	Historic – Domestic	Remains of a fireplace made up of mortared split schist. The remains are of Henry Steele’s house. Steele was an orchardist.

There are no listed heritage features within the Morven Hill PA.

Significant Heritage & Archaeological Values

- Historically, Morven Hill defined communication routes in the Wakatipu Basin with early tracks and roading around its base.
- Morven Hill formed the base of the White family, who successfully exported smoked fish from Central Otago until the 1930s. Archaeological and heritage features associated with the White family fall outside the boundary of the PA.
- The land is also associated with pastoral farming and the Baird family, who ran the Bendemeer Station.

Review & Recommendations

- Amendments were made to include archaeological site F41/65, which provides representation of Morven Hill as a base for early primary industry.
- The historical significance of Morven Hill as a base for primary industry and as a landscape feature that defined communication routes was also recognised.

5. ONF – Lake Hayes & Slope Hill (Queenstown)

Brief Historical Narrative

Slope Hill was initially part of the Threepwood farm, located at the southwestern end of Lake Hayes. Surveyor's notes indicate that a farm was established on the Threepwood site by 1864 and record the original pack track to Arrowtown running along Slope Hill, near the edge of Lake Hayes.³³ The property was initially farmed by William Teal Marshall, who held 128 acres of land that he called Meadow Bank Farm (but it seems it was more commonly known as 'Hayes Lake Farm').³⁴ He lived at the property with his wife, Mary Marshall, and at least eight children.³⁵ In 1871, Marshall was granted further land around the lake, including the land where the cottage stands today.³⁶ In September 1881, the Marshall family left for New Mexico.³⁷

Early in 1882, John Trotter Butement bought the farm and most of the surrounding land, growing the property to 905 acres.³⁸ He renamed the property 'Avalon' and drew up plans for a homestead to be built by the lake, but this never eventuated. The "hungry eighties", when rabbits and low wool prices made land economically unviable, saw the end of his enterprise. In November 1887, Butement mortgaged his properties. There were no buyers, and the land went to the New Zealand Loan and Mercantile Agency Co Ltd in June 1888.³⁹

Business partners and brothers-in-law William Reid and Robert McDowell bought approximately 700 acres around the lake in May 1896.⁴⁰ McDowell managed the farm and lived on the property with his wife and 12 children.⁴¹ The partnership dissolved in 1910, and the ownership of the farm passed solely to McDowell. Later that year, the farm was sold at auction to Robert Lee, an English-born farmer who was heavily involved with mining in the area.⁴² Lee was the managing director of the New Zealand Coal and Oil Company, and instrumental in the opening of the Castle Hill Coal Mine near Kaitangata.⁴³ Lee bought approximately 800 acres, intending to pass management onto his son, Leo Lee. The property was renamed 'Threepwood' after Lee's place of birth ('Threepwood Hall') in Northumberland.⁴⁴

In 1938, the property was sold to a Dunedin couple, Eric and Mary Strain. The Strain family has farmed Threepwood farm, or parts of it, since that date.⁴⁵ In the 1980s, Marshall Cottage was subdivided from the main property. The Strain family retained 40 hectares but sold the homestead and 200 hectares to an American investment group for development. Plans for subdivision were approved in 2004 and the property was sold to Jim Boulton in 2005.⁴⁶ Since then, the property has been developed extensively as a rural-residential subdivision.

Lake Hayes was likely named in honour of the exploits of Donald Hay, who is believed to be the first European to discover the lake in 1859. It was referred to as 'Hay's Lake' in 1862 and may have adopted the current spelling following the arrival of Bully Hayes in Arrowtown.⁴⁷

³³ GM Barr, Field Book 158 (Otago), (LINZ Dunedin Office, 1864).

³⁴ Gillies, "Threepwood," 5; LINZ, SO6341 and 6388.

³⁵ See Gilles, "Threepwood," 5 which cites the Electoral Roll, Hampden, 1866. Marshall first appears in the year 1866-1867 but the records from 1865-1866 are missing.

³⁶ Gillies, "Threepwood," 5.

³⁷ *Arrow Observer*, 23 June 1881.

³⁸ *Lake Wakatip Mail*, 24 February 1882.

³⁹ Gillies, "Threepwood," 5-6.

⁴⁰ *Lake County Press*, 2 May 1896.

⁴¹ Gillies, "Threepwood," 6.

⁴² *Lake Wakatip Mail*, 9 August 1910 and 8 November 1910.

⁴³ *Lake Wakatip Mail*, 5 January 1912.

⁴⁴ *Lake Wakatip Mail*, 8 November 1910, 25 October 1910 and 6 December 1910.

⁴⁵ Anthony John Strain's evidence in the matter of the QLDC District Plan Hearing (21 April 2016).

⁴⁶ Gillies, "Threepwood," 7.

⁴⁷ *Southland Times*, 12 December 1862; Danny Knudson, "Lake Hayes or Hay's Lake," *Queenstown Courier* 83 (2010).

The Wakatipu Acclimatisation Society formed in 1866, used designated areas across the Wakatipu Basin to introduce and acclimatise animals, birds, fish, insects, trees, plants, and vegetables.⁴⁸ The Society operated until 1936, when it was amalgamated with other acclimatisation societies across the country.⁴⁹ Lake Hayes was designated as a reserve for the acclimatisation society and brown trout were introduced into the lake circa 1870.⁵⁰ White and his family began fishing commercially on Lake Hayes in 1885, securing the sole right to net trout until 1897.⁵¹ They constructed fishing vessels for use on the lake, including a large 16 ft vessel with a full sail rig, and a smoker for international export.⁵² The export of Lake Hayes trout continues until the 1930s, becoming one of the longest running export industries of Central Otago.⁵³



Figure 5. Lake Hayes and Slope Hill, circa 1885.⁵⁴

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Lake Hayes and Slope Hill PA. There are no listed heritage features within the Lake Hayes and Slope Hill PA.

Significant Heritage & Archaeological Values

- Slope Hill has significance due to its association with the Threepwood farm, which was one of the Wakatipu Basin's earliest farms.
- Lake Hayes was utilised by commercial fishermen, to exploit the introduced brown trout stocks, which became one of Central Otago's longest running export industries.

⁴⁸ AH McLintock (1966), 'Formation of Acclimatisation Societies,' in *Te Ara – Encyclopaedia of New Zealand*, 4.

⁴⁹ *Lake Wakatipu Mail*, "Government Amalgamation Proposals," 15 September 1936, 4.

⁵⁰ Marion Borrell (1973), *Old Buildings of the Lakes District*, Dunedin: David Johnson.

⁵¹ Bill McDonald (2010), *Queenstown's Farms and Sheep Stations: Families that farmed the land*.

⁵² Borrell; McDonald.

⁵³ McDonald.

⁵⁴ Te Papa.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Text was added to note the association of the area with Threepwood Farm and Lake Hayes as an early commercial fishing location.

6. ONF – Te Tapu-nui/Queenstown Hill & Ferry Hill (Queenstown)

Brief Historical Narrative

The area between Tucker Beach and Lake Johnson was initially part of the large-scale mining occurring along the Shotover River. A small dam and water race were formed from Lake Johnson to feed mining at Tucker Beach.⁵⁵ From 1875, farmers began to move into the area and bought land for agricultural uses. Industrial-scale mining ceased in the 1890s, and farming continued. The land around Lake Johnson was taken up by farmers – the north was farmed by Robert Grant as ‘Minaltrie Farm’ and the south by Christen Hansen as ‘Rotoiti Farm.’ After Robert died in 1877, his wife Elizabeth married Hansen. The chimneys from the Minaltrie homestead are reportedly still standing.⁵⁶

The gorge between Queenstown and Arthurs Point (known as the Queenstown Gorge) was also initially prospected, as early miners suspected that the gorge represented the original line of the Shotover River into Lake Wakatipu.⁵⁷ These initial prospectors appear to have been unsuccessful as almost all the land in the Shotover Gorge was taken up in 50-acre blocks for paddocks and agricultural purposes by 1866.⁵⁸ The area of the current Matakauri Wetland was held by Wilson Gray. Gray was the district court judge from 1864.⁵⁹ Further north towards Arthurs Point, the land was held by James Cooper.⁶⁰ Cooper was one of the first to take up land in the Shotover Gorge as a market gardener and held the land until his death in the late 1890s.⁶¹ McChesney’s Creek was named Cooper’s Creek on early maps and survey plans.

Queenstown Hill also formed part of the mining landscape, with the lower parts mined and sluiced for gold. The Sugar Loaf, above Big Beach on the Shotover River, was also worked for gold, as it was believed to be original riverbed, lifted 150 feet.⁶² The Lynch Brothers, notable Queenstown residents, began working the claim in 1893, and mining in the area continued until the 1930s.⁶³ The upper reaches of Queenstown Hill formed part of Run 32. This run was held by Francis McBride by the early 1900s.⁶⁴

A walking track was cut up Queenstown Hill by August 1890. At the top, tourists could get views of Frankton, the Kawarau and Shotover Rivers, the Crown Terrace, and look out to Skippers.⁶⁵

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Queenstown Hill and Ferry Hill PA:

Site No.	Site Name	Site Type	Details
F41/705	Lake Johnson Water Race	Mining – Gold	Water race dating to the 1860s.

There are no listed heritage features within the Queenstown Hill and Ferry Hill PA.

⁵⁵ Ben Teele, “Final Report for Archaeological Authority 2010/74 Tucker Beach Road, Queenstown: Gold Mining Sluicing and Tailings F41/705,” April 2015; LINZ, SO1495.

⁵⁶ Rosslyn Munro, “Portrait of Elizabeth Meldrum-Grant-Hansen 1852-1927,” *Queenstown Courier* 90 (Spring 2013).

⁵⁷ *Lake Wakatip Mail*, “Local News and Notes,” 6 May 1863, 4.

⁵⁸ *Lake Wakatip Mail*, 25 August 1866, 2.

⁵⁹ *Lake Wakatip Mail*, “Monthly Summary of Current Events,” 12 November 1864, 2.

⁶⁰ SO 6581, 1874.

⁶¹ *Lake Wakatip Mail*, “Unpublished – Special from Queenscliff,” 29 May 1874, 2.

⁶² Hon GJ Anderson, “Mines Statement by the Minister of Mines,” Appendix to the Journals of the House of Representatives, 1927 Session I (C-02), 28.

⁶³ “Application for extended claim – Lawrence Lynch – Sugar Loaf, Arthurs Point,” 1893, AEPG D9608 20966 Box 22, Archives New Zealand, Dunedin; “Big Beach Gold Mining Company Ltd Prospectus,” 21 June 1927, BN33, Lakes District Museum, Arrowtown; *Evening Star*; “Advertisements,” 4 October 1933, 10.

⁶⁴ *Lake County Press*, 8 February 1906.

⁶⁵ *Lake Wakatip Mail*, 1 August 1890.

Significant Heritage & Archaeological Values

- Queenstown Hill has been recognised for its tourist potential and panoramic views, with a walking track to the summit established before the turn of the century.
- The base of Queenstown Hill and Ferry were mined for gold, particularly near the Shotover River.
- Like Morven Hill (and other similar landscape features), Queenstown Hill defined communication routes in the Wakatipu Basin with early tracks and roading around its base.

Review & Recommendations

- Amendments were made to recognise the heritage and archaeological features and value associated with gold mining, and historic walking track to the summit of Queenstown Hill.

7. ONF – Arrow River (Queenstown)

Brief Historical Narrative

The Arrow River was one of the first rivers in the Wakatipu Basin to yield gold, and Arrowtown was the first mining settlement in the Basin.⁶⁶ As a result, almost the entire length of the river and its immediate surroundings have been worked for gold. There is some debate as to who first discovered gold, with William Gilbert Rees reporting he was shown gold by Māori Jack Tewa. While Rees also mentioned that John MacGregor and Thomas Low were the first European prospectors, William Fox has been associated with the initial discovery.⁶⁷

The roads of the District initially ran through land which gave access to the river banks and allowed travellers to be ferried across. Ferries and punts were intended to be a temporary measure, but lasted until the early 1880s. The road and bridge at the Arrow River crossing at Whitechapel Flat were surveyed in early 1880. Before this time, the road from Queenstown made a sharp turn to the south to meet the Morven Ferry punt site.⁶⁸



Figure 6. Arrowtown and the Arrow River circa 1880, showing workings along the river banks.⁶⁹

The Macetown Road was constructed from 1881 to 1884. Prior to the construction of this road, supplies were transported over Big Hill and the track along the river was almost non-existent. The road opened to dray traffic in 1884, which was almost too late – The Macetown quartz mines started to close in 1886. The Arrow irrigation pipeline was constructed along the Arrow River in the 1920s, following a review of rainfall records indicating that the area received less than 25" per year. The water was conveyed to farms south of the Shotover River, enabling dairying and more intensive cropping.⁷⁰

⁶⁶ Miller, *Golden Days of Lake Country*.

⁶⁷ Hall-Jones, *Goldfields of Otago - An Illustrated History*.

⁶⁸ Andrew Winter, "The Queenstown Trail: Archaeological Assessment of Effects Report," February 2014.

⁶⁹ Lakes District Museum, EL0501.

⁷⁰ Jill Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe," 1996.

Cooper’s Terrace was an established settlement at the turn of the century, with multiple stone houses – One was surrounded by a castellated garden wall. A small group of German families lived there, and had to walk approx. 1km into Arrowtown each day to attend school or get supplies.⁷¹

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Arrow River PA:

Site No.	Site Name/Details	Site Type	Details
F41/652	MacGregor & Lows gold workings	Mining – Gold	Tailings across the top of the terrace across the river from the Fox Memorial.
F41/653	Cooper’s Terrace	Mining – Gold	Small schist miner’s hut, with chimney on the back wall.
F41/690	Hut	Historic – Domestic	Dressed schist hut built using mud mortar possibly with some lime. Large structure measuring 6.7m x 4.7m, walls range from ca. 1.2m down to 30cm high. Chimney 1.5m high with doorway facing river. Substantial water race up the hill behind hut.
F41/748	Arrow River Water Co. water race	Mining – Gold	Water race running parallel with the Arrow River, which supplied water to miners at Whitechapel Flat and the Arrow River Terraces.
F41/747	Water race	Historic – Land Parcel	Water race earthworks, running to the edge of the river. Possible evidence of flumed river crossing.
F41/691	Mining workings	Historic – Land Parcel	Evidence of mining workings, including a sluiced area, square-shaped wall enclosure or reservoir with two small channels, and cut horse track.
F41/746	Mining earthworks, Whitechapel Flat	Mining – Gold	Evidence of undefined mining earthworks at Whitechapel Flat, with no stacked tailings or observed channels
F41/745	Whitechapel Goldworkings	Mining – Gold	Traces of earthworks related to goldmining, including a small, stacked stone channel.
F41/59	Tailings	Mining – Gold	Tailings extending approx. 100x100m. A rifle box was found at this location.
F41/58	Tailings	Mining – Gold	Area of tailings extending approx. 50x30m.

There is one heritage feature within the Arrow River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Macetown Road, and all road stone retaining walls (from Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve	3 (6)	-

⁷¹ Hamel.

The Macetown Heritage Overlay area (MHOA) extends down the Arrow River towards Arrowtown, overlapping with the Arrow River ONF. This area recognises a concentration of mining sites, focussed on the deserted mining town of Macetown.⁷²

Significant Heritage & Archaeological Values

- The Arrow River forms part of the Wakatipu Basin's significant mining landscape, with archaeological and heritage features related to mining extending the length of the river.
- The northern extent of the PA is within the MHOA, which recognises a high concentration of mining sites beginning in the 1860s and continuing into the 1930s.
- The banks of the Arrow River formed important transport routes to/from Macetown and to other mining along the river.

Review & Recommendations

- Amendments were made to add in reference numbers for heritage features.
- Text was removed relating to the MHOA, as this is contained elsewhere in the PDP.
- Text relating to the naming of the river was also removed.

⁷² QLDC, Proposed District Plan (April 2021), 26.10.11.

8. ONF – Kawarau River (Queenstown)

Brief Historical Narrative

Similarly to the Arrow River, the Kawarau River was the site of extensive gold mining. Alluvial workings extend from the confluence of the Arrow and Kawarau Rivers, past the Kawarau Suspension Bridge. By the end of 1862, many miners were working in the Kawarau River valley. Within months, major discoveries were announced in the main tributaries (the Arrow and Shotover Rivers). In the gorge, dispersed mining camps were established in the vicinity of the Roaring Meg and the Gentle Annie. Living conditions were fairly basic, but most settlements had a store and hotel within walking distance.⁷³ Near Gibbston, Rum Curries Hut is a single roomed mud brick building constructed by Pietro Tomanovitch in the late 1860s or early 1870s. Tomanovitch mined land on the other side of the Kawarau River and also grew an orchard adjacent to his cottage.⁷⁴



Figure 7. Kirtleburn Hotel and shop pre-1880s, situated adjacent to the Roaring Meg.⁷⁵

Prior to the gold rush, there was no road through the Kawarau Gorge. Access was hampered by the difficult terrain, thick scrub, and the deep swiftly flowing river. The rock bridge (also known to Europeans as the 'Natural Bridge') provided a crossing point; however, this was washed away in a major flood in 1957. While travellers were confined to one bank or the other, miners soon erected flying foxes for access to their claims.⁷⁶

⁷³ Jeremy Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment," (Unpublished report for the Queenstown Trails Trust, 2020).

⁷⁴ Heritage New Zealand, Listing Report for Tomanovitch Cottage (List No. 7595). Accessed at: <https://www.heritage.org.nz/the-list/details/7595>.

⁷⁵ Hocken Collections.

⁷⁶ Jeremy Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment," (Unpublished report for the Queenstown Trails Trust, 2020).

The large influx of miners gave the impetus for better communications. The original track/road between Cromwell and Queenstown ran along the true right of the Kawarau River.⁷⁷ During the mid-1860s, the road from Cromwell to Kirtleburn (Roaring Meg) was constructed and, by the late 1860s, workmen were tackling a difficult section of road around the Nevis Bluff. Early roads and transport routes were constructed through land which gave access to the riverbanks, allowing travellers to be ferried across. Punts and ferries were a good temporary measure, compared to expensive bridges. There were ferry sites at Victoria Flat, Owens Ferry, Morven Ferry, and near Lake Wakatipu.

Along the Kawarau, this 'temporary' measure lasted from 1860 to the 1880s. The Kawarau Suspension Bridge was opened in January 1881.⁷⁸ The road between the Kawarau Suspension Bridge and the Swiftburn was completed in the early 1880s. By the 1960s, it was decided to straighten the main road with an embankment across the Swiftburn Gully at the confluence of the Arrow and Kawarau Rivers and with a new bridge.⁷⁹

In the late 19th and early 20th century, land-based alluvial mining projects were proposed along the Kawarau, but largely do not appear to have been successful. In September 1897, an application was made for a hydraulic claim on Victoria Flat above the Nevis River junction.⁸⁰ Near the confluence of the Shotover River, the banks of the Kawarau River were dredged and sluiced for gold. The Golden Link Company was dredging along the southern bank from 1889; however, this operation ended by 1892.⁸¹

Recorded Heritage & Archaeological Features

There following archaeological sites are recorded within the Kawarau River PA:

Site No.	Site Name/Details	Site Type	Details
F41/521	West Rastus Burn	Mining – Gold	Sluiced area, with numerous well-defined sluiced islands.
F41/523	Rastus Burn Delta	Mining – Gold	River-edge sluicings covering approx. 100x75m with areas of stacked tailings and water races.
F41/1	Midden	Midden/Oven	Site of redeposited midden, which may be associated with the Owen's Ferry Hotel or Māori occupation.
F41/56	Owen's Ferry Hotel	Building – Hotel	Remains of an outhouse building associated with the Owen's Ferry Hotel.
F41/66	Ovens	Midden/Oven	Māori artefacts, blackened soil, and moa bones located near the bank of the river.
F41/53	Water Race	Industrial	Race running from Arrow Junction to the Kawarau River, at a point 1km upstream of the confluence with the Arrow River.
F41/309	Mining Trench	Industrial	Three small schist lined ponding areas and sluiced areas, just above the drop to the river.
F41/51 and F41/290	Tailings	Mining – Gold	Tailings extending approx. 800m from the confluence of the Kawarau and Arrow Rivers to the Kawarau Bridge.

⁷⁷ LINZ, SO724.

⁷⁸ *Otago Witness*, 1 January 1881, 1.

⁷⁹ Winter.

⁸⁰ Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment."

⁸¹ *Lake Wakatip Mail*, 16 August 1889 and 13 February 1891; *Lake County Press*, 14 April 1892.

F41/849	Chard Farm sluicings	Industrial	Potential evidence of sluicing.
F41/50	House site	Historic – Domestic	Unmortared split schist constructed wall, which is thought to be the remains of a house.
F41/469 and F41/524	Gold workings	Mining – Gold	Gold workings along the true left bank of the Kawarau River, extending from the confluence with the Arrow River to the Kawarau Suspension Bridge.
F41/738	Old Road, near Kawarau Bridge	Transport/ Communication	Stone lined gully to drain water from the Old Road, into the Kawarau River.
F41/739	Stacked schist revetments	Transport/ Communication	Two sections of stacked schist revetment walling forming part of the old (c 1880) road.
F41/426	Kawarau Suspension Bridge	Transport/ Communication	Bridge over the Kawarau River, built in 1880 out of locally hewn schist and red beech decking. It was last used in 1963.
F41/283	Sluiced area	Mining – Gold	Sluiced area approx. 50x30m along the true right bank of the Kawarau River.
F41/284	Schist Hut	Mining – Gold	Decayed schist house, with low walls.
F41/287	Chimney	Unclassified	Remains of a schist chimney, reinforced with mud.
F41/286	Sluicings	Mining – Gold	Sluiced area covering 200 by 50m, with evidence of sludge channels and tailings stacks.
F41/607 and F41/609	Alluvial gold workings	Mining – Gold	Alluvial gold workings on either side of the creek, including tailraces and small stacks of tailings. The workings extend for approx. 350 meters along the bank of the Kawarau River to the east, and approx. 100m to the west.
F41/274 and F41/273	Sluiced area	Mining – Gold	A large area of confused tailings, approx. 800x200m.
F41/244	Sluice tailings	Mining – Gold	Area of tailings from the riverside to Tom's Creek.
F41/622	Alluvial gold workings	Mining – Gold	Area of shallow alluvial goldworkings on both sides of the Kawarau River, with tailraces and tailings scattered through the site.
F41/618, F41/619, F41/620 and F41/621	Alluvial mining tail races	Mining – Gold	A deeply incised tailrace leading to the river.
F41/454	Gold workings	Mining – Gold	Area of ground sluicings extending approx. 300-400m along the edge of the Kawarau River.
F41/616	Alluvial gold mining	Mining – Gold	Area of alluvial goldmining, with a tail race to the Kawarau River and stacked tailings.
F41/623	Stone walled enclosure	Health Care	Enclosure with stone walls on a low river terrace.

F41/624	Stone hut ruin	Historic – Domestic	A small stone hut ruin, which is missing the roof.
F41/625	Rum Currie’s Hut	Historic – Domestic	Restored stone hut.
F41/227	Tailings	Mining – Gold	Area of tailings extending along the Kawarau Riverbank to Frank’s Creek.
F41/219	Aqueduct	Industrial	Aqueduct that is approx. 40m long, 0.5-1m high, and 1.5m wide, with drystone revetments along its sites.
F41/218	Aqueduct	Industrial	Aqueduct that is approx. 33m long, 0.5m high, and 1.5m wide, running perpendicular to the Kawarau River.
F41/217	Tailings	Mining – Gold	Tailings beginning upriver of the Nevis Bluff, with deep sludge channels and aqueducts.
F41/840	Mine shaft	Mining – Gold	Possible collapsed mine shaft, approx. 2x1.5m.
F41/583	Tailings	Mining – Gold	Tailings visible, adjacent to the boundary fence of the property.
F41/581	Stone ruin	Historic – Domestic	Heap of stones that may have formed part of a hut associated with the workings.
F41/582	Tailings	Mining – Gold	Area of stone tailings, which forms part of a complex of mining features, including a sod walled dam, and head races.
F41/193	Mining dam	Industrial	An earth wall, approx. 1m high and 10m long, fed by a water channel.
F41/189	Sluicings	Mining – Gold	Sluice pits along the true left bank of the Kawarau River, above the Victoria Bridge.
F41/188	Earth dam	Industrial	A large shallow, earth-walled dam, approx. 200m long and 35m wide.

There are five heritage features within the Kawarau River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Kawarau Gorge Suspension Bridge, Vicinity Gibbston	1 (41)	1 (50)
Roaring Meg Power Station, SH6	3 (94)	-
Chard Road	2 (216)	-
Victoria Bridge Supports, Gibbston Highway	3 (223)	-
Rum Curries Hut, Rafters Road	1 (236)	2 (7595)

Significant Heritage & Archaeological Values

- The area has strong links to Otago’s early mining, with evidence of residential sites including Tomanovitch’s cottage (Rum Curries Hut) and extensive sites related to gold mining (eg. races, sluicings).

- The Kawarau River has strong historical and contextual values related to shaping early infrastructure and travel routes (for example, the Kawarau Suspension Bridge and early ferry sites), and the later generation of power.

Review & Recommendations

- References to heritage and archaeological features were added. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites along the river.
- The Kawarau River was recognised as used by Māori as a trail – These comments should be affirmed by an appropriate advisor.

9. ONF – Mata-Au/Clutha River (Upper Clutha)

Brief Historical Narrative

Like other rivers in the District, the Clutha River was used for transport. Reko used the Clutha to travel to Balclutha with Chalmers, after an arduous journey via the Mataura, Nokomai, and Nevis Valleys, and later logs were rafted down the river to Lowburn.⁸² There were multiple ferry and punt crossings, as using ferries and punts was cheaper than constructing bridges. At Albert Town, the first ferry in 1858 was a watertight waggon box used by Wilkin. In 1861, this was replaced by a whaleboat operated by G Hassing. At the time, this was the only place to cross the Clutha above Clyde. As a result of this punt, a busy little township with several stores developed.⁸³

In 1861, news reached Dunedin of a payable gold field in the Lindis Valley. This field was a failure, but hundreds of gold miners were drawn to the area. Hartley and Reilly's discovery in 1862 encouraged vigorous mining along the banks of the Clutha and tributaries. Hassing realised that he could gain more trade if he moved further downstream. He set up a new ferry and established a store at Sandy Point, 15km downstream from Albert Town. The presence of Sandy Point was short-lived, and was washed away in a flood in 1863.⁸⁴

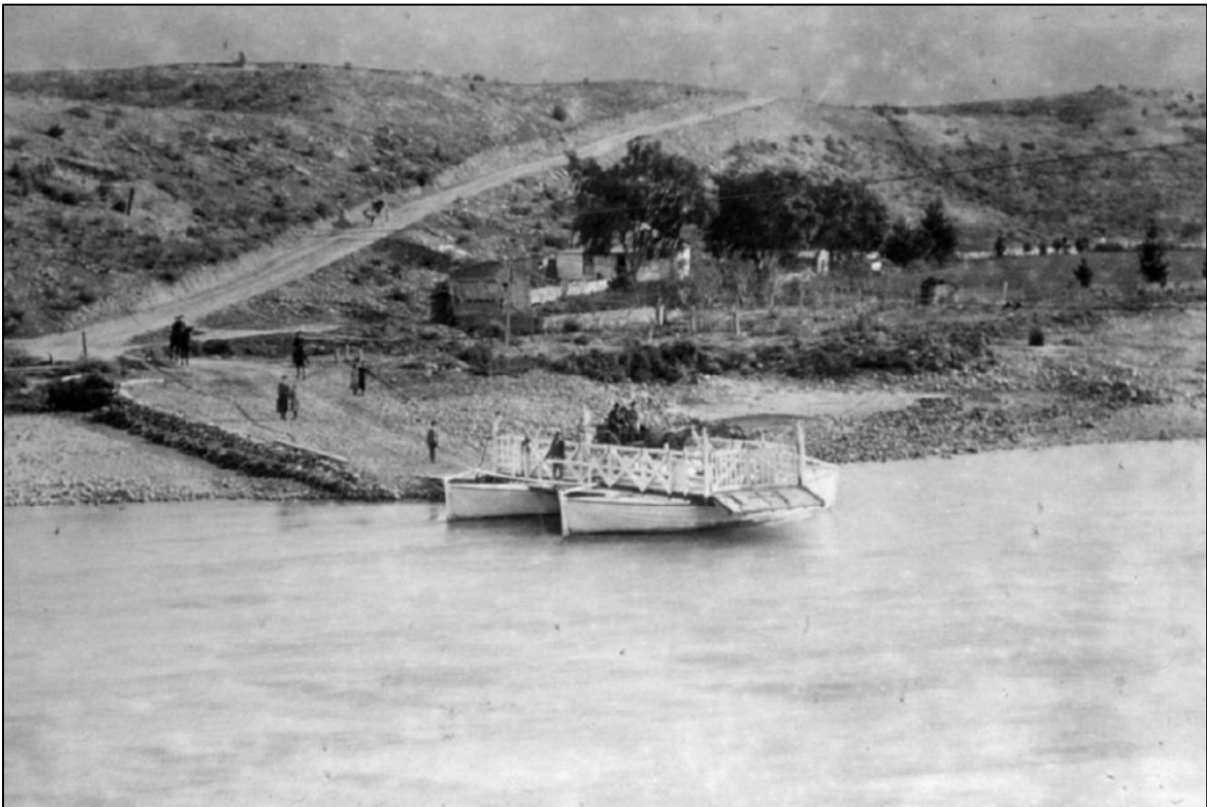


Figure 8. RW Murray slide of Luggate ferry (undated).⁸⁵

Another township had developed on the north bank of the Clutha immediately downstream of the Hawea confluence. By the 1870s, most of the businesses and houses here had moved across the river to Albert Town

⁸² Neville Ritchie, "Luggate: Archaeological Survey," 1980.

⁸³ Irvine Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts* (Dunedin, NZ: Whitcome & Tombs Ltd, 1957).

⁸⁴ Ritchie, "Luggate: Archaeological Survey."

⁸⁵ Matthew Sole, "Archaeological Authority Final Report 2018/715: Line removal & site mitigation - Reko's Point Conservation Area, Red Bridge, Luggate" 2018.

F40/21	Hotel	Building – Hotel	Hotel associated with the punt. Demolished c. 2005.
G40/73	Tailings	Mining – Gold	Five compartments of box tailings, separated from each other by sludge channels.
G40/74	Dam	Industrial	Large dam (20x20 m) immediately behind the tailings.
G40/75	Water race	Industrial	Water race, 50cm wide and 10cm deep, running in a north-easterly direction.
G40/78	Tailings	Mining – Gold	100x35 m area of tailings.
G40/79	Hut	Historic – Domestic	Faint remains of hut walls.
G40/76	Dam	Industrial	Two earth walled embankments across a natural gully. A water race runs down to a large area of sluice tailings.
G40/91	Tailings	Mining – Gold	150x35 m long area of tailings.
G40/80	Dam walls	Industrial	Very faint remains of dam walls. Original site record also describes a large water race.
G40/90	-	Historic – Domestic	Schist cobble hut remains.
G40/104	Dredge moorings	Mining – Gold	Dredge moorings with approx. 2m long cross bar and 5-7m along the main cable channel.
G40/82	Tailings	Mining – Gold	Box and herring bone tailings stretching for 250m along the riverbank, up to 35m wide.
G40/81	Dam/water race	Industrial	Dam (40x15 m) fed by a water race.
G40/94	Tailings	Mining – Gold	Tailings in three compartments, 300m long and 100m wide.
G40/95	Tailings	Mining – Gold	Small and scattered series of tailings.
G40/96	Dam/races	Industrial	Dam measuring 100x20m with a long race feeding into the dam and a series of head races leading to tailings.
G40/97	Tailings	Mining – Gold	Herring bone tailings in two lobes.
G40/209	Miner's Hut	Historic – Domestic	Possibly of Chinese origin, indicated by the presence of two sherds of celadon rice bowls.
G40/84	Tailings	Mining – Gold	Tailings in herring bone pattern with sludge channels in between.
G40/98	Dams/races	Industrial	Large, stone lined, earth filled dam in an arc shape, with large race entering the dam in the south-west corner.
G40/85	Earth embankment	Agricultural/ Pastoral	40m long earth wall, up to 1.5m high.

G40/100	Mud brick hut	Historic – Domestic	Rectangular mud brick hut immediately behind area of tailings.
G40/99	Tailings	Mining – Gold	Tailings extending across peninsula for 1km.
G40/86	Tailings	Mining – Gold	Tailings consisting of piles of cobbles, with one area retaining original parallel piles of sluicings.
G40/103	Dredge remains	Mining – Gold	Remains of one dredges that worked the river, only a small part of the remains above water.
G40/87	Dam	Industrial	High earth embankment damming a natural depression, fed by both races and a natural spring.
G40/88	Dam/tailings	Industrial	Small rectangular dam, with low earth walls. Tailings to the south of the dam.
G40/101	Tailings	Mining – Gold	Three sections of tailings, 150m apart, and each about 50m long.
G40/102	Hut/dump site	Historic – Domestic	Scatter of artefacts in a 20x20m area.
G40/133	Tailings	Mining – Gold	Extensive set of herring bone tailings in approx. 300m area.
G40/134	Tent/hut site	Historic – Domestic	Rectangular area measuring 6x3m bounded by an earth wall.
G40/140	Dam/races	Industrial	Area of races, feeding tailings. Races are fed by a dam.
G40/136	Tailings	Mining – Gold	Extensive tailings in a herringbone pattern, approx. 150m and stretching for 300m.
G40/137	Tailings	Mining – Gold	Smaller group of tailings, extending for 150m and 50m wide.
G40/139	Enclosure	Agricultural/ Pastoral	Rectangular enclosure measuring 12x30m, bound on all sides by an earth wall.
G40/256	Water race	Industrial	Water race sourced from Luggate Creek.
G40/141	Tailings	Mining – Gold	Small set of amorphous tailings.
G40/255	Site of Luggate Ferry	Transport/ Communication	Luggate Ferry site with 'T' anchors on adjacent terraces with cable remnants just downstream of Luggate Red bridge opened in 1916. Ferry access and landing remain on either bank along with an downstream anchor pit and cable remnant. It is alleged that the first ferry was established in the 1870s but no records or details have survived.
G40/40	Water race	Industrial	Race travelling west.
G40/142	Gold workings	Mining – Gold	Gold workings consisting of various sequences of terrace herringbone sluicings and riverbank

			surface workings with associated box sluice/sludge channels.
G40/143	Water race	Industrial	Two separate water races from opposite directions in the vicinity of the G40/142 workings.
G40/152	Water race	Industrial	Water race running around the edge of the terrace, 50cm wide and 20cm deep.
G40/154	Tailings	Mining – Gold	Single tailing mound.
G40/153	Stone walling	Agricultural – Pastoral	Small structure constructed in mud mortared split schist cobbles.
G40/38	Dredge moorings	Mining – Gold	'T' shaped depressions, with evidence of stone lining.
G40/39	Tailings and water races	Mining – Gold	A group of tailings evident c. 3 - 4 m from the river. The site has been damaged by a track immediately inland of the tailings (2008).
G40/155	Hut	Historic – Domestic	Hut site (approx. 3.5m) bounded by schist rock and split schist walling, with chimney/fireplace.
G40/156	Tailings	Mining – Gold	Elongated areas of neatly stacked tailings, 260x25m.
G40/37	Hut	Historic – Domestic	Small rectangular hut, 4x3m, with stacked schist cobble walls.
G40/36	Road	Transport/ Communication	Road from the top of the terrace to the river, in a westerly direction. Used to take coal down to a dredge.
G40/157	Stone wall	Agricultural/ Pastoral	Line of schist cobbles, 60m long, 20cm wide, and 1 cobble high. May have been an early boundary marker.
G40/149	Tailings	Mining – Gold	Amorphous scatter of tailings extending for over 200m.
G40/150	Tailings	Mining – Gold	Area of parallel tailings.

There are five heritage features within the Mata-Au PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Early Graves and Pioneer Memorial Albert Town Cemetery Reserve, Lake Hāwea - Albert Town Road	2 (508)	-
James Horn Plaque, Albert Town Bridge over the Clutha River (Albert Town side of the river, upstream side of the bridge), Albert Town, Lake Hāwea Road	2 (509)	-
Luggate Red Bridge, Rural Luggate	3 (515)	-
Old Stone Cottage, 100-120 Alison Avenue, Albert Town	3 (520)	-

Blacksmith Shop (Part of Templeton Garage) 21 Wicklow Terrace, Albert Town	3 (542)	-
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Significant Heritage & Archaeological Values

- The area has strong links to Otago’s early mining, with evidence of residential sites including and extensive sites related to gold mining (eg. dams, races, sluicings).
- The Clutha River has strong historical and contextual values related to shaping early infrastructure and travel routes, for example, the early ferry sites which were utilised into the 1900s.

Review & Recommendations

- Text was added to refer to additional heritage features and archaeological sites within the PA.
- Text was added to outline the PAs historic attributes and values.
- Wording was updated to align with other schedules, specifically in adding PDP references and referring to multiple archaeological sites.

10. ONF – Mt Barker (Upper Clutha)

Brief Historical Narrative

Mt Barker was named after Charles Barker, an early landholder in the Wanaka area.⁹¹ The area around Mt Barker was divided into several large lots which were exclusively focused on agriculture with a few farmers owning large tracts of land. With the 1877 land ballot, more of the lots were divided up and sold to other farmers.

A number of families settled in the area for many years, Thomas Anderson, a farmer of Mt Barker opened the flour mill at Luggate but issues around the low quality of the wheat being grown at Mt Barker were brought up and Australian imports were still preferred.⁹² John Halliday who started the last gold rush in Otago owned a farm at Mt Barker before and after his stint as a gold miner. He regularly posted ads in the paper selling horses raised from his farm.

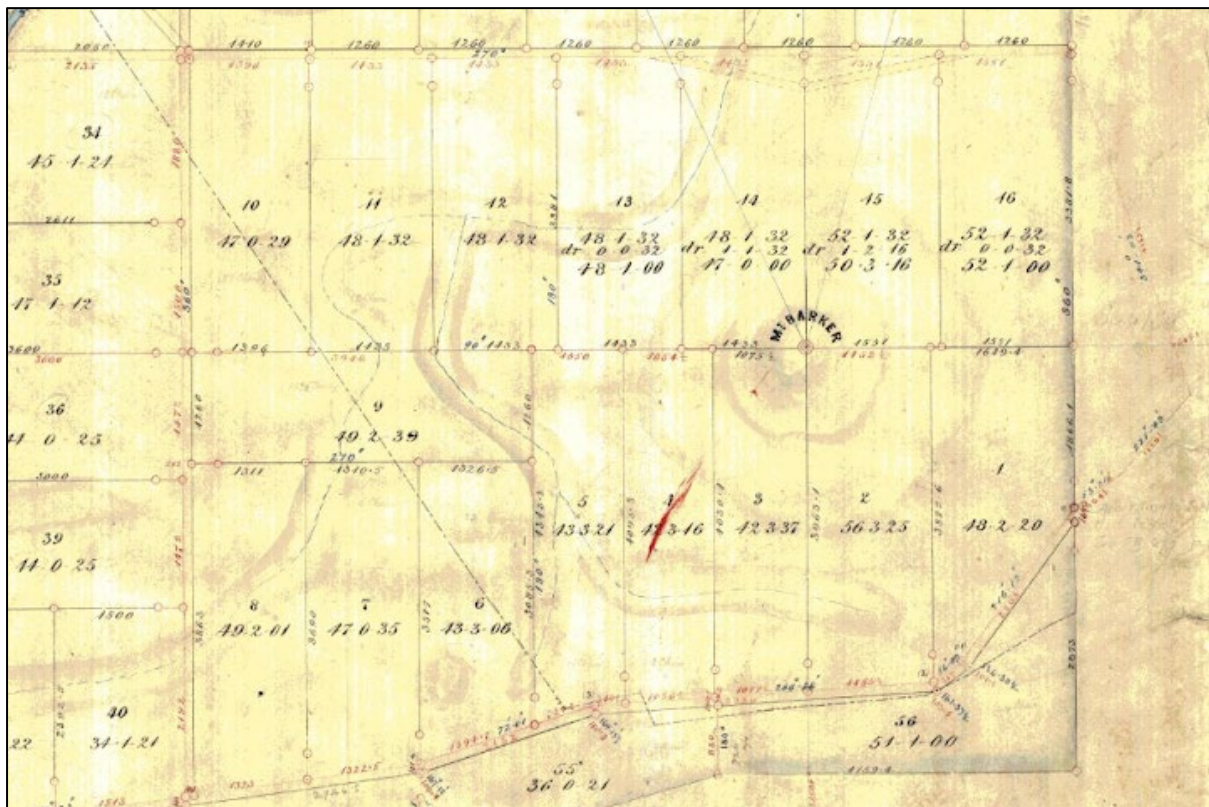


Figure 10. Detail of survey plan showing the sections around Mt Barker.⁹³

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded in the Mt Barker PA. There are no listed heritage features within the Mt Barker PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

⁹¹ Irvine Roxburgh, *Wanaka and Surrounding Districts* (Alexandra: Central Otago News Print, 1990).

⁹² *Cromwell Argus*, 17 April 1883.

⁹³ LINZ, SO952.

Significant Heritage & Archaeological Values

- Mt Barker has some contextual significance as a key reference point within early surveys of the Wānaka area.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Text was added to note that Mt Barker has contextual significance as part of early surveys.

11. ONF – Mt Iron (Upper Clutha)

Brief Historical Narrative

The early pastoral runs around Wanaka were large – generally well over 10,000 acres. The Wanaka Runs were taken up in 1858 by Robert Wilkin and Archibald Thomson. Wilkin's farm managers and shepherds, John Huchan, Oswald McCallum, John Goldie, and George Rennie, established the Wanaka Station homestead near the base of Mount Iron, with the woolshed completed in 1861 (Figure 7). In 1957, the foundations of this building were reportedly still visible in Albert Town.⁹⁴ In 1866, most of the Wanaka Station was purchased by M Holmes and Henry Campbell, with Campbell living on site at the Albert Town homestead.⁹⁵ At some point (circa 1880), the large runs were divided into smaller runs with Mount Iron becoming part of Run 240.⁹⁶ In 1884, the land at the southern base of Mount Iron was marked as a quarry reserve.⁹⁷



Figure 11. Detail of c. 1860s survey map, with the homestead at Albert Town (Newcastle) indicated.

Part of Mount Iron was gazetted as a scenic reserve in 1905. A track to the summit was completed in 1906.⁹⁸ Climbing Mount Iron was recommended to tourists in the early 1900s:⁹⁹

Almost at the foot of Mt Iron flows the Cardrona River and it is seen to empty into the Clutha. The Hawea River can be traced from its source, some five or six miles distant, to where it also joins its waters with the Clutha.

⁹⁴ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

⁹⁵ Roxburgh.

⁹⁶ Archives New Zealand DAAK 9429 D450/13.

⁹⁷ LINZ, SO963.

⁹⁸ Minister of Tourist & Health Resorts, "Tourist & Health Resorts Department Report," *AJHR* 1906 Session II, H-02.

⁹⁹ *Lake Wakatip Mail*, 24 March 1905.

Another 28 acres of land around Mount Iron was gazetted in 1933.¹⁰⁰



Figure 12. Burton Bros photograph of Mount Iron, circa 1870-1880.¹⁰¹

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded in the Mount Iron PA. There are no listed heritage features within the Mount Iron PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Like Mt Barker, Mt Iron has some contextual significance as a key reference point within early surveys of the area.
- Mt Iron has some historic value as an early tourist destination.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Recommend that additional research and engagement is undertaken to better understand the heritage and archaeological values of the PA are better understood.

¹⁰⁰ Department of Lands & Survey, "Scenery Preservation," *AJHR* Session I, C-06.

¹⁰¹ Te Papa, O.026532.

12. ONL – West Wakatipu Basin (Queenstown)

Brief Historical Narrative

The area was likely part of Run 356, Rees' run which also encompassed the current site of Queenstown and is thought to have extended to Moke Lake.¹⁰² The area was quickly overrun with miners following the discovery of gold in 1862, and Rees pastoral license was soon cancelled.¹⁰³

Gold mining took place near the creeks around the shoreline of Lake Wakatipu. In 1865, the Queenstown Prospecting Association (QPA) was formed to explore whether the terraces around the township also contained gold. The QPA worked the area around One Mile and Two Mile Creek, establishing a dam and water races from Two Mile Creek into One Mile Creek. Two miners reportedly discovered a 21oz nugget in the creek which attracted a considerable number of miners to the area.¹⁰⁴ While mining was occurring around these creeks, largely the land along the northern edge of Lake Wakatipu continued to be used for agricultural purposes. As early as 1868, settlers were grazing this area.¹⁰⁵ Pastoral land use continued into the mid-twentieth century, with aerials from 1954 showing little development.¹⁰⁶

It was not until the 1920s that the One Mile and Two Mile Creeks were investigated for use in generating hydro-electric power. One Mile Creek was considered suitable, and a power plant was constructed and opened in 1924. To control water supply, a dam was constructed along One Mile Creek, about 500ft above the level of the lake. Plans were made to carry out a similar scheme at Two Mile Creek.¹⁰⁷

The Queenstown Gorge was used for passage to the Shotover River and Skippers Canyon diggings, with the road through the gorge surveyed in the 1860s following a "cut horse track."¹⁰⁸ Halfway through the gorge was Jack's Hotel, with a substantial house and paddock for horses.¹⁰⁹ A timber decked bridge was constructed over the Shotover River, at the site of the present Edith Cavell Bridge in 1875. McChesney's bridge across the creek was likely constructed at a similar time to allow the transport of goods from Queenstown to the diggings, via Arthurs Point (Figure 12).¹¹⁰

Mining also took place up McChesney Creek. Historic gold mining features were recorded in the area in 2015, and included water races, tailings, and revetments. There was also a hut site, possibly constructed by John Watson, who applied for a one-acre alluvial claim in McChesney's Gully in October 1907.¹¹¹ Watson was reported as the largest producer of gold at McChesney Creek.¹¹²

¹⁰² Griffiths, *Queenstown's King Wakatipu*.

¹⁰³ Jill Hamel, "Domesticity in 19th Century Queenstown," 2000.

¹⁰⁴ *Lake Wakatipu Mail*, 9 April 1873.

¹⁰⁵ LINZ, SO5687; *Lake Wakatipu Mail*, 25 October 1877.

¹⁰⁶ Retrolens, SN842.

¹⁰⁷ *Lake Wakatipu Mail*, 23 September 1924.

¹⁰⁸ LINZ, SO489 (1865).

¹⁰⁹ *Lake Wakatipu Mail*, "Resident Magistrates Court," 9 March 1871, 3.

¹¹⁰ Rebecca Reid, "Old McChesney Bridge Abutment Remains," in Queenstown Lakes District Council Heritage Inventory Register (June 2016), 193-194.

¹¹¹ *Lake Wakatipu Mail*, 5 November 1907.

¹¹² *AJHR*, 1933 Session I, C-02.



Figure 13. McChesney's Bridge circa 1903.¹¹³

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the West Wakatipu Basin PA:

Site No.	Site Name/Details	Site Type	Details
E41/204	Hut	Unclassified	A small hut/tent site with a collapsed stone chimney at one end. There is a small dam which feeds into Two Mile Creek adjacent to the hut.
E41/228	One Mile Creek workings	Mining – Gold	Visible tailings near the One Mile Powerhouse driveway.
E41/236	Bridge abutments	Transport/ Communication	Stacked schist abutments which supported the earlier McChesney Creek bridge, thought to be constructed c. 1875.
E41/279	Workings	Mining – Gold	Gold mining site with heavy rock tailings and (collapsed) hut site dug into a bank. In various places, stacked revetments support a steep slope.

There are two heritage features within the West Wakatipu Basin PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Queenstown Powerhouse, One Mile	2 (96)	-

¹¹³ Hocken, 4889, cropped.

Old McChesney Bridge abutment remains, located by the one-way bridge by Arthurs Point Hotel, Arthurs Point	2 (104)	-
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Significant Heritage & Archaeological Values

- The area has strong links to Otago’s early mining, with evidence of sites related to gold mining, particularly near creeks.
- The area also has strong historical and contextual values related to shaping early infrastructure and travel routes (for example, the McChesney Creek Bridge), and the later generation of power.

Review & Recommendations

- Text was added to outline archaeological and heritage features. Where appropriate, these were described on a landscape-scale, for example, the sites related to gold mining.
- Text was added to recognise the historical and contextual values of the area.

13. ONL – Queenstown Bay & Environs (Queenstown)

Brief Historical Narrative

Queenstown Bay formed the base of Rees’ pastoral run, and a homestead and woolshed were constructed by 1859.¹¹⁴ Rees first placed a whaleboat on the lake in 1860 to help him move supplies and people from Kingston to his holdings at Queenstown.¹¹⁵ Following the discovery of gold, the wider area became the focus of a substantial gold rush. Large numbers of prospectors arrived, travelling through the gorge from Cromwell and up Lake Wakatipu from Kingston. This necessitated the movement of a large amount of supplies, which were primarily brought up from Bluff. By December 1863, there were 21 boats on Lake Wakatipu, shipping people and supplies.¹¹⁶ More extensive ferry and shipping services continued and the *Mountaineer* was launched in 1879 from Kelvin Heights, and a slipway was built to service the *Earnslaw* in 1914 (which falls outside the ONL).¹¹⁷ A beacon was constructed at the end of the Queenstown Gardens peninsula by 1880, to guide boats travelling from Frankton into Queenstown Bay.¹¹⁸

The Queenstown Gardens were established by 1867, when they were designated as a reserve for public purposes. Subsequently, the gardens were planted with imported vegetation and local residents were given permission to plant trees themselves, resulting in a wide range of species. The Gardens continued to develop and many facilities were added – The Bowling Club Pavilion was constructed in 1908, providing services for the tennis club and tea rooms for park users, and a band rotunda was constructed near the Park Street entrance. A small stone bridge was constructed over the pond by 1868. There are three memorials of historic interest in the Gardens – the Scott memorial remembering the loss of Captain Falcon Scott and his men in Antarctica in 1912; the Rees memorial to commemorate the arrival of William Gilbert Rees in February 1860; and the Ha Kite Kura plaque to remember the first woman to swim across Lake Wakatipu.¹¹⁹

Near the junction of Fernhill Road and Lake Esplanade, are the remains of the rifle butt which was used by local military volunteers for training. It was constructed circa 1899-1900 in stacked stone and coarse concrete, with the firing side showing evidence of iron reinforcement.¹²⁰

Following the Otago goldrushes of the early 1860s and the designation of Queenstown as a goldfield, the pastoral leases that covered the flat parts of the basin north of the Kawarau River were cancelled. Rees relocated to the southern side of the Kawarau Falls.¹²¹ Kelvin Heights (and Peninsula Hill) formed part of Rees’ new station.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Queenstown Bay and Environs PA:

Site No.	Site Name/Details	Site Type	Details
E41/305	Queenstown Rifle Butt	Military (non-Māori)	Remains of a concrete structure used by local military volunteers for training.

¹¹⁴ Griffiths, *Queenstown’s King Wakatip.*

¹¹⁵ R J Meyer, *All Aboard: The Ships and Trains That Served Lake Wakatipu* (Wellington, NZ: Railway and Locomotive Society, 1980).

¹¹⁶ Meyer.

¹¹⁷ Meyer.

¹¹⁸ Queenstown Lakes District Council Heritage Inventory Register (June 2016),

¹¹⁹ Queenstown Gardens Reserve Management Plan 2011.

¹²⁰ Rebecca Reid, “Concrete Remnant of Different Days,” *Queenstown Courier* 76(2006).

¹²¹ Miller, *Golden Days of Lake Country.*

E41/13	Midden	Midden/Ovens	Moa hunter ovens and midden "Potato" village. No further information is provided on the ArchSite report.
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The following heritage features are listed within the Queenstown Bay and Environs PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Queenstown Gardens & Plantation Reserve Block, including the Queenstown Garden Gates, 52 Park Street	2 (13)	-
William Rees Memorial, Queenstown Gardens	3 (24)	-
Haki Te Karu Plaque, Queenstown Gardens	3 (25)	-
Scott Rock Memorial	3 (26)	-
Queenstown Bowling Club Pavilion (excluding modern northern extension) located within the grounds of the Queenstown Gardens	2 (65)	-
Rifle Butt, Lake Wakatipu foreshore	3 (220)	-
Beacon Tripod & Beacon	2 (221)	-

Significant Heritage & Archaeological Values

- Queenstown Bay formed an essential part of the early transport network on Lake Wakatipu. Some significant features remain, for example, the beacon at the end of the Queenstown Gardens peninsula.
- There are multiple heritage features along the shoreline of Queenstown Bay, associated with the historic recreational use of the lake, shoreline, and gardens, including the rifle butt. The Queenstown Gardens have significance as an early public reserve, containing multiple heritage features and memorials.

Review & Recommendations

- Text was added to outline the archaeological and heritage features and historic values of the PA.

14. ONL – Northern Remarkables (Queenstown)

Brief Historical Narrative

The Kawarau Station (Run 345) was one of the largest runs in Central Otago, consisting of 81,000 acres. By 1867, over 36,000 sheep were recorded as being shorn on the station. From 1882, several of the large runs were subdivided after vigorous public agitation; however, many runholders resisted subdivision through the practice of having nominees hold the leases. The larger Kawarau Station was finally subdivided in 1910.¹²²

By the end of 1862, many miners were working in the Kawarau River. Prior to the gold rush, there was no road through the Kawarau Gorge connecting Queenstown and Cromwell. A road was slowly constructed throughout the 1860s and 1870s, and some individuals set up punts to ferry people across the Kawarau. The road originally ran along the southern bank of the Kawarau River at the base of the Remarkables.¹²³

Richard Chard applied for a residence area on the southern side of the Kawarau, adjoining the site of the Owens Ferry in 1877.¹²⁴ Chard appears to have mined the area near the horseshow bend and near the current location of Chard Farm from 1877 to the mid-1890s.¹²⁵ He transitioned from mining into agriculture in 1892, when he applied for a license to occupy the area for agricultural purposes.¹²⁶

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Northern Remarkables PA:

Site No.	Site Name/Details	Site Type	Details
F41/526	Sluice Pits	Mining – Gold	Sluicings located near the Rastus Burn delta. Believed to date to the 19 th century.
F41/678	Hut Site	Mining – Gold	Hut site with stone chimney and iron pipe chimney pot. There is a water race on the hillside directly above the hut.
F41/679	Water Races	Mining – Gold	Water races fed from the Rastus Burn, located immediately in front of F41/63.
F41/63	Schist Hut Ruin	Historic – Domestic	Stone hut ruin measuring approx. 4.6 by 6.1m.
F41/52	Chard Farm	Agricultural/ Pastoral	Farm constructed in the 1870s, after the area had been mined.
F41/522	Chard Road	Transport/ Communication	Cobbled road section, comprised of schist slabs. Chard Road is the historic route from the Owen’s Ferry punt, which operated until the Kawarau Bridge was opened in 1880. Chard Road would have been formed in 1866.

¹²² Neville Ritchie, “Kawarau River Valley: Archaeological Survey,” 1983.

¹²³ Ritchie.

¹²⁴ *Lake County Press*, 11 October 1877.

¹²⁵ *Otago Daily Times*, 6 September 1899.

¹²⁶ *Lake County Press*, 7 July 1892.

There is one heritage feature within the Northern Remarkables PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Chard Road	2 (216)	-

In November 2021, Bridget and Mike Mee (owners of the Kawarau Falls Station) announced they would be placing a Queen Elizabeth II National Trust covenant on 170ha of their land, extending from SH6 to the confluence of the Shotover and Kawarau River.¹²⁷

Significant Heritage & Archaeological Values

- The area has strong links to early gold mining in the District and there are various archaeological sites near the banks of the Kawarau River, related to gold mining and transport throughout the region to the gold fields.
- The area also has strong links to early pastoralism, particularly its association with the Kawarau Station – one of the largest stations in Central Otago.

Review & Recommendations

- Amendments were made to add the reference numbers for heritage and archaeological features within the area.
- Text was added to recognise the heritage and archaeological values of the area.

¹²⁷ *New Zealand Herald*, 19 November 2021.

15. ONL – Central Wakatipu Basin Coronet Area (Queenstown)

Brief Historical Narrative

A survey map dated to 1871 shows that the Coronet Peak pastoral lease (Run 356) was granted to Gammie and Grant in 1859. This run encompassed land from Vanguard Peak to the Shotover River, and was known as the 'Shotover Run.' The Run was eventually broken up into Runs 26, 27, and 34, which make up the existing Coronet Peak Station.¹²⁸

The European settlement of Arthurs Point began with the gold rush. Gold was discovered in the Shotover River in November 1862, by Thomas Arthur and Harry Redfern. From late 1862, numerous mining camps and settlements were established, including the main townships today. Miners initially worked below the present settlement of Arthurs Point and were able to gather 200 ounces of gold in eight days, precipitating the largest rush that ever occurred in Otago.¹²⁹ Within six months, there were 4,000 miners "swarming all over the river" with the numbers growing every week.¹³⁰ By September 1863, postmarks bearing the name 'Arthurs Point' were being issued, suggesting the presence of an office serving the new settlements in the area, of which Arthurs Point was the hub.¹³¹ Communications were further improved by the building of road bridges over the Shotover River, which started in March 1873.¹³²

In 1863, one of the local gold wardens estimated that the area between Arthurs Point and Skippers held a population of 2,500 people, whilst there were 1,200 in Arthurs Point itself and only 600 in Queenstown.¹³³ The transportation, lodging, and supply of all the people living and working in Skippers and the surrounding areas were some of the most important, and remunerative, occupations in the goldfields and led to a rapid growth of hostelry in the Arthurs Point area. It also supported a community of 'packers,' many of whom had stores and whose job it was to transport goods by packhorse to wherever they were needed. One of the most well-known in the Arthurs Point area was Julien Bordeau, who arrived there in 1863. Bordeau reportedly built a stone store near the turn-off from Arthurs Point to Skippers. He carted supplies from Queenstown to this store, where they were repacked into smaller bundles and loaded on to packhorses for the journey into Skippers.¹³⁴

The races at Arthurs Point were constructed by the Arthurs Point Race Company and the United Beach Company.¹³⁵ Both these races were operational by January 1864 and were the result of a considerable amount of effort by the local miners. Almost a third of the miners in Arthurs Point were employed in the project, and the work was considered the most extensive work of the kind being performed in the area of Arthurs Point. When completed, the races were intended to enable a large area along the Shotover riverbed and beaches to be worked. Sixty miners amalgamated their claims and worked for three months to cut the race at a cost of £3,000 (for hiring the labour). The races required blasting along their length because of the stone present, and the construction was also plagued by frequent floods and arguments with previous claim owners. The Arthurs Point company were forced to buy out a group of miners, whose claims stood in the way of the races progressing, for £280, but this was covered as a donation from the businessmen of Arthurs Point and Queenstown.¹³⁶

A network of races was also constructed across the face of Coronet Peak, to link various creeks and tributaries running down the mountain and supplying the reservoir at Arthurs Point, Sew Hoy at Big Beach, Morning Star

¹²⁸ LINZ, Crown Pastoral Land Tenure Review: Coronet Peak (January 2006).

¹²⁹ Vincent Pyke, *Early Gold Discoveries in Otago*, 1887.

¹³⁰ Cunningham, *Illustrated History of Central Otago and the Queenstown Lakes District*.

¹³¹ Lakes District Museum, "Archives," 2014.

¹³² Otago Witness, "Country News" (Issue 1112, 22 March 1873, Page 11, 1873).

¹³³ Susan Irvine, "Bordeau's Store," Heritage New Zealand Pohere Taonga, 2013.

¹³⁴ Irvine.

¹³⁵ *Lake Wakatipu Mail*, 12 December 1863.

¹³⁶ *Southland Times*, 16 December 1863.

Beach, and Sugar Loaf Hill. A race man was hired to check water flow, particularly during heavy rain. This system was active until the 1930s and 1940s.¹³⁷

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Central Wakatipu Basin Coronet Area PA:

Site No.	Site Name/Details	Site Type	Details
E41/288	Morning Star Beach Reserve	Mining – Gold	Workings (including the McCaffrey and MacDonald water races) related to gold mining in the area.
F41/851	United Beach Company water races	Industrial	United Beach Co. water race, constructed with the Arthurs Point Co. in 1864.
F41/850	Arthurs Point Company water race	Industrial	Water race constructed by Arthurs Point Co.
F41/550	Coronet Face water race – Race man’s hut	Historic – Domestic	Remains of race man’s hut, only a stacked schist chimney remains.
F41/792	Coronet Face water race	Industrial	4km section of water race with various structural components including iron fluming sections; aqueduct structures and benching via retained walling/rock benching
F41/653	Cooper’s Terrace	Mining – Gold	Small schist miner’s hut, with chimney on the back wall.

The following heritage features within the Central Wakatipu Basin Coronet Area PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Macetown Road, and all road stone retaining walls (from Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve	3 (6)	-
Cockburn Homestead, 18 Malaghans Road	3 (125)	-
Scholes Tunnel, Macetown Road	3 (304)	-
William Fox Memorial, Coopers Terrace, Arrow River, Arrowtown	2 (309)	-
Stone Wall, Recreation Reserve, Buckingham Street Arrowtown	3 (311)	-
Police Camp Building Butler Park, Arrowtown	2 (375)	-

The Macetown Heritage Overlay overlaps with the Central Wakatipu Basin Coronet Area PA. The Macetown Heritage Overlay recognises a concentration of historic gold mining sites (focused on the deserted mining town of Macetown), featuring a distinct landscape with diverse mining features.

¹³⁷ ArchSite, Record Form: F41/550.

Significant Heritage & Archaeological Values

- The area has strong links to the District's gold mining history, with multiple gold mining sites throughout the PA. The eastern extent of the PA is within the MHOA, which recognises a high concentration of mining sites beginning in the 1860s and continuing into the 1930s.
- The area has strong links to early pastoralism, and a run was established near Coronet Peak in 1859. Parts of this land are still linked to agriculture, as part of Coronet Peak Station.
- Coronet Peak was New Zealand's earliest commercial skifield, recognising the potential for Queenstown as a winter resort town.

Review & Recommendations

- Text was added to highlight significant heritage and archaeological features within the PA. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites.
- Amendments were made to recognise the historic values relating to gold mining, early pastoralism, and the significance of Coronet Peak skifield.

16. ONL – Victoria Flats (Queenstown)

Brief Historical Narrative

In the late 19th to early 20th century further land-based alluvial mining projects were proposed along the Kawarau, but these either did not come to fruition or proved ultimately less significant than the early boom years. In September 1897 an application was made for a hydraulic claim on Victoria Flat above the Nevis River junction. This was the first proposal for hydraulic mining in the Cromwell area. However, it did not eventuate as it would have entailed a very costly race-line to get the necessary pressure. No attempt was made to mine these flats until Macale and Party floated the Kawarau High Levels Mining Company in 1926 and conveyed water to the Flat from Doolans Creek via a 1400 feet long tunnel (F41/208) cut through a spur at Mt Mason. Their efforts were largely in vain because the ground was rough and there were too many boulders for successful hydraulic mining.¹³⁸

Much of the old Victoria Flat Road formation was destroyed in 1999, with the formation of the landfill. The western section of the road still survives in part, as do fragments of the approach down to the ferry site.¹³⁹

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Victoria Flats PA:

Site No.	Site Name/Details	Site Type	Details
F41/210	Sluice tailings	Mining – Gold	Sluice tailing, approx. 30m wide.
F41/211	Miner’s Dam	Industrial	Earth dam with a split schist retaining wall.
F41/839	Earth bank	Industrial	Long, circa 0.5m high earth bank extending on a NE-SW bearing from the roadside. Cut by two water races. The function of the bank is unclear. The age of all features is also unclear. Clearly visible on a 1964 aerial photograph.
F41/840	Mine shaft	Mining – Gold	Possible collapsed shaft. Circa 2m x 1.5m rectangular depression.
F41/209	Sluice tailings	Mining – Gold	Small sluiced area, circa 30m wide and stretching 25m back from the river. Small herringbone patterns are evident.
F41/583	Tailings	Mining – Gold	Area of tailings.
F41/579	Stone hut	Historic – Domestic	Three stacked stone walls remaining of a small hut (approx. 2x3m).
F41/580	Dam and water races	Timber Milling	Sod-walled dam, water races, head races, and metal pipe that marks a subsurface tank or reservoir. Sod wall runs in a north-south direction for approx. 50m, then curves to run east-west for approx. 65m.

¹³⁸ Jeremy Moyle, “Kawarau Gorge Cycle Trail Archaeological Assessment,” (Unpublished report for the Queenstown Trails Trust, 2020).

¹³⁹ Petchey, “Victoria Flats Sanitary Landfill Archaeological Survey” (1999).

F41/581	Stone Ruin	Historic – Domestic	Stone ruin near tailings, may have formed part of a hut.
F41/582	Tailings	Mining – Gold	Area of stone tailings, which form part of a complex of mining features.
F41/459	Old Victoria Flat Road	Transport/ Communication	Otago Provincial Council road that crossed Victoria Flat to the Nevis Ferry. The ferry opened in December 1866 and was replaced by the first Victoria Bridge in 1874.
F41/423	Stone cottage	Historic – Domestic	Schist slab stone cottage in ruinous state measuring 6x4m, with a plastered interior.
F41/187	Springburn Race	Mining – Gold	Water race measuring approx. 2m across, with narrow raised earth banks. The race has been modified for irrigation.
F41/193	Mining Dam	Industrial	Earth wall, approx. 1m high.
F41/188	Dam	Industrial	Large, shallow walled dam approx. 200m long.
F41/189	Victoria Bridge North	Mining – Gold	Sluicings. The site consists of two large sluice pits with a very complex reservoir and race system above them.
F41/190	Hut site	Historic – Domestic	Drystone wall remains of a stone hut.
F41/191	Tailings	Mining – Gold	Neatly stacked rows of schist rocks, at right angles to a sludge channel.
F41/192	Hut remains	Historic – Domestic	Remains of a mud mortared stone hut, with a chimney.
F41/194	Sluice tailings	Mining – Gold	Area of sluiced land from the confluence of the Nevis and Kawarau River to Victoria Flat.
F41/195	Victoria Bridge Hotel	Commercial	Hotel was built by Mr J. McCormick some time after 1874. Oats and chaff were grown on the land associated with the hotel. There were about 4 buildings in the hotel complex, including the main hotel buildings and stables.
F41/196	Sluice tailings	Mining – Gold	Sluice tailings, approx. 100m wide.
F41/197	Mining Hamlet	Health Care	Stone chimneys and fire places. Probably a mining hamlet.
F41/198	Mining features	Mining – Gold	Mining dam and sluicings.
F41/199	Sluice tailings	Mining – Gold	Tailings, extending for approx. 800m downriver from Victoria Bridge.
F41/753	Nevis Crossing Ferry	Transport/ Communication	Site of the Nevis Crossing Ferry that operated on the Cromwell to Queenstown road from 1866 until the Victoria Bridge opened in 1874.
F41/200	Sluice tailings	Mining – Gold	A water race runs from the road into two sluiced gullies.

F41/201	Sluicings	Mining – Gold	Two small, sluiced gullies.
F41/202	Edwards Ferry Hotel	Commercial	Hotel site. The remains of this hotel date back to before the first Victoria Bridge in the 1880's.
F41/203	Sod enclosure	Agricultural/ Pastoral	Earth walled dam, approx. 25 by 36m.
F41/204	Water race	Industrial	Section of water race, approx. 20m long.
F41/205	Chimney	Unclassified	Isolated split schist and mud mortar chimney, approx. 1.8m high, 1.2m wide, 0.8m thick, with two iron bars through sides to support fireplace area.
F41/206	Stone hut	Historic – Domestic	Split schist and mud mortar walls, 0.5m thick and up to 1.6m high. Hut floor area is 5x4m.
F41/208	Doolan's Creek Tunnel	Industrial	1,400ft tunnel cut through to carry water from Doolan's Creek to Victoria Flat.
F41/817	Sluicings and tailings	Mining – Gold	Area of mining sluicings and tailings.
F41/836	Dam	Industrial	Approx. 20x35m earth dam, and may have supplied water for workings at F41/817.
F41/838	Sluicings	Mining – Gold	Small sluiced area measuring circa 30m x 40m.
F41/458	Sluicings	Mining - Gold	Set of riverbank ground sluicings. The sluicings cut through the old road line that goes down the Nevis Ferry site that crossed the Kawarau River at this location from 1866.
F41/837	Reservoir	Industrial	Approx. 40x180m reservoir beside Victoria Flats Road. A water race runs off the east end and turns northward.
F41/207	Water race	Industrial	Race is approx. 0.5m deep, with raised earth edges.

There is one listed heritage feature within the Victoria Flat PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Victoria Bridge Supports, Gibbston Highway	3 (223)	-

Significant Heritage & Archaeological Values

- The area has strong associations with gold mining and early European settlement (including hotel and ferry sites).

Review & Recommendations

- Amendments were made to add reference numbers to the archaeological and heritage features.
- Amendments were made to clarify the historic attributes and values related to mining and early settlement (including transport).

17. ONL – Cardrona Valley (Upper Clutha)

Brief Historical Narrative

Before 1862, the Cardrona Valley was part of the route to travel from Lake Wanaka to Queenstown and Arrowtown. The first Europeans to explore the Cardrona Valley were the early runholders and their employees. William Gilbert Rees and Nicholas von Tunzelmann travelled through to Lake Wakatipu via the Cardrona Valley in early 1860, following the route from Wanaka Station over the saddle. Following the establishment of Rees' station at present-day Queenstown, the Cardrona Valley became the favoured route between the two stations.¹⁴⁰ There were two pack tracks from Cromwell to Cardrona, which both entered the valley via Tuohy's Gully.¹⁴¹

The western side of the Cardrona Valley initially formed part of the extensive Wanaka Station (Run 334) and the eastern side formed part of Run 240, with the Cardrona River acting as a boundary between the two Runs. Later survey plans indicate that the larger stations had been divided, with smaller sections surveyed south of Boundary Creek. The land opposite the Cardrona commonage later became the Waiorau Run (Run 629). Historic surveys record buildings at Branch Burn and Spot Burn.

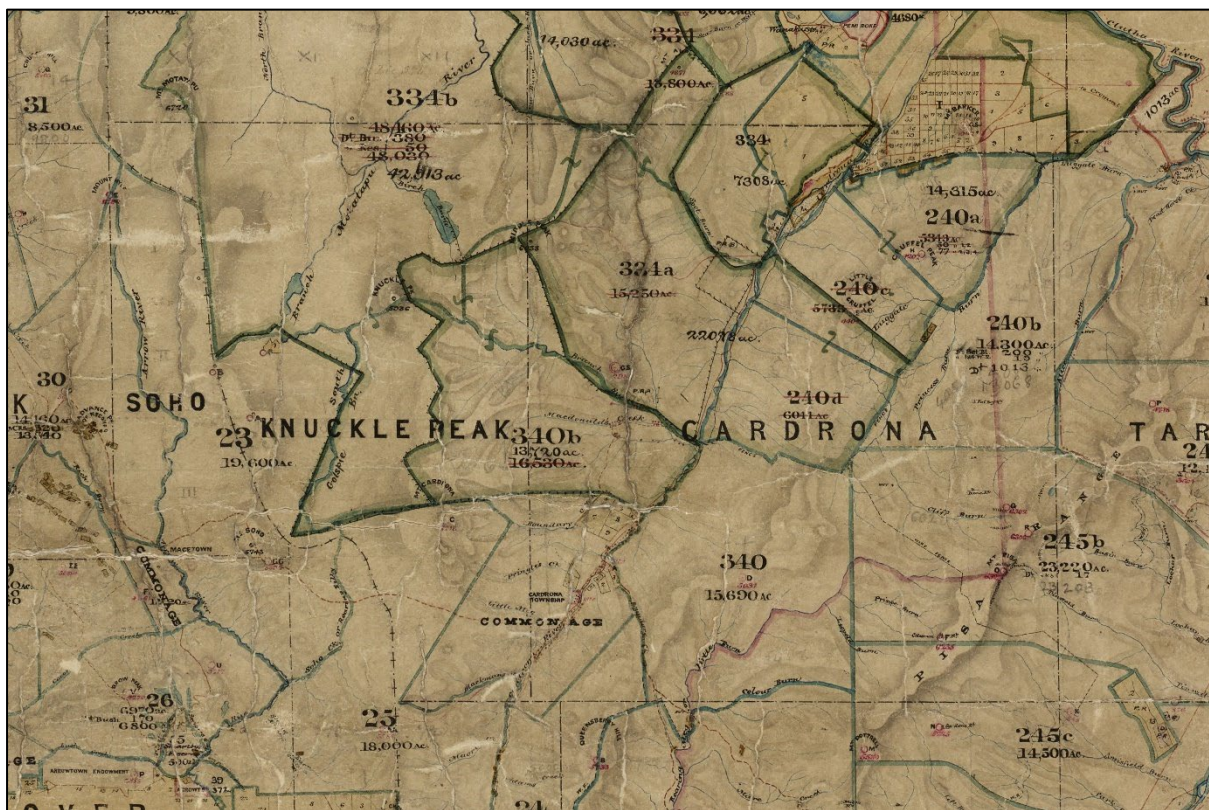


Figure 14. Detail of circa 1880s Run Map showing the subdivided runs.¹⁴²

Gold was discovered in the Cardrona Valley in 1862. In the earliest phases of mining, the focus was initially on the upper valley, with shallow riverbeds and banks being worked. Leads at least 30 feet deep were worked on the flat ground of the Waiorau Run, with tunnels probably extending down the whole extent of the flat ground.¹⁴³ Later, parts of the valley were hydraulically sluiced with water brought into dry areas with races

¹⁴⁰ Benjamin Teele, "Curtis Road Subdivision Archaeological Assessment" (Unpublished report for the Roberts Family Trust, 2020).

¹⁴¹ Jill Hamel, "Historic and Archaeological Sites on Waiorau, Cardrona Valley" (Unpublished report, 1991).

¹⁴² Archives New Zealand, DAAK 9429 D450/13.

¹⁴³ Hamel, "Historic and Archaeological Sites on Waiorau, Cardrona Valley."

over large distances.¹⁴⁴ In 1889, the warden reported that prospecting was being carried out along the face of the Criffel Range.¹⁴⁵

By 1863, nearly 300 miners were working in the Cardrona field. At its peak, the Cardrona Valley had a population of 3,000-4,000 people. Two townships developed in the valley – the upper (surviving) township was the original settlement and another sprang up a mile down the valley close to a series of payable claims, a school opened in 1870, and the township serviced traffic to Arrowtown.¹⁴⁶ The Cardrona Hotel was built in 1865, and was one of four hotels in the township, offering accommodation, livery services, and a coach stop for gold miners and travellers.¹⁴⁷

The size of the townships declined from the end of the 1870s and flooding in 1878 undermined roading and affected mining yields. The mining population continued to decline until the late 1880s, when almost 40 miles of water races were constructed to enable the ground to be worked by hydraulic sluicing. The Cardrona Company Water Race and Little’s Water Race were visible above the township, travelling along the contours of the mountain.¹⁴⁸ Otago’s dredging boom in 1889/1890 saw ground in the valley taken up for dredging, but was not worked until after 1900.¹⁴⁹

The Chinese has a sizeable presence in the Cardrona Valley, and outnumbered European miners for many years. The exodus of European miners in the late 1860s to the West Coast was followed by an influx of Chinese miners. From 1870, the Chinese established large stores and hotels.¹⁵⁰

Recorded Heritage & Archaeological Features/Sites

The following archaeological sites are recorded within the Cardrona Valley PA:

Site No.	Site Name/Details	Site Type	Details
F41/564	Stone wall	Agricultural/ Pastoral	Stone wall measuring 20m long and 1m high, approx. 500m south of the Cardrona Hotel.
F41/464	Gold sluicings	Mining – Gold	Small area of sluicings on both sides of the Cardrona River, which may have been worked by Chinese circa 1893.
F41/757	Galvin’s Cottage	Historic – Domestic	Cottage named for Paddy Galvin, a gold rush miner, who settled in Cardrona Valley in the 1860s.
F41/520	Beaumonts	Agricultural/ Pastoral	Free standing field wall, 46m long and approx. 1m high, built in angular pieces of schist rather than slabs. Formed the back wall of the drovers’ holding paddock associated with a camp site.
F41/676	House	Agricultural/ Pastoral	Site of a mud brick 19 th century house and associated pasture. House was demolished circa 2011.

¹⁴⁴ A. Middleton, “Mt. Cardrona Station Archaeological Assessment of Study Area” (Report for Queenstown Lakes District Council, 2006).

¹⁴⁵ Hamel, “Historic and Archaeological Sites on Waiorau, Cardrona Valley.”

¹⁴⁶ Peter Petchey, “Cardrona Valley Archaeological Survey” (Unpublished report for Southroads Ltd, 1999).

¹⁴⁷ Teele, “Curtis Road Subdivision Archaeological Assessment.”

¹⁴⁸ See: Lakes District Museum, EL2025.

¹⁴⁹ Petchey, “Cardrona Valley Archaeological Survey.”

¹⁵⁰ Petchey.

F41/787	Ditch	Artefact Find	A goldfields-era drain/ditch containing 19 th century bottle glass, bottle tops, Chinese and English ceramics, and clay pipes.
F41/788	Cardrona Hotel	Building – Hotel	Cardona Hotel built in 1870.
F41/441	Mine shaft	Industrial	Partially collapsed mine shaft reputedly part of the Gin and Raspberry Mine workings. Later destroyed by mining of the river flats.
F41/440	Hydraulic pond	Mining – Gold	Pond with large pile of tailings stacked to one side of the pond. Later destroyed by mining of the river flats.
F41/584	Sluicings	Mining – Gold	Sluiced faces opposite the Cardrona Hotel, which may be related to F41/440 and F41/441.
F41/842	Pong’s Creek workings	Mining – Gold	Eroded and poorly defined alluvial gold mining features.
F41/562	Huts/enclosure	Historic – Domestic	Building foundations related to early mining. Site relocated after survey.
F41/585	All Nations Hotel	Commercial	Location of the All Nations Hotel, built in 1860s by Gioachino La Franchi, and destroyed by fire.
F41/591	Historic Road	Transport/ Communication	Remains of historic road running parallel with Cardrona Valley Road.
F41/587	Town	Health Care	Two historic buildings at the site of the lower Cardrona township. One is a former butchery, and contains artefacts and an exterior stone-lined underground storeroom. The central street is still visible, as a wide dusty track lined with willows.
F41/457	Dredge	Mining – Gold	Deeply buried dredge near the gate to the Waiorau homestead. Constructed by La Franchi in 1902, and sunk in 1918.
F41/466	Dredge tailings	Mining – Gold	Tailings covering the valley floor of Tuohys Gully, approx. 1800m north-east of the Cardrona township.
F41/474	Sunrise Mine	Mining – Gold	Location of the Sunrise Mine on Advance Peak. First mines on Advance Peak started work in 1878, with the Sunrise Co taking over in 1887.
F41/467	Dam Paddock	Mining – Gold	Small sluice faces and reservoirs lying in the ground south of the Nordic Skifield Road (now Waiorau Nordic Road).
F41/560	Sod ruins	Historic – Domestic	Likely habitation site, with mounds of sod likely to the walls of huts.
F41/561	Historic Road	Transport/ Communication	Continuation of the Cardrona – Roaring Meg pack track, leading west of Mt Cardrona.
F41/559	Homestead	Historic – Domestic	Location of Knuckle Peak homestead destroyed by fire circa 2005.

F41/586	Cemetery	Burial/ Cemetery	Cardrona cemetery established in the early 1860s. Many burials are unmarked and the bodies of some Chinese miners have been exhumed and returned to China.
F41/588	Tailings	Mining – Gold	An area of tailings along Branch Burn.
F41/599	Robrosa dredge tailings	Mining – Gold	Tailings on the flat terrace on the western boundary of the Robrosa property. Tailings may be related to the Rolling Stone Gold Dredge Co. who had a claim at this location in 1899.
F41/596	Robrosa homestead water race	Industrial	Remains of a section of an irrigation race.
F41/597	Robrosa homestead water race	Industrial	Substantial race, 2.2m wide and 50cm deep, running from a waterfall and running south to north.
F41/600	Robrosa Homestead	Historic – Domestic	House constructed circa 1920 by William Robertson, runholder of Robrosa.
F41/468	Robrosa Cottage	Historic – Domestic	One room hut, measuring 3.5 by 4.5m, constructed in sawn studs and packed with mud. Known locally as Little’s Hut.
F41/566	Water race	Industrial	Water race on the west side of Cardrona Valley, above the Cardrona Co. water race.
F41/565	Hut ruins	Historic – Domestic	Levelled area behind a shelter of macrocarpa trees.
F41/763	Mining features	Mining – Gold	An area containing a portion of Little’s Water Race, two sections of dray track, and prospected sluicings associated with Pringles Creek built pre-1900.
F41/589	Cardrona Co Water Race	Industrial	Water race constructed by a syndicate of gold miners in 1890 to work ground 40ft deep by hydraulic elevation.
F41/733	–	Pit/Terrace	Two raised rim circular pits located close to each other on terrace on the true right of Boundary Creek.
F41/590	Little’s Water Race	Industrial	Walter Little constructed this race in the 1890s.
F41/846	Cardrona G D Co Water Race	Industrial	Water race that likely supplied miners working the flats of the Cardrona River, near its confluence with Boundary Creek.
F41/465	Tuohy’s Gully	Mining – Gold	Massive sluice faces all down the true left of the gully. Appear to be no huts, with dwellings presumably closer to the road.
F41/659	Gold mining	Mining – Gold	Small sluice faces and reservoirs lying in the ground south of the Nordic Skifield Road (now Waiorau Nordic Road).

There are four listed heritage features within the Cardrona Valley PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Old Butchery, Tuohy's Gully, Cardrona	2 (500)	-
Studholme Nursery Plaque, Vicinity of the site of early Cardrona nursery, Cardrona Road, Cardrona Valley	2 (510)	-
Cardrona Hotel Façade, Crown Range Road, Cardrona	1 (543)	2 (2239)
Cardrona Hall and Church, Cardrona Valley Road	1 (552)	-

Significant Heritage & Archaeological Values

- Alongside pastoral farming, the discovery of gold in 1862 in Cardrona dramatically changed the landscape in the Cardrona Valley. There is clear evidence of gold mining throughout the valley – There are large, sluiced faces and cliffs, and visible water races almost extending along the length of the valley and Mount Cardrona.
- The Cardrona Valley formed part of the historic route from Wānaka and Queenstown.

Review & Recommendations

- Text was added to highlight the archaeological and heritage features within the PA. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites
- Text was added to recognise the historic values related to goldmining and early pastoralism in the Cardrona Valley.

18. ONL – Mount Alpha (Upper Clutha)

Brief Historical Narrative

Mount Alpha was originally part of Run 334, which extended from the Pembroke township to the Matukituki River. The licence was first issued to John Roy, circa 1860.¹⁵¹ The homestead for this run was established on the banks of Lake Wanaka by the first manager Abel Ferris Domini – better known as Henry Norman – and his family.¹⁵² The Run contained two other building parcels, one at Branch Burn and another at Spotburn (Figure 12).

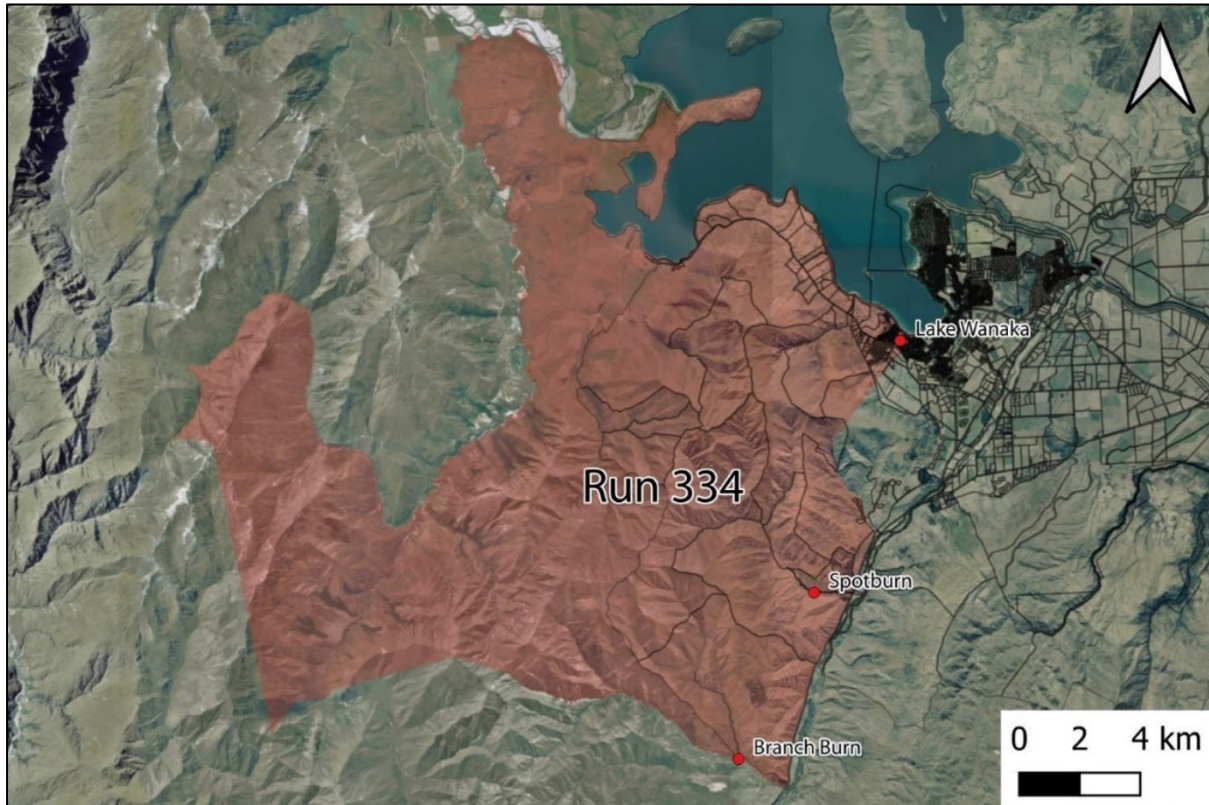


Figure 15. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.¹⁵³

Run 334 was acquired circa 1862 by Wilkin and Thomson, who incorporated it into Wanaka Station. Wanaka Station was created in the early 1860s through the amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley. Initially it appears to have covered over 300,000 acres (c. 120,000 hectares). At this time the main homestead of Wanaka Station was located at Albert Town, but at least some early homestead/farm structures associated with Run 334 appear to have endured. Several buildings and a sheep dip are shown on a survey map thought to date to the late 1860s; presumably these are the structures thought to have been constructed by Norman during Roy's tenure at the run.¹⁵⁴ Another map possibly dating to the 1860s also shows a single small house at the Spotburn building site.¹⁵⁵

¹⁵¹ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁵² Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁵³ Based on SO16361-16363.

¹⁵⁴ SO1489 (1865).

¹⁵⁵ This date is inferred from the involvement of John A Connell, a surveyor who is known to have been active in the area during the 1860s and was responsible for the original surveys of the Pembroke (Wanaka) and Newcastle (Albert Town) Townships.

Features around Mount Alpha were named after early settlers: Mount Roy was named after John Roy; Damper Bay was named after 'damper' cooked there by an early settler, Jack 'Dublin' Shepherd.¹⁵⁶

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Mount Alpha PA. There is one listed heritage feature located at the edge of the Mount Alpha and West Wanaka PA. This has been discussed as part of the West Wanaka PA.

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Scaife Plaque, Mount Roy	2 (511)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Mount Alpha (and Mount Roy) have heritage significance as part of an early pastoral landscape, which later became part of a large landholding. Presumably, Mount Roy and Roy's Peak were named after the early runholder, John Roy.
- Due to the terrain and known locations of building sites/homesteads, the archaeological potential of the site is considered to be low.

Review & Recommendations

- Amendments were made to recognise heritage features and values associated with early pastoralism and to add in reference numbers.
- There are historic homesteads (at Hillend and Hawthenden) which are not recognised in the PDP or on ArchSite. Further research or archaeological survey should be carried out into the heritage and archaeological significance of the PA.

¹⁵⁶ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

19. ONL – Roys Bay (Upper Clutha)

Brief Historical Narrative

The land around Roys Bay formed part of Wanaka Station, an amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.¹⁵⁷ In 1866, most of Wanaka Station was purchased by M Holmes and Henry Campbell. During his tenure, Campbell oversaw various agricultural developments around the station, including the construction of the Wanaka Woolshed in 1861 (Figure 15).¹⁵⁸ In 1876, Campbell added to his landholding, acquiring four more runs in the area. From 1871, Run 334 was divided into smaller holdings – Run 334 and Runs 334a-d.¹⁵⁹



Figure 16. Detail of 1860s survey map showing the location of the Wanaka Station buildings near Pembroke (now Wanaka).

The township was surveyed in 1863 as the town of Pembroke, and gradually grew in size due to the timber industry in the Matukituki Valley and the use of Lake Wanaka for transport. Tourism ventures began in the 1860s, and remained popular over the following decades. Both runholders and tourist operations on the lake required the construction of jetties and wharves, which were built along the southern shore of the lake at Pembroke/Wanaka.¹⁶⁰ The original Pembroke Wharf was built at the eastern side of the town, and seems to have measured 95 feet in length (Figure 14). The earliest reference to the original structure is 1873, when it was leased from the Government.¹⁶¹ This wharf was subsequently dismantled, and a new wharf was built by the Public Works Department in 1929 around the corner of the bay on the eastern shore which offered more

¹⁵⁷ SO1489 (1865).

¹⁵⁸ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁵⁹ 1871 Crown Grant Index Map.

¹⁶⁰ *Otago Daily Times*, 1926.

¹⁶¹ Evening Star, "Waste Land Board" (ISSUE 3134, 6 MARCH 1873, 1873).

protection from the northerly and north-westerly winds.¹⁶² This is now known as the Mackay Street Jetty. This was subsequently made obsolete by the construction of more modern boating facilities closer to Wanaka.

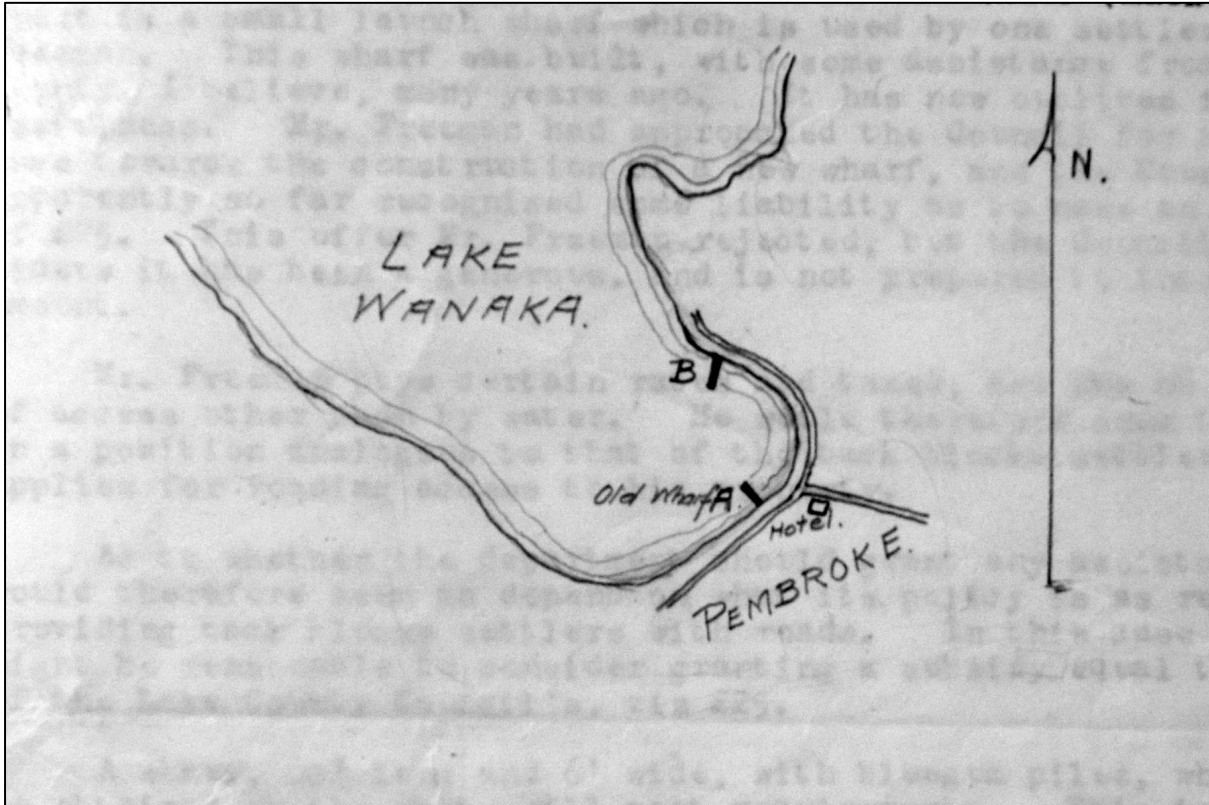


Figure 17. Record of the new wharf location at Roy's Bay.¹⁶³

Roy's Bay and surrounding landmarks were named after John Roy, an early runholder of Run 334.¹⁶⁴ Eely Point is believed to have been derived from 'Healy,' an early resident on the point.¹⁶⁵ There was a beacon positioned at the point to warn boats in the lake about the shallow, rocky bay.¹⁶⁶ Ruby Island was originally known as Merino Island or Roy's Island (Figure 13). In 1927, a Cabaret building was constructed on Ruby Island by John Hunt, who towed beech trees cut at Makarora down the lake. Car tyres were placed under the dance floor to create a sprung dance floor and power was supplied from a generator recycled from an old car. At Ruby Island, the Hunt family ran a successful commercial venture, serving morning and afternoon tea with dancing in the evening. The Cabaret building burned down in 1936.¹⁶⁷

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Roys Bay PA:

Site No.	Site Name/Details	Site Type	Details
F40/10	Māori Midden	Midden/Oven	Several hangi stones and charcoal fragments located in the middle of Beacon Point Road

There is one listed heritage feature within the Roys Bay PA:

¹⁶² Lake Wakatip Mail, "The Lakeside Wharves" (ISSUE 4459, 19 MARCH 1940, 1940).

¹⁶³ Archives NZ, DAHG D320 9001 Box 311.

¹⁶⁴ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁶⁵ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁶⁶ Ida Darling, *Memories of Early Wanaka*, cited in QLDC, *Wanaka Lakefront Reserves Management Plan* (2014).

¹⁶⁷ Queenstown Lakes District Council, *Heritage Inventory Register* (2005).

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Cabaret Building Foundations, Ruby Island	3 (514)	

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Roys Bay formed an important centre of transport and tourism in Lake Wanaka. Early infrastructure was developed in the bay and features in the bay were named after early settlers. There was no observable trace of the original Pembroke Wharf was observed during a site survey in 2017.
- The Ruby Island Cabaret site serves as a reminder of the innovative commercial operation set up on Lake Wanaka in the 1920s.

Review & Recommendations

- Text was added to highlight heritage features and archaeological sites within the PA.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.
- Text was added to recognise the historic recreational use of the lake, lakeshore, and islands, and the use of the lake and Roys Bay for lacustrine traffic.

20. ONL – West Wānaka (Upper Clutha)

Brief Historical Narrative

The area was also initially part of Run 334, which extended from the Pembroke township to the Matukituki River. The licence was first issued to John Roy, circa 1860.¹⁶⁸ The homestead for this run was established on the banks of Lake Wanaka by the first manager Abel Ferris Domini – better known as Henry Norman – and his family.¹⁶⁹ The Run contained two other building parcels, one at Branch Burn and another at Spotburn (Figure 12). Run 334 was acquired circa 1862 by Wilkin and Thomson, who incorporated it into Wanaka Station. Wanaka Station was created in the early 1860s through the amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley. Initially it appears to have covered over 300,000 acres (c. 120,000 hectares).¹⁷⁰ In 1866, most of Wanaka Station was purchased by M Holmes and Henry Campbell.¹⁷¹

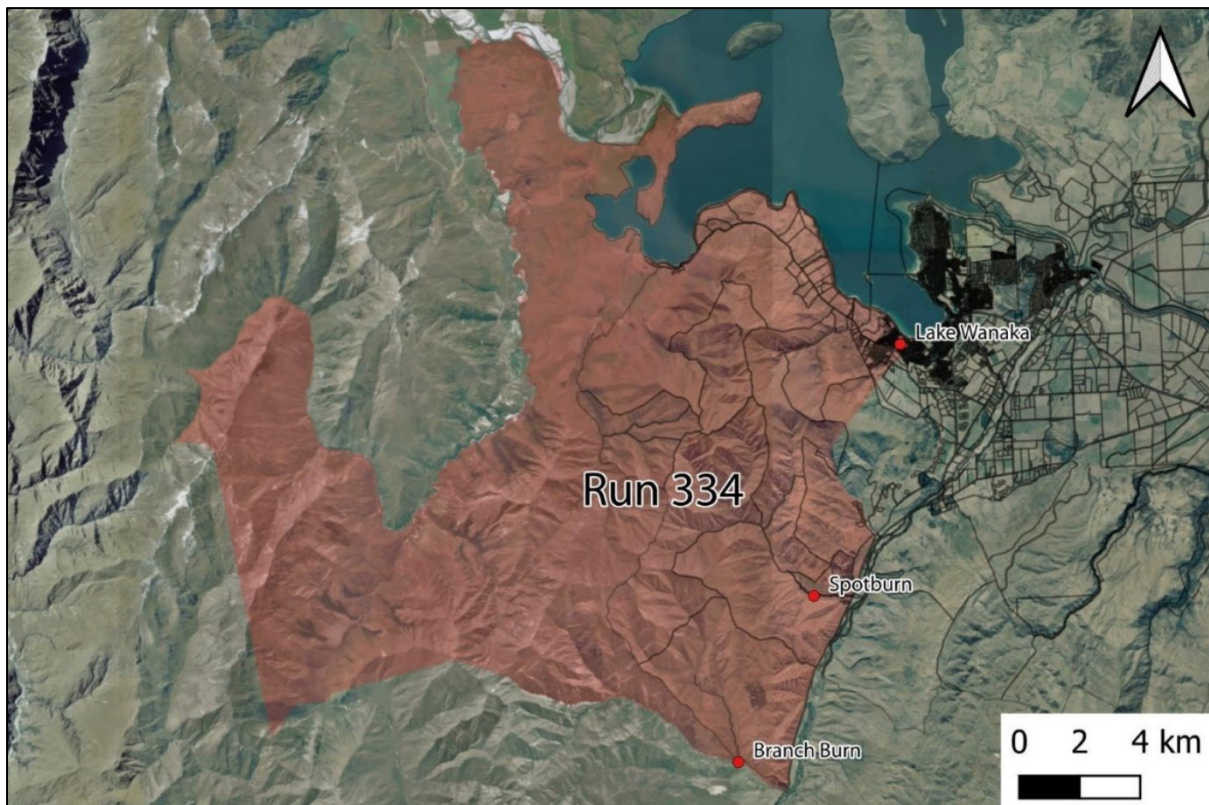


Figure 18. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.¹⁷²

Glendhu Bay was initially named Mount Aspiring Bay. There was a hut near its western end named 'Glendhu Hut,' which was owned by Cambell.¹⁷³ Eventually, Run 334 was divided into smaller holdings, with Glendhu Bay and the Motatapu Valley forming part of Run 334c. Glendhu Station was separated off in 1897, and purchased by Henry Barker.¹⁷⁴ Wallis Allan Scaife purchased the property in November 1907 and farmed at Glendhu bay for 50 years.¹⁷⁵

¹⁶⁸ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁶⁹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁰ SO1489 (1865).

¹⁷¹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷² Based on SO16361-16363.

¹⁷³ SO950.

¹⁷⁴ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁵ *Mataura Ensign*, 18 November 1907.



Figure 19. The Bluffs at Glendhu Bay, undated.¹⁷⁶

Glendhu Bay was a useful stopping point for explorers headed towards the Matukituki and Motatapu Valleys (which provided tracks through to the West Coast and Queenstown).¹⁷⁷ The Motatapu Valley was also subject to some gold mining.¹⁷⁸ From 1897, claims were held by Weir and party along the banks of the Motatapu River and, in 1900, another claim was held by Theodore Russell. Small huts and enclosures are marked on these survey plans from the turn of the century.¹⁷⁹

In later years, Glendhu Bay became a popular recreational spot with the Glendhu Bay Campground beginning as a small family run camp in the 1920s.¹⁸⁰

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the West Wānaka PA:

Site No.	Site Name/Details	Site Type	Details
F40/121	Cookshop	Health Care	Location of cookshop near the remains of a woolshed on the true left bank of the Motatapu River. Recorded as 'Health Care,' however, 'Agricultural/Pastoral' would be more accurate.

¹⁷⁶ Hocken Collections, c/n E6200/30.

¹⁷⁷ *Otago Witness*, 2 April 1881; 1 July 1903; 22 January 1905.

¹⁷⁸ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁹ LINZ, SO5813; SO5816.

¹⁸⁰ Roxburgh, *Wanaka and Surrounding Districts*.

F40/122	Men's Quarters	Health Care	Location of former men's quarters near the remains of a woolshed on the true left bank of the Motatapu River. Recorded as 'Health Care,' however, 'Agricultural/Pastoral' would be more accurate.
F40/123	Woolshed	Agricultural/ Pastoral	Location of a woolshed, with only a partial stonewall remaining.
F40/118	Track	Transport/ Communication	Approx. 5km track (unknown age) running near a woolshed and hay barn.
F40/117	Ditch/Drain	Mining – Gold	20m long ditch/drain running east to west across a paddock near the woolshed.
F40/120	Prospecting Pit/ Trench	Mining – Gold	Four prospecting pits, approx. 5m in diameter.
F40/119	Hut Floor/Site	Mining – Gold	Stone structure excavated into a bank, with three walls lined with stone, approx. 5m by 2m.
F40/5	Cattle Flat Paddle	Artefact – Wooden	Wooden paddle located in cleft of ricks going up Matukituki Road.
F40/3	Ovens/Adze	Midden/Oven	Oven and adze fragments on north bank of Matukituki River mouth.

There is one listed heritage feature within the West Wānaka PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Scaife Plaque, Mount Roy	2 (511)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoralism, and later broken up into smaller runs, with evidence of historic homesteads remaining.
- Glendhu Bay was utilised as part of an early transport network on Lake Wānaka for shipping supplies and stock, and later became a popular recreational destination.

Review & Recommendations

- Text was added to recognise archaeological and heritage features and historic value associated with early pastoralism and recreational use of the lake and lakeshore.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

21. ONL – Dublin Bay (Upper Clutha)

Brief Historical Narrative

The land around Dublin Bay also formed part of Wanaka Station, an amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley, covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.¹⁸¹ Later, Wanaka Station was broken up into smaller Runs with the land north of the Clutha River becoming part of Run 239a and the land to the south becoming part of Run 240.¹⁸²

Prior to becoming part of the Wanaka Station, the East Wanaka Run (also known as the Forks Run or Run 338) was taken up by Brittan and Burke. Burke eventually sold to the Scottish Trust and little else is known about his presence on the East Wanaka Run except his name in Mt Burke and Mt Burke Station. Run 239 and 240 were applied for by C Freeland and J Maude, and C Maude and J Brittan respectively. Both Run 239 and 240 were soon sold to Wilkin and Thomson after application.¹⁸³

While there were efforts to sell off part of the land between the Clutha River and Roys Bay, it appears that few sections were taken up.¹⁸⁴ By 1884, the bank of the Clutha River was designated as a reserve for roading, and a large portion of the land extending to Beacon Point was designated as a plantation reserve.¹⁸⁵ As in other areas, the banks of the Clutha River were subject to gold mining. A dredging claim along part of the Clutha River was held by James Anderson from November 1899.¹⁸⁶

While Lake Wanaka was used for the transportation of goods from stations and runs along the lake, unlike Roys Bay, Dublin Bay does not appear to have been an early transport hub.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Dublin Bay PA:

Site No.	Site Name/Details	Site Type	Details
F40/11	-	Artefact Find	A medium green argillite adze, with a polished blade and the rest of the adze flaked. Found c. 1930.

There are no listed heritage features within the Dublin Bay PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoralism, most significantly the Wānaka Station.

Review & Recommendations

- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

¹⁸¹ SO1489 (1865).

¹⁸² Archives New Zealand, DAAK 9429 D450/13.

¹⁸³ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁸⁴ *Otago Witness*, 16 May 1885.

¹⁸⁵ LINZ, SO963.

¹⁸⁶ LINZ, SO5501.

- Text was added to recognise the history of high-country farming and early pastoralism, particularly the association with the Wanaka Station.

22. ONL – Lake McKay Station & Environs (Upper Clutha)

Brief Historical Narrative

Gold was discovered here in 1883 by Cardrona miner, farmer, musterer, John Halliday, and Henderson and Beattie. They managed to keep it secret until 1885, when around fifty miners rushed to the site. Mining continued into the 1890's with 27 miners, and ended in the first decade of the 20th Century. Around 2000 ounces of gold was produced per year, although the figures are rubbery, as much of it went undeclared.¹⁸⁷ Gold was found in alluvial gravels, being ancient beach deposits, uplifted over time high into the Criffel Ranges. The gravels are on the ridges, with little gold found in the gullies below. The gold is coarse, dark coloured, not much waterworn, impregnated with, or attached to quartz, and of a poor quality.

The goldfield was the last discovered in the Otago Region, almost 25 years after gold was discovered in Gabriel's Gully, and is also one of the highest in New Zealand, at around 1200 metres. The area is snow bound six months of the year. It is a windswept, bleak place, of tussock grass, hills, gullies, and bogs. The area contains pink and white scars from sluicing across three closely spaced areas. There is a fourth area six kilometres to the south in the upper Luggate Creek, which is not easily accessible. The main area covers 7 by 2 kilometres. This shows sluice faces up to 15 metres high, old pack trails, and remains of dams, and two water races constructed by Halliday and Craig 24 and 16 kilometres long.

Reports on who was mining here at the time. Halliday with mates Henderson and Beattie; Craig and Robertson; Hawthorne, Huggen and Young; J.C. Barker and his two sons; and the Fox brothers. A reef had been discovered not far from the workings, while sluicing by Alex McKenzie, Jason Corringan, Jason McCormack, and W.D. Andrews, stated as 4 feet thick, trending east-west, and dipping west.¹⁸⁸

Lake McKay Station and Criffel Station were combined after WW1.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Lake McKay Station and Environs PA:

Site No.	Site Name/Details	Site Type	Details
G40/218	Rock shelter	Cave/Rock Shelter	This had been a well built site with enclosing rock walls and the chimney still at full height in 1991 (last site visit)
G40/112	Fireplace	Historic – Domestic	A schist slab. mud mortar fireplace 1mx1.5mx1m high.
G40/113	Tailings and hut	Mining – Gold	Scattered tailings along 100m of the creek bank and the foundations of a hut 4x3m made of schist rock.
G40/114	Water race	Industrial	Water race 60cm wide and 10cm deep
G40/115	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent head races. The mounds are in parallel rows separated by small channels.
G40/116	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent

¹⁸⁷ Minedat.org, Wanaka, Queenstown Lakes, South Island, New Zealand.

¹⁸⁸ *Otago Daily Times*, 1887.

			head races. The mounds are in parallel rows separated by small channels.
G40/117	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent head races. The mounds are in parallel rows separated by small channels.
G40/118	Hut	Historic – Domestic	A split schist hut with mud mortar 6x3.5m. Chimney and fireplace in the eastern wall and the southern side of the hut has been set into the hillside.
G40/119	Rock shelter	Cave/Rock Shelter	Cave with notable charcoal stains on the ceiling
G40/120	Wing dam	Industrial	The wing dam is 15m long, with a breach in the middle splitting it into two sections. The dam is made of vertically stacked schist and river cobbles.
G40/121	Water race	Industrial	Water race connected to the raised enclosure near the wing dam. It has schist stone revetments on both sides.
G40/122	Stone pillar	Unknown	A lone stone pillar apparently not associated with any other site. Loosely stacked schist 1.5m high and filled with earth and debris.
G40/219	Lower Luggate Creek	Mining	Two drives probably used for prospecting
G40/123	Lower Luggate Creek	Mining	Hydraulic elevator tailings. The mounds of the tailings indicated that they came off the end of an elevator. They are in heaps, crescents and C-shapes.
G40/124	Rabbiter's cache	Unclassified	A rectangular pile of schist rocks, rabbit skeletons can be seen under the rocks.
G40/125	Wing dam	Industrial	An S shaped dam composed of large pieces of river worn schist and river cobbles. 10cm high with stones placed both vertically and horizontally.
G40/126	Luggate Flour Mill	Flour milling	A water race that is lined in various places with rocks, especially near the rock shelter at G40/131.
G40/127	Lower Luggate Creek	Historic – Domestic	A series of small stone huts of varying ages with one potentially being a small farmstead.
G40/128	Tent sites	Historic – Domestic	A series of small levelled areas and a standing stone wall at the northern end.
G40/129	Tent sites	Historic – Domestic	Two levelled areas, each with a stone fireplace and a damaged chimney

G40/130	-	Mining – Gold	A small flat rectangular area covered with a low mound of carefully placed schist cobbles, around 10cm high.
G40/131	Rock shelter	Cave/ Rock Shelter	A natural rock overhang that has been walled up with split schist walling. The interior is split into two levels and there is a fireplace in the eastern corner near the doorway.
G40/109	Water race	Industrial	The water race is 50cm wide and 40cm deep at its deepest point. It is stone revetted for much of the way. The revetment wall is of dry split schist and schist cobbles stacked in an intricate pattern. Running from Dead horse creek to a house site
G40/168	Hut	Historic – Domestic	Mostly destroyed, some foundations remain.
G40/170	Hut/water race	Historic – Domestic	Hut seems to have been destroyed prior to 1979, The water race is most likely G40/109
G40/171	Hut	Historic – Domestic	Mostly destroyed, foundations still visible. Hut was around 5mx3m with a stone fireplace at the eastern end.
G40/48	Chimneys	Historic – Domestic	Two chimneys, one of split schist and mud mortar, the other made of cob.
G40/173	Goldworkings	Mining – Gold	Small flat-bottomed gully with small hummocky mounds adjacent to the creek.
G40/172	Sheepskin Creek	Mining – Gold	The race is located on the flats 1km south of Luggate. It runs out of Dead Horse Creek, winds south across the flats to Sheepskin Creek and to a small reservoir 3km up the creek from SH6.

There are no listed heritage features within the Lake McKay Station and Environs PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area contains many sites and features related to gold mining in the 19th century, although many of them are likely to be in poor condition.
- The sites in this area are good examples of late 19th century gold mining, and were part of the last gold rush in Otago. The gold workings are also some of the highest in New Zealand, at around 1,200m. while gold mining sites are common in Otago, these were part of a unique moment in the history of the region.

Review & Recommendations

- Amendments were made to consolidate references to archaeological and heritage features.

23. ONL – Hāwea North South Grandview

Brief Historical Narrative

Surveyor JT Thomson travelled through the Lindis Pass in 1857. The Lindis Pass was an important route, which linked Wanaka and Hawea with North Otago and Canterbury (with which the region had close ties). A track over Grandview provided the shortest route.¹⁸⁹

The eastern extent of the PA and Grandview formed part of Run 236, which was part of Morven Hills Station held by John Maclean and his family.¹⁹⁰ From circa 1900, the Morven Hills Station began to be broken up into smaller grazing sections. Land at the base of Cameron’s Hill was occupied by James Buchanan and Perry from 1909, with a new homestead site designated in this area. Buchanan constructed a house and water races for water supply.¹⁹¹ In 2019, a timber dwelling of early 1900s construction was still present in the area.

The western extent of the PA formed part of Run 239. Run 239 (also known as the Upper Clutha West) was applied for by C Freeland and J Maude. It was soon sold to Wilkin and Thomson after application, becoming part of Wanaka Station.¹⁹² A hut was recorded in 1870 near the current site of Glen Dene.¹⁹³ However, Glen Dene appears to be a more recent subdivision.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Hāwea South and North Grandview PA:

Site No.	Site Name/Details	Site Type	Details
G40/64	Māori ovens	Pit/Terrace	Four pits (one with a distinct rim) located in the Lake Hāwea camping ground.
G40/65	Hut remains	Historic – Domestic	Remains of Thomas Pinn’s hut in the Lake Hāwea camping ground. Only a chimney remains.
G40/208	Ovens	Midden/Oven	Location of an oven marked on a cadastral map.
G40/2	Adze findspot	Artefact Find	Adze found at the former mouth of John’s Creek.
G40/216	Trig	Memorial	Unusual metal trig on stone plinth.
G40/215	Trig	Memorial	Mt Grandview trig on a rough stone plinth, with metal bayonet.

There are no listed heritage features within the Hāwea South and North Grandview PA.

Significant Heritage & Archaeological Values

- Mt Grandview has some contextual significance as a key reference point within early surveys of the area.
- The area is associated with early pastoral farming, originally as part of the Morven Hills Station and later broken up into smaller grazing sections.

Review & Recommendations

- Text was added to highlight the archaeological sites/features within the PA.

¹⁸⁹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁹⁰ Roxburgh.

¹⁹¹ LINZ, SO 948.

¹⁹² Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁹³ LINZ, SO8874.

- Text was added to recognise the association of Grandview with early surveys of the area, and the association of the land with early pastoral farming.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

24. ONL – Eastern Wakatipu Basin & Crown Terrace (Queenstown)

Brief Historical Narrative

The Glencoe Run was once part of the Wanaka Station, and later Motatapu. From 1874 to 1913, the Run was farmed by William Paterson, who also farmed at Ayrburn near Arrowtown. Paterson's Ayrburn homestead was close to Arrowtown and across the Arrow River from Glencoe. When Paterson took up the Run, he likely established the Glencoe homestead. This homestead consisted of a square wooden house, a long wooden building for musterer's quarters, wooden stables, a corrugated iron woolshed, and a wooden farm cottage, which were likely constructed circa 1906. These buildings surround a stone cottage, built by Peter Henderson in the 1870s. Henderson likely mined at Bracken's Gully in the early 1900s.¹⁹⁴

Part of the land was mining reserve, and Henderson's cottage is situated at the boundary. The cottage was built of mud mortared schist slabs with a stone chimney at the southern end. When examined by Hamel in 1996, the cottage was relatively intact with a wooden floor, four-pane windows, and corrugated iron roof.¹⁹⁵

The track from Arrowtown to the Crown Terrace was constructed from 1874, by Thomas Tobin. He settled just off Tobin's Track with his family. A stone cairn now marks the site of their home.¹⁹⁶

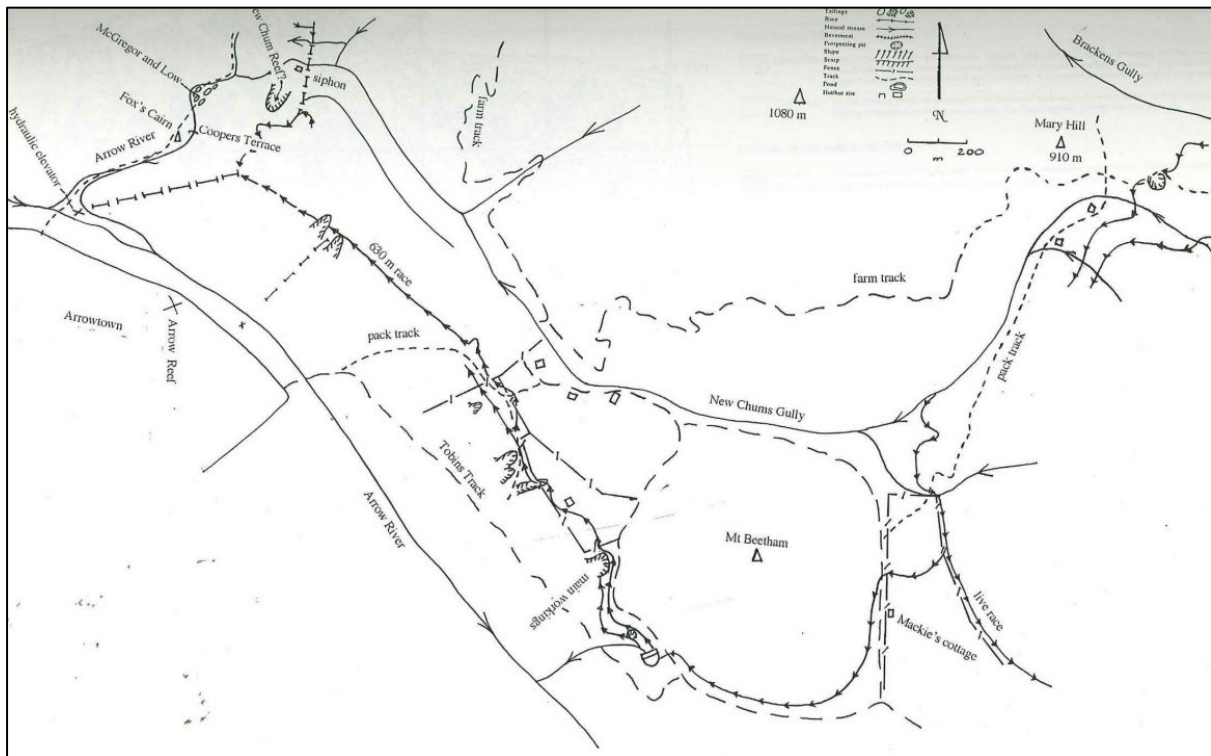


Figure 20. Diagram of workings around Mt Beetham on Glencoe.¹⁹⁷

Extensive mining was carried out along New Chums Gully and in Brackens Gully (which falls outside the PA), as part of the Arrow Rush. The Arrow River was mined from the 1860s to the 1930s, while New Chums Gully was mostly mined in the early period of the gold rush until 1876. In 1866, a quartz mine was worked by Cornish and Company in New Chums Gully, and in 1872 a six-acre claim was worked by Healy and Moran at the mouth of New Chums Gully. Multiple water races were constructed through Glencoe to work the land and New

¹⁹⁴ Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe."

¹⁹⁵ Hamel.

¹⁹⁶ Frances Lewis (2014), "Letitia Tobin Nee Nash (1832-1919)," *Queenstown Courier* 91.

¹⁹⁷ Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe."

Chums Gully – one ran along the top of the terrace on Glencoe and another ran along the lower slopes of Mt Beetham into a substantial reservoir. This was used to work minor sluicings en route to major workings below the cattle stop on Glencoe Road.¹⁹⁸

In 1892, gold was found on John Baker’s agricultural leasehold land on the Crown Terrace (section 9 and 10, Block X, Shotover SD). This was followed by a short rush to the area, and workings were joined by a complex of water races. Only one or two miners did well at Baker’s. The Mackie family settled on the Crown Terrace by 1867, constructing a cottage on the eastern side of Mt Beetham. It is a large, mud mortared, schist slab hut, 9x6m, with a sold stone chimney at the end. It likely supplied bread to the Bracken Gully miners.¹⁹⁹

The lower extent of the PA extends down to the Kawarau River, and encompasses mining features near the banks of the river and historic transport infrastructure at Swiftburn Gully from the construction of SH6 (F41/744).

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Eastern Wakatipu Basin & Crown Terrace PA:

Site No.	Site Name/Details	Site Type	Details
F41/743	Sluiced area	Mining – Gold	Sluiced area to the north of SH6, with an unsluiced pinnacle of earth representative of the original ground height.
F41/744	Swiftburn Gully	Transport/ Communication	Portion of old road, stacked stone revetments, and stone bridge abutments at the Swiftburn Gully.
F41/742	Schist lined channel	Mining – Gold	A short, stacked schist wall (likely part of a sludge channel or tail race associated with goldmining).
F41/741	Stone channel	Mining – Gold	A stone lined channel, which formed part of the large series of goldworkings along the north bank of the Kawarau River.
F41/740	Mining earthworks	Mining – Gold	Small gully of mining earthworks.
F41/633	Henderson’s Cottage	Historic – Domestic	Miner’s cottage of mud mortared schist, approx. 4x7m.
F41/631	Baker’s sluicings	Mining – Gold	Sluicings along the western side of Glencoe Road as it skirts around Mount Beetham.
F41/632	Water race	Mining – Gold	Water race connecting to the reservoir (F41/630) and running towards Arrowtown.
F41/630	Reservoir	Mining – Gold	Reservoir with a substantial bank (40m long, 6m across, and 3m high) and supplied by a race from Brackens Gully.
F41/510	Gold mining	Mining – Gold	Alluvial gold mining workings thought to be from the turn of the century.

¹⁹⁸ Hamel.

¹⁹⁹ Hamel.

There is one listed heritage features within the Eastern Wakatipu Basin & Crown Terrace PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Judge & Jury Rocks (rock features only), Vicinity Kawarau Gorge Bridge	3 (9)	-

Significant Heritage & Archaeological Values

- Extensive gold mining features are present in the area, and physical remnants remain including sluiced faces and water races.
- Glencoe homestead and remaining historic buildings from William Paterson’s establishment of the Glencoe Run.
- Historic transport tracks and infrastructure, including Tobin’s Track (constructed 1874) and features associated with the construction of SH6 (eg. F41/744).

Review & Recommendations

- Text added to highlight archaeological and heritage features at Glencoe Station, near the Kawarau Bridge and Kawarau River, and early transport infrastructure.

25. ONL – Homestead Bay (Queenstown)

Brief Historical Narrative

Following the discovery of gold, the area around Queenstown became the focus of a substantial gold rush. Large numbers of prospectors arrived, travelling through the gorge from Cromwell and up Lake Wakatipu from Kingston. This necessitated the movement of a large amount of supplies, which were primarily brought up from Bluff and shipped across Lake Wakatipu. By December 1863, there were 21 boats on Lake Wakatipu, shipping people and supplies. More extensive ferry and shipping services continued and the *Mountaineer* was launched in 1879 from Kelvin Heights and, later the *Earnslaw*.²⁰⁰

Rees constructed a woolshed and associated buildings, including shearers quarters and a bathhouse for the Kawarau Falls Station, in 1863. The site was chosen due to its proximity to Lake Wakatipu, allowing goods to be shipped to and from the site via the lake. The remains of a timber jetty are still visible on the lake shore. The woolshed was later modified by the subsequent run holders (Boyes Brothers) in the mid-1870s. Subsequent economic depression due to rabbit plagues saw the site remain relatively unchanged through into the 20th century. The original shearers quarters burnt down mid-20th century and were replaced by a building sourced from the Roxburgh Dam project. Extensive alterations to the woolshed and site were undertaken around 2007, including the complete remodel of the woolshed into a residential dwelling. These works were carried out without an archaeological authority, and little is known of the disturbance footprint. All other buildings on site are either post-1900 in origin or relocated from other parts of the station.²⁰¹

Recorded Heritage & Archaeological Features

There is one archaeological feature recorded within the Homestead Bay PA:

Site No.	Site Name/Details	Site Type	Details
F41/843	Woolshed Bay	Agricultural/ Pastoral	Site of woolshed and associated buildings, which have been demolished.

There are no listed heritage features within the Homestead Bay PA.

Significant Heritage & Archaeological Values

- The use of Lake Wakatipu for the transportation of supplies, goods, and people to the Otago goldfields.
- The remaining structures at Woolshed Bay, and their association with Rees and as an outpost of the Kawarau Station.

Review & Recommendations

- The story about Jack Tewa was removed, as this related to locations outside the PA.
- Text was added to highlight the Woolshed Bay archaeological site.
- Text was added to recognise the use of Lake Wakatipu to transport supplies, goods, and people to the Otago goldfields.

²⁰⁰ Meyer, *All Aboard: The Ships and Trains That Served Lake Wakatipu*.

²⁰¹ ArchSite, Site Record Form: F41/843.

26. ONL – Western Remarkables (Queenstown)

Brief Historical Narrative

The western face of the Remarkables were part of Run 331, applied for by D A Cameron in 1859. It was later named the Staircase Run. It does not appear to have been developed by Cameron, and later became part of Rees Kawarau Station.²⁰²

The Kawarau Station was one of the largest runs in Central Otago, consisting of 81,000 acres. By 1867, over 36,000 sheep were recorded as being shorn on the station. From 1882, several of the large runs were subdivided after vigorous public agitation; however, many runholders resisted subdivision through the practice of having nominees hold the leases. The Kawarau Station was finally subdivided in 1910.²⁰³

The Remarkables were reportedly named by Alexander Garvie in 1857/8 during a reconnaissance survey of the district. The name has had wide appeal, due to the saw-toothed outline, changing appearance with variations of light throughout the day, and beautiful cloud formations.²⁰⁴ The *Lake Wakatip Mail* reported that a Government geologist, Mr Hacket, successfully summited Mt Remarkable at 7,559 feet.²⁰⁵

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Western Remarkables PA. There are no listed heritage features within the Western Remarkables PA.

In November 2020, Dick and Jillian Jardine announced they would gift 900ha of the Remarkables Station, between SH6 and the base of the Remarkables, to the Queen Elizabeth II National Trust.²⁰⁶ In November 2021, Bridget and Mike Mee (owners of the Kawarau Falls Station) announced they would also be placing a QE II National Trust covenant on 170ha of their land, extending along the southern side of the Kawarau River from SH6 to the confluence of the Shotover and Kawarau River.²⁰⁷

Significant Heritage & Archaeological Values

- The site was associated with one of the largest pastoral runs in Otago; however, the PA was unlikely to have been viable pastoral land due to the gradient.
- The Remarkables have heritage value as a significant landscape feature, which was celebrated by early residents.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Removed the reference to the naming of the Remarkables, as this is not considered to be a historic value.

²⁰² W H Beattie, *The Southern Runs* (Invercargill, NZ: Southland Times Co. Ltd., 1979).

²⁰³ Ritchie, "Kawarau River Valley: Archaeological Survey."

²⁰⁴ Miller, *Golden Days of Lake Country*.

²⁰⁵ *Lake Wakatip Mail*, 6 October 1864.

²⁰⁶ *New Zealand Herald*, 25 November 2020.

²⁰⁷ *New Zealand Herald*, 19 November 2021.

27. RCL – Area 1 – Cardrona River/Mt Barker Road (Upper Clutha)

Brief Historical Narrative

The Wanaka Station initially extended down the Cardrona Valley, covering approximately 300,000 acres around Lake Wanaka and Cardrona. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.²⁰⁸ The larger Wanaka Station was gradually divided into smaller Runs and the area became part of Run 240. By 1872, Run 240 was broken up into smaller grazing sections/runs.²⁰⁹

These grazing runs were farmed by small landholders, and a small homestead was likely constructed on each. A small, historic cottage was recorded to the north of Mount Barker in 2012. This was believed to have been constructed by Henry Maidman, who had farmed in the area since the 1870s/1880s. The cottage was demolished for development of the wider area of land.²¹⁰

The Cardrona River and banks were designated as a mining reserve in 1885.²¹¹



Figure 21. Detail of circa 1880s Run Map showing the subdivided runs.²¹²

²⁰⁸ LINZ, SO1489 (1865).

²⁰⁹ LINZ, SO952 (1872).

²¹⁰ ArchSite, Site Record Form: F40/126.

²¹¹ LINZ, SO957 (1885).

²¹² Archives New Zealand, DAAK 9429 D450/13.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Cardrona River/Mt Barker Road PA:

Site No.	Site Name/Details	Site Type	Details
F40/126	Hudson Cottage	Historic – Domestic	A small timber cottage, constructed circa 1900 and later demolished.

There are two listed heritage features within the Cardrona River/Mt Barker Road PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Pearce Clay Stone Hut, 590 Mt Barker Road	3 (525)	-
Cob House and Stone Shed, 107 Maxwell Road	3 (526)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area provides evidence of early landholding in New Zealand, where land was initially held as large pastoral runs and gradually broken into smaller grazing runs. This type of landholding is still evident today.

Review & Recommendations

- References to the listed heritage features and archaeological sites were amended to align with the other draft schedules.
- Amendments were made to reflect the association of the land with large pastoral runs, which were gradually subdivided into smaller runs.
- Recommend that further research is undertaken into the known heritage and archaeological sites to better understand their heritage significance.
- The area would also benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area. There is likely to be archaeological evidence of mining along the banks of the Cardrona River, which was designated as a mining reserve.

28. RCL – Area 2 – Halliday Road/Corbridge

Brief Historical Narrative

The area around Halliday Road/Corbridge was initially part of the Wanaka Station, with the original homestead located nearby across the Cardrona River at Albert Town.²¹³ The large station was gradually divided into smaller runs, with this land becoming part of Run 240. Eventually, these runs were broken up into smaller grazing sections/runs.²¹⁴ These grazing runs were farmed by small landholders, and a small homestead was likely constructed on each.

The first known settler on the land adjacent to the Cardrona River was Gideon Anderson, who bought the land in 1885.²¹⁵ Like most migrants, Anderson tried his hand at gold mining before shifting to Albert Town in 1879 to charge of the punt across the Clutha/Mata-Au and Hāwea Rivers. Anderson occupied the site for nine years prior to selling to Matthew Halliday in 1894. Prior to this acquisition, Halliday was recorded as a miner at Mt Criffel. Significantly, the discovery of the Criffel goldfield is credited in part to John Halliday, Matthew's brother.²¹⁶ The Halliday Homestead was constructed in 1927 in a California bungalow style and represents a kit-set style of bungalow imported from North America and Canada. Reportedly, the house was built mainly from material salvaged from an older dwelling on the riverside.



Figure 22. Detail of circa 1880s Run Map showing the subdivided runs.²¹⁷

²¹³ LINZ, SO1489 (1865).

²¹⁴ LINZ, SO952 (1872).

²¹⁵ OT 88/82.

²¹⁶ *Cromwell Argus*, 1939.

²¹⁷ Archives New Zealand, DAAK 9429 D450/13.

The area along the Cardrona River was designated as a mining reserve, with some gold mining activities also taking place nearby along the Clutha River/Mata-Au to the north.²¹⁸

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Halliday Road/Corbridge PA. There is one listed heritage feature within the Halliday Road/Corbridge PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Halliday Homestead, 85 Halliday Road	3 (522)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 – Site Visit.

Significant Heritage & Archaeological Values

- The area provides some evidence of early land use in New Zealand, related to the small-scale pastoral farming.

Review & Recommendations

- The area would also benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area. There is likely to be archaeological evidence of mining along the banks of the Cardrona River, which was designated as a mining reserve.

²¹⁸ LINZ, SO957 (1885).

29. RCL – Area 3 – West of Hāwea River

Brief Historical Narrative

The land west of the Hāwea River was previously part of Wanaka Station as part of Run 239 (known as the Forks Run). Wanaka Station amalgamated a number of runs around Lake Wanaka and down the Cardrona Valley, covering approximately 300,000 acres. Later, Wanaka Station was broken up when the Runs were subdivided into smaller runs. The land north of the Clutha River and west of Hāwea River became Run 239a.²¹⁹ The land was eventually broken up again, and sold to be used for smaller scale pastoral farming on the outskirts of Wanaka. William Kingan's block at Maungawera was 800 acres.²²⁰

The Hāwea River was not bridged and was crossed by punts; however, there reportedly was a suspension bridge in 1878 (sited downstream of where the river left the lake) to connect Hāwea Flat with the Forks district. This bridge was demolished when the Hāwea Dam was constructed.²²¹

Given the mining activity in the area, the Hāwea River was likely prospected for gold but does not appear to have been subjected to the same extent of mining. In 1878, the Hāwea River flooded and washed through part Hāwea Flat.²²²



Figure 23. Junction of the Hāwea and Clutha River.²²³

²¹⁹ *Evening Star*, "The Land Board," 5 May 1881.

²²⁰ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²²¹ *Wanaka Sun*, "History of Bridges across the Hāwea River," 11 May 2018.

²²² *Cromwell Argus*, "Lake Wanaka," 29 October 1878.

²²³ Hocken, *Otago Witness*, 4714.

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the West of Hāwea River PA. There are no listed heritage features within the West of Hāwea River PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area provides some evidence of early pastoral land use in New Zealand.
- The Hāwea River was a landscape feature, which shaped the development of early local infrastructure.

Review & Recommendations

- The area would benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area.
- Text amended to align with other schedules outlining there are no historic heritage features, heritage overlays, or archaeological sites.

30. RCL – Area 4 – SH8/Church Road, Luggate

Brief Historical Narrative

In 1861, news reached Dunedin of a payable gold field in the Lindis Valley. This field was a failure, but hundreds of gold miners were drawn to the area. Hartley and Reilly's discovery in 1862 encouraged vigorous mining along the banks of the Clutha and tributaries.²²⁴

The area around Church Road was primarily a mining and farming area. There are a large number of gold mining sites along the river nearby, while the interior was used for small-scale pastoral farming on the outskirts of Wanaka. Aerials from the 1950s show vacant land, with little development visible (Figure 24).



Figure 24. Whites Aviation photograph (1956).²²⁵

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Church Road/Shortcut Road PA:

Site No.	Site Name/Details	Site Type	Details
G40/144	Tailings	Mining – Gold	A small timber cottage, constructed circa 1900 and later demolished.

There are various other sites recorded along the bank of the Clutha River, related to gold mining. There are no listed heritage features within the Church Road/Shortcut Road PA.

²²⁴ Ritchie, "Luggate: Archaeological Survey."

²²⁵ National Library, cropped, 753267.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area has some association with early pastoral land use and goldmining.

Review & Recommendations

- The area would benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area.
- Text amended to align with other schedules outlining there are no historic heritage features, heritage overlays, or archaeological sites.

31. RCL – Area 5 – Maungawera Valley (Upper Clutha)

Brief Historical Narrative

The Maungawera Valley was also initially part of the large Wanaka Station. Like other large pastoral runs, the run was gradually broken up into smaller runs and grazing sections. An 1876 survey plan records a pre-emptive right registered by Campbell & McLean as part of Run 239.²²⁶ Henry Campbell and McLean put a double-furrowed plough into operation on the Forks Run.²²⁷ By 1880, the Maungawera Valley was part of Run 239A and labelled as Speargrass Valley.²²⁸ In 1883, the land of the Forks Run was broken up into smaller grazing runs and offered for sale.²²⁹ By 1893, a number of families were reported to be living on the Forks Run land, including William Kingan.²³⁰ Gold was discovered on the Forks Run in 1880, with nuggets reportedly weighing 4oz.²³¹



Figure 25. Detail of survey plan showing Mount Brown and Spear Grass Valley.²³²

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Maungawera Valley PA:

Site No.	Site Name/Details	Site Type	Details
F41/12	-	Midden/Oven	Oven site recorded from hearsay.

²²⁶ LINZ, SO5488 (1876).

²²⁷ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²²⁸ Archives New Zealand, DAAK 9429 D450/13; LINZ, SO5484.

²²⁹ *Lake County Press*, 19 January 1883.

²³⁰ *North Otago Times*, 1 May 1893; Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²³¹ *Press*, 3 July 1880.

²³² LINZ, SO5488.

F40/13	-	Artefact Find	Findspot for a nephrite chisel, 11cm long with a cross-section thickness and width of 2cm. Found c. 1900.
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There are no listed heritage features within the Maungawera Valley PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoral use by European settlers. There is evidence of early homesteads from the early grazing runs, including Kingan's homestead constructed in 1910.


Review & Recommendations

- Amendments were made to recognise that the Mount Burke Station homestead falls outside the scope of the PA.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

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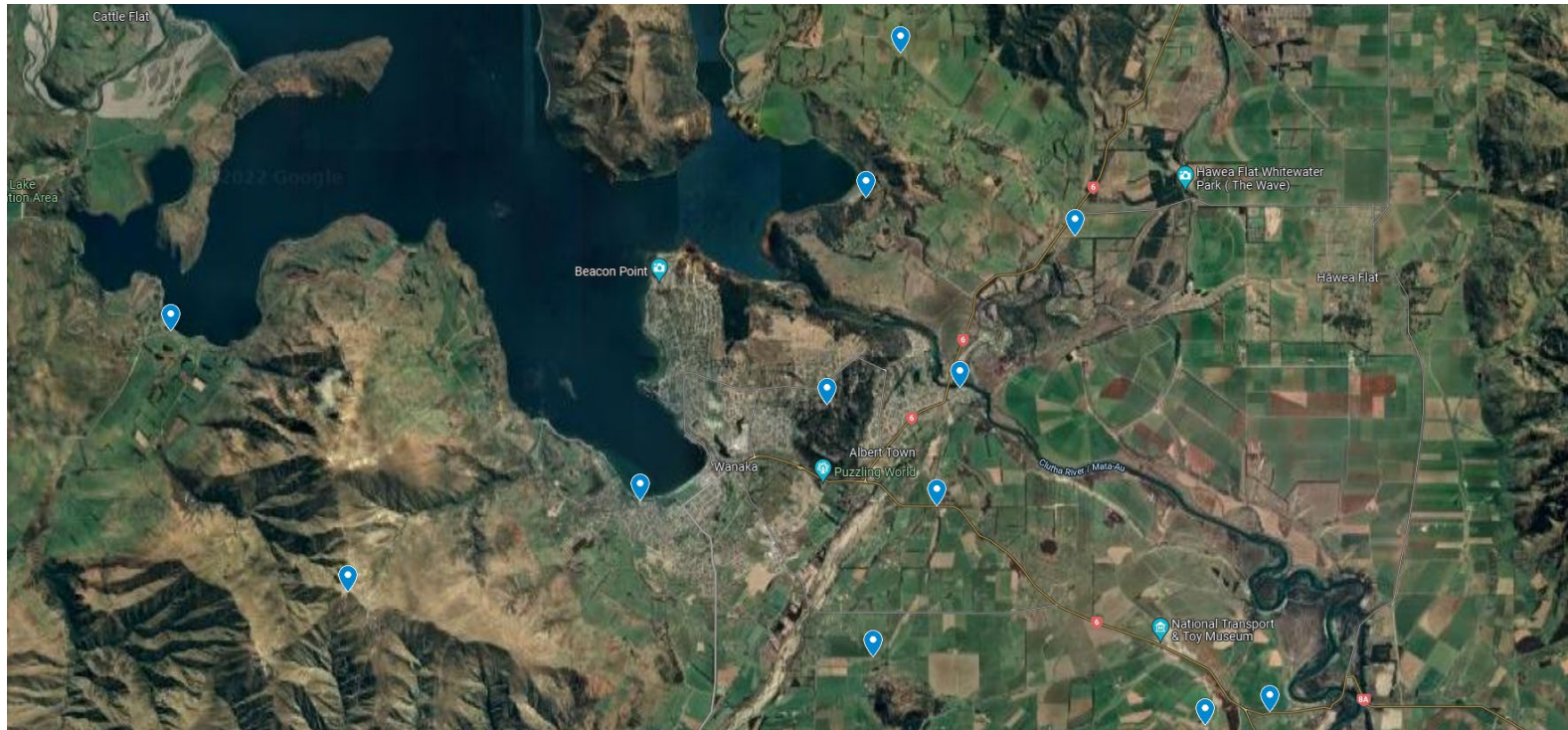
Appendix 1 – Site Visit

Archaeological Site Inspection Report			
Job Number:	787	Job Name:	QLDC Landscape scheduling
Date of Inspection:	09/03/2022	Site Contact:	N/A
Area/Location of site:	Wānaka	Staff Member:	Jaime Grant
On Site notes:	<p>On 9 March 2022 the areas listed below were inspected by Archaeologist Jaime Grant of Origin Consultants: Area 3: West of Hawea River; Area 5 Maungawera Valley; Dublin Bay; Mt Iron; Roys Bay; Mount Alpha; West Wānaka/Glendhu Bay; Area 2: Halliday Rd; Area 1: Cardrona River/Mt Barker Rd; Mt Barker; McKay Station; and Area 4: Church Road, Luggate.</p> <p>Many of the areas have a historical connection to mining and agriculture but the archaeological sites tend to be focused close to the Clutha River and streams, with the highest concentration of sites near Luggate. The few recorded Māori sites are closer to Lake Wānaka.</p> <p>No new archaeological sites were encountered during this inspection, the areas listed are either actively being used for farmland, private residences, or built-up residential areas.</p>		

Site Visit Photo Registry



**Map/
Location:**



**Image 1:
Glendhu Bay**



**Image 2:
Roys Bay**



**Image 3:
Lake McKay
Station**



**Image 4:
Area 3 - West
of Hawea
River**



**Image 5:
Area 5 -
Maungawera
Valley**



**Image 6:
Dublin Bay**



Appendix B

Preliminary Consultation Summary
Tables with Landscape Comments

Priority Area: Arrow River

Feedback	Comment BG 25/04/22
<p>'I have been working with community groups including the Arrowtown Village Association, Promotions & Business Association, Arrowtown Choppers, QLDC and ORC to improve how central Arrowtown connects with the Arrow River (crossing Bush Creek).</p> <p>Whilst the river is indeed an Outstanding Natural Feature, this is less true at the central Arrowtown interface where most people see and engage with the river. The redirection of the rivers natural flow away from the town with the flood berm (in the 1990s), has created a barren wasteland which has been the preserve of 4x4s, stagnant water pools and visitors struggling to navigate crossing Bush Creek to reach the river.</p> <p>Recent interventions by a small local group has included;</p> <ul style="list-style-type: none"> - Placement of rock steps to cross Bush Creek. - Engaging with ORC to repair flood berm and reinstate the banks/water flow of Bush Creek. - Engagement with additional stakeholders including QT Trails Trust, property owners and businesses to create a masterplan for a "Mana Whenua Gateway" in the area for trails and tracks. - Limiting access points by 4 wheel drive vehicles in partnership with QLDC & Soho Properties. - Removing fallen branches and creek blockages. - Growing 1000+ riparian plants for placement in the area to protect banks, direct human engagement and provide a more amenable natural environment. - Weed whacking. <p>In other conversations regarding the river, concerns have been raised about the water levels and the extraction of water. It has been particularly low during this dry summer.</p> <p>The engagement we have had from QLDC has been great on the smaller picture elements of our</p>	<p>Theme of this comment is covered in schedule.</p>

<p>work but it would be great to have full commitment to join-up all activity in the area to drive and invest in the improvements we have been working on.</p>	
<p>Arrow River sits well beneath our property at the rear boundary (approximately 100m below in the gorge) so this landscape feature would be unaffected by appropriate subdivision & development.</p>	<p>Comment does not relate to the values of the feature.</p>
<p>This has scenic, recreation and educational values for our family. We walk along the river and Cubs and Scouts use it for outdoor education activities. We also value the historic mining aspects of the Arrow River.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>See prior comments for Shotover River</p>	
<p>Think any large scale or high density development should be very limited.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The arrow river should be protected from structures and used for recreation use only - no commercial use</p>	<p>Theme of this comment is covered in schedule.</p>
<p>As per Shotover River comments.</p>	
<p>The Arrow River offers beauty, quiet, connection, a doorway to our goldmining history, and immense wellbeing to all visitors, walkers, bikers and swimmers. It needs to retain all it's present features. The trails around Arrowtown allow a lot of interaction with this space, allowing connection with nature and a sense of adventure and wild. 4WD trails to Macetown also allow a magical getaway and some excitement. It's a lovely balance of natural beauty and thoughtful subtle development. It contributes hugely to the wellbeing of this town. Main Problem - fertiliser and pesticides washing into the river. Need to maintain water quality.</p>	<p>General theme of this comment is covered in schedule. Water quality issues beyond the scope of the PA Landscape Schedules work.</p>
<p>My wife and I have been running Royalburn Station, a highly productive 460ha farm for the last 3 seasons. In this time we've significantly</p>	<p>This relates to East Wakatipu Basin PA ONL. Farming is acknowledged as an important part of the landscape character of that ONL. General theme of comments is targeted at policy regime</p>

improved infrastructure, building sheds, water systems, a market garden etc. This is one of the last major farms left in the district, certainly at least, where agriculture is the central focus. Royalburn came with underlying resource consents when we purchased it, we had the right to build eleven houses, we chose to ignore residential development, focusing instead on food production and distribution. We now supply 35x local restaurants and cafes, plus have our own retail store in Arrowtown.

My single greatest issue with how property development is managed by the QLDC, is that we, as farmers are trying to manage the land as 'pastoral'. Yet, we are dealt the same ridiculous RMA rules as a residential developer would be. This is costly, time consuming and stressful. It is also, utterly pointless.

We've spent more tens of thousands to get consent to build a shed, a glasshouse and renovate a quarters for shearers. I'd strongly encourage you to make allowance for us to do our jobs - and remove the red tape that's bogging us down from we are experts at - growing food.

The concept around landscape character units were derived in recognition that much of the basin is no longer rural productive land and were development to measure the appropriateness of a residential development against the character units. However, what is happening is that this is being interpreted as ANY development as the council planners consider that the construction of a farm building is a "development". They have forgotten that this is a rural area and should provide for rural activities. There should be acknowledgment that this is a working rural landscape and there are farming activities occurring throughout this landscape including residential dwellings associated with farms (which have a different character to rural living), staff accommodation, sheds, farm tracks, water tanks, fences, water races, silos, irrigation infrastructure, shelterbelts, and the like. If the plan doesn't assist the few farmers left, then there is no other option but to subdivide as the

and is therefore beyond the scope of the PA Schedules project.

<p>costs to build a farm building (with peer reviews etc etc) are not sustainable. In our opinion this was NOT the intention of the PDP provisions however this is what is happening at the processing level.</p> <p>Consequently, there needs to be recognition that farming activities should be able to occur on the few farms that are left in the district and that consents for a decent sized farm shed should not be subject to the same requirements as a residential or other commercial development.</p> <p>One way would be for Royalburn to have its own landscape character unit that recognizes that it will be farmed and that farming infrastructure, shelter belts etc will be required to ensure rural production can and will be continued. Farming infrastructure should be able to be located in practical positions. For example, a silo, a traditional open sided hay barn should NOT need to be hidden from the road as this only reinforces that it is a working farm, is pastoral and is in keeping with rural character of the area. These areas are the areas that should continue to use shelterbelts for example to protect stock. Only urban development or commercial development for example should be subject to more onerous assessment.</p> <p>This is particularly important when in the background national standards are being development to ensure productive land is use for that purpose. At a consent level making it costly and difficult to obtain consent for farming activities is therefore not aligned to what they are trying to achieve at a National level either.</p> <p>The few farms that are left need to be recognized and provided for so that they can continue their farming activity and retain pockets of the basin in true rural character.</p>	
<p>Like it as it is</p>	<p>General theme of this comment is addressed via the Landscape Capacity section of the schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad</p>	<p>Pests acknowledged in schedule.</p>

<p>for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	
<p>Fish and Game Locally significant fishery, spawning habitat</p>	<p>Theme of this comment is covered in schedule.</p>

Priority Area: Central Wakatipu Basin

Feedback	Comment BGLA 26/04/22
<p>This landscape has significant scenic and recreation values for our family. We see Coronet Peak from our lounge and front yard, and it provides a strong sense of place for us. We love watching the changes in the landscape with the seasons, particularly the changes in snow cover. We also ski on the Coronet Ski Field, so it has strong recreational values for us too. The physical formation of this particular landscape, enclosing the northern extent of the Basin, is also valued by us.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>This has to remain as a fantastic local resource. Natives planting would be amazing here to replace the pines and give some wind cover to the hill-sides and ski- field without hindering the main lines of site for the impressive views.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>very keen to see some control of broom, rosehip, scotch thistle, lupin and other weed species which are taking over the hillside. We are keen to support native planting if the area is cleared. We love living on the coronet peak hillside and value the views and hope there are no large-scale housing developments allowed in future to preserve the rural aspects of the land.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The QMTBC manage an extensive network of mountain bike trails within this area, including Rude Rock, Hot Rod and Pack 'n Sack. Several other recreational trails also exist for walkers and mountain bikers under the control of others (such as Coronet Peak, Bush Creek and potentially parts of the new Coronet Loop). This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>General theme of this comment is covered in schedule. Some aspects relate to policy queries which are beyond the scope of the PA Landscape Schedules project.</p>
<p>Love the work you are doing with QTMBC and Trails Trust to make this beautiful landscape more accessible to everyone. Excited to see the Treespace planting grow. Reiterating my comments about keeping housing development contained to existing areas, I think it is important to keep the areas around Malaghans Rd as free from housing as possible to retain these open natural landscapes rather than slowly spreading and making our whole district covered in housing. The UK model where housing is clustered into villages works really well and adds rather than detracts from the beauty of the regions.</p>	<p>Theme of this comment is covered in schedule.</p>

<p>Keeping the landscapes we view and treasure is important and to be preserved.</p> <p>To View, keep & experience these landscapes is important to us all. They also provide many activities that Qtown represents - mountain biking, walking/hiking, kayaking, paddle boarding, picnics and more.</p> <p>The surrounding hills & mountains are all scenic and memorable landscape features that are undeniably stunning.</p> <p>The Internationally recognised landscapes in this area are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. We run a local business and exhibit stunning old images of the Qtown landscapes, mountain range and scenic beauty that we like to remember and preserve for all generations.</p> <p>I am currently learning my Maori history and our cultural & historical connections to the Landscapes in Queenstown. Including the West Wakatipu Basin.</p> <p>Any new proposed development will detract from all we have enjoyed & treasured over the last few centuries. These areas are too treasured to be treated in such a mindless fashion.</p> <p>Any unchecked development, or developers ignorant of what the people / locals respect and enjoy, will negatively affect how we all enjoy this scenery and land. We need to pause and take a long term view to consider the greater good for our land and people.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The Central Wakatipu Basin Coronet Area does have significant landscape values on the higher slopes of Mt Dewar and Coronet Peak, however, it should be acknowledged that the lower slopes of this area (particularly around the Littles Road area) are used for rural residential and pastoral farming purposes. It should be acknowledged that this is a rural residential and working rural landscape and there are associated buildings and infrastructure occurring throughout including residential dwellings, sheds, farm tracks, water tanks, ponds, fences, water races, silos, shelterbelts, stables, fences and the like. Provision should be made for these activities to continue to be developed in the future in order to preserve this rural residential and working pastoral landscape.</p>	<p>General theme of this comment is covered in schedule.</p> <p>Some aspects relate to policy queries which is beyond the scope of the PA Landscape Schedules project.</p>
<p>Where current skylines are free from structures the skyline should be preserved. For example, Advance terrace in Arrowtown should have been protected</p>	<p>General theme of this comment is covered in schedule.</p> <p>NB Advance Terrace is not in the PA.</p>
<p>It's great that there is so much open space at the moment. Please keep this in mind when allowing development. The natural beauty of Queenstown and the Central Wakatipu is so attractive to tourists and people moving to Queenstown.</p>	<p>General theme of this comment is covered in schedule.</p>

<p>Undeveloped grandeur to be retained</p>	<p>General theme of this comment is covered in schedule.</p>
<p>As previously commented this area appears incorrect on your mapping that you are asking for feedback on - this area due to the elevation is highly visible from public places, whilst the flats have been developed the backdrop of this area creates a natural boundary and retains the rural aspects unique to Arthurs Point.</p>	<p>Unsure of meaning/context to this comment. Importance as a backdrop to Arthurs Point is acknowledged in the schedule.</p>
<p>Landscaped should not be impinged on especially where there are no plans for community facilities.</p> <p>'Introduction</p> <p>Context</p> <p>Treespace are currently undertaking a large rural living development on the flanks of Mt Dewar. The development is also commonly known as Treespace. This development was approved under resource consent RM181638 and the consent holder is presently proceeding with the development.</p> <p>The development is occurring on land legally described as Lot 7 DP 477149 which has a land area of approximately 360 hectares.</p> <p>The Treespace development itself consists of 43 cabin sites, 10 chalet sites, a lodge site, an amenity building, and associated infrastructure.</p> <p>The development also consists of a large area of ecological restoration. While the development does involve significant ecological enhancement, it also introduces a large domestication element to an ONL.</p> <p>Treespace land is contained within the Central Wakatipu Basin Coronet ONL Priority Area.</p> <p>Feedback</p> <p>Treespace considers it important that Schedules are identified as the current 'one size fits all' assessment criteria for ONLs is not deemed to be appropriate. Within the District there are ONLs which clearly have higher landscape values than others. Conversely, there are ONLs that have the capacity for some development, whereas others have a much more restricted capacity.</p>	<p>General theme of this comment is covered in schedule.</p>

<p>As the specific Landscape Priority area covers such a large area, particular consideration should be given to the Treespace development and the anticipated change this will bring to the landscape it is located within over the coming years.</p> <p>This change not only includes the establishment of buildings, but also a significant area of ecological restoration.</p> <p>The current landscape attributes are likely to change rapidly as development and ecological restoration proceeds in accordance with the land use consent. It is not likely that the Treespace land has the same attributes, values, and capacity as the rest of the Priority Area, which includes the southern flanks of Coronet Peak which is highly visible from many vantage points in the Wakatipu Basin.</p> <p>It could be worth exploring whether the Treespace land should have its own Schedule as it is clearly different from the remainder of the Priority Area. These differences will become more evident in the years to come as the Treespace development and ecological restoration progresses. Applying the same Schedule across the entire Priority Area would not make sense unless the Treespace development was specifically acknowledged within the Schedule.</p> <p>The eventual Schedule that will apply to Treespace land, whether it is in its own Schedule or not, needs to make it clear that rural living and associated effects associated with rural living are anticipated in this area. In addition, it will also be important to note that the landscape attributes and values of the Mt Dewar ONL are not as high as other ONLs in the District – including the rest of the Central Wakatipu Basin Coronet Priority Area.</p> <p>Conclusion</p> <p>In conclusion, Treespace requests that the Schedule as it relates to Treespace land clearly sets out an expectation for residential use of the Mt Dewar ONL based on the existing environment.</p>	
<p>The Ski areas (Both Coronet Peak and Remarkables Ski Area) have Sub-Zones to show where commercial recreation activities are appropriate and provide for their growth and development as outlined in the plan:</p> <p>These Sub-Zones recognize the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area Sub-Zones is to enable the continued development of Ski Areas as year round destinations for ski area, tourism and recreational activities within the identified Sub-Zones where the effects of the development are</p>	<p>General theme of this comment is covered in schedule.</p>

<p>cumulatively minor.</p> <p>The landscape character units as proposed include areas inside and outside the subzone which are not the same and should have a different landscape character. The Ski Subzones should either be removed from the Landscape Character Units (as they have their own assessment values under the subzone) or should be separated and their character and use for skiing activities or commercial recreation be recognized, and provided for. The landscape character of Coronet Peak is very different to that of Brow Peak and yet they are in the same landscape character unit. These differences need to be identified and text include to enable the continued use of these sub zone for commercial recreation activities.</p>	
<p>Happy with how it is</p>	<p>General theme of this comment is covered in schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment.</p> <p>There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters?</p> <p>Many thanks.</p>	<p>General theme of this comment is covered in schedule.</p>
<p>Morning Star Reserve</p> <p>We enjoy walking along this public track and taking in the views over the top of Arthurs's Point and over the Morning star Reserve and Mount Dewer. This walk is really serene and with stunning landscapes. The Oxenbridge Historic Tunnel walk is another beautiful location to experience the River from. ...</p> <p>The reserve is a great space for locals to enjoy walking or cycling through and to get down to the waters edge. We enjoy taking the dog down here passing the scenery and greenery and being able to access the River directly where you can walk all the way along the beach front. The peace and quite is lovely down here.</p>	<p>Relates to Kimiākau (Shotover River). NB General theme of this comment is covered in the relevant schedule.</p>
<p>Referenced as part of the setting and backdrop of the Shotover River – Arthurs Point area</p>	<p>General theme of this comment is covered in schedule.</p>

Priority Area: East Wakatipu Basin Crown Terrace

Feedback	Comment BGLA 14-04-22
<p>This landscape is prominent when you travel out of Queenstown towards the east. It tells us so much about the glacial history of the area and we value it significantly for this reason. It also holds recreational value, as we go for walks in the area.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Several recreational trails exist for walkers and mountain bikers in this area. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Lake Hayes region is an outstanding landscape. The lake and his surroundings are unique for different reasons. There are a lot of possibilities for outdoor adventures. Tourists from anywhere of the world visit and enjoy this predominantly natural and rural site. Further big developments could destroy this natural habitat and disturb the ecological balance. Peoples are coming to this region to find calm in nature and escape the stress from the city. Further heavy developments would destroy this outstanding symbol of natural calm and peaceful environment.</p> <p>In times of climate changes and energy crises further developments should be carried out carefully. Sustainability and low energy consumption and preservation should be the first priority's. Business driven development will destroy this outstanding natural region whit impact for further generations. In our opinion the landscape can't absorb more big subdivision without losing his unique natural and rural appeal.</p>	<p>Relates to Lake Hayes ONF.</p>

Priority Area: Peninsula Hill

Feedback	Comment BGLA 14/04/22
<p>I believe the removal or poisoning of the Wilding Pines is the wrong application for this magnificent feature of Queenstown Hill. The WP trees are very invasive, however, could these be biologically modified somehow so they didn't spread?? They could then control them without having to cut them down and risk erosion on the steep slopes. When they are sprayed aerially, they die and leave a grey forest of sticks which is visually worse than the green WP trees themselves. Visitors to this area love the trees for the added beauty they bring. The hiking is something that travellers from all over the world come to these parts for. The killing of the trees thus far looks so terrible. A bit like a war zone. Such are the hills near Roaring Megs river. The NZ Govt needs to plant out areas they have been poisoned with native species to control erosion and attract native birds.</p>	<p>Wilding Pines noted in PA ONF Schedule. Suggested control methods are not a landscape value as such.</p> <p>Schedule modified to acknowledge that control of plant pests can temporarily detract from aesthetic values.</p>
<p>I like to preserve the natural environment & trees around The Platinum Villas at Queenstown.</p>	<p>Theme of this comment is covered in schedule and ONF/L policy context.</p>
<p>This is an iconic landscape feature close to the airport and is visually prominent as you head west towards Queenstown. It has visual and scenic importance to us and helps with understanding the glacial history of the area, especially when viewed in the context of the other mountains surrounding the Basin. The rocky outcrops, cliffs, and low scrub vegetation are very dramatic.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Peninsula Hill is an Outstanding Natural Feature (ONF). Jardine Park is an Informal Recreation Reserve (IRR). The land between the two is currently an undeveloped Lower Density Residential Zone (LDRZ).</p> <p>The boundary between the ONF and the LDRZ, drawn over 20 years ago, is straight-lined suggesting a totally arbitrary allocation of land, without reference to landscape values.</p> <p>The landscape values associated with Peninsula Hill, in particular when viewed from Jardine Park with the backdrop of The Remarkables - the way the area looks or feels, including how open and scenic the landscape is - would be significantly diminished by residential and infrastructure development in the LDRZ space between the two.</p> <p>The natural feature needs to have a 'base' which integrates the 'natural' feature into the landscape from where it is viewed. Very</p>	<p>Comment relates to (significant) ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p>

few viewpoints achieve this, but one such place is Jardine Park where the flat land rises to meet the hill and the 'Natural Feature' can be viewed in its entirety. At present this view will be drastically eroded of the zoned land between Jardine Park and Peninsula Hill is built on.

As we understand more about landscape values now, and expressly ONL and ONF qualities, it is clear this boundary line is in the wrong place: not enough thought has gone into the Peninsula Hill ONF line: it needs to reach down to Jardine Park to express adequately the landscape values.

KPCA asks that Council address this issue by way of a variation to its Proposed District Plan.

Priority Area: West Wānaka

Feedback	Comment BGLA 26/04/22
The landscape is spectacular, and should be totally preserved. I am surprised that The Peninsula area is not also included.	General theme of this comment is covered in schedule. Mapping query is beyond the scope of the PA Landscape Schedules project.
West Wānaka is a key part of Lake Wānaka's shoreline, offers stunning vistas of the lake and should be preserved in a natural state.	General theme of this comment is covered in schedule.
Keep it wild and undeveloped	General theme of this comment is covered in schedule.
best as it is right now	General theme of this comment is covered in schedule.
Wilding pines	General theme of this comment is covered in schedule.
We support limited development of West Wanaka with the proviso that any development falls within the overarching values of ONL. Applications for resource consent for development should be considered on a case by case basis rather than being subject one set of rules for all cases. A minimum land parcel of 10 hectares on ONL (with the exception of smaller parcels which have already been consented) feels about right. Some areas may absorb greater density but not without compelling evidence that the ONL values would not be compromised.	General theme of this comment is covered in schedule. Some aspects (density) relates to a policy query which is beyond the scope of the PA Landscape Schedules project.
<ul style="list-style-type: none"> • The landscape creates a sense of serenity, calmness / quietness, and safety. • The landscape is uninterrupted and stunning that changes through the seasons. • The existing landscape contains significant remnants of native vegetation that are recovering and regenerating that enhances the landscapes naturalness. Overall, this landscape is natural and undisturbed. • The dark night sky (i.e. lack of light pollution) is an important feature of this landscape. 	General theme of this comment is covered in schedule.

<ul style="list-style-type: none"> • The landscape contains many important natural landscape formations such as rock formations, Roche Mountanee and Lake Wanaka. • The many unbuilt landforms create a sense of openness. • West Wanaka is the gateway to the Mt Aspiring National Park. • There is an increasing feeling of remoteness with the distance travelled from Wanaka along Wanaka – Mount Aspiring Road. • Ease of enjoying a wide and varied range of outdoor activities within the stunning surrounds. • The privilege of immersing oneself in the natural habitat and appreciation of the related unique native flora and fauna. <p>Reference to JWS for Env-2018-Chc-141 Topic 23 – PA ONL West Wānaka – Schedule of Landscape Values</p>	
<p>Nationally Significant Fishery (Lake Wānaka), Spawning Habitat (Fern Burn), Game Bird Habitat (Paddock Bay)</p> <p>Nationally significant fisheries include Lakes Hāwea, Wānaka and Whakatipu. These major lakes, in addition to Lake Dunstan, made up for approximately 50% of total angling efforts in the Otago Region, however, this value is becoming increasingly threatened through intensified development around the edge of the lakes. These nationally significant fisheries are included in the QLDC Landscape Schedule Outstanding Natural Landscapes (ONL) of West Wānaka, Roys Bay, Dublin Bay (Lake Wānaka), Hāwea South and North Grandview (Lake Hāwea), and Homestead Bay (Lake Whakatipu).</p> <p>The natural landscapes and freshwater resources of the QLDC furthermore provide for a number of significant sports fish spawning habitats. There is an outstanding need for these spawning habitats to be recognised and protected from the adverse effects of development activity. A mix of field observations from Fish and Game staff and best estimates indicate that spawning habitats within the QLDC Landscape Schedule include the Cardrona Valley Catchment, Arrow River, Hāwea River (West of Hāwea River, Upper Clutha RCL) , Luggate Creek (Lake McKay Station), Fern Burn (West Wānaka) and Quartz Creek (Upper Clutha RCL). 9 However, this should not be read as a comprehensive list as spawning will occur where water quality, flows, temperature, gravel substrate and fish passage are optimal. Where those conditions are presented, spawning activity should be recognised and protected.</p> <p>Paddock Bay (West Wānaka) provide significant habitat for game bird species, with Paddock Bay offering opportunities for public recreational game bird hunting. Both locations should be recognised, and the habitat and recreational value of these</p>	<p>General theme of this comment is covered in schedule.</p>

resources should be protected within the QLDC Landscape Schedule.	
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Priority Area: Queenstown Bay and environs

Feedback	Comment BGLA 27/04/22
<p>Please do not destroy the landscape around Lake Wakatipu. There has been substantial commercial development along the Frankton Road. This includes the Marina development , the walkway down by the Lake...this is fabulous for bikers and walkers alike. This area adds value and gives tourists places to go for recreation, eating out and just enjoying the walks and fresh air and natural beauty.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The QMTBC manage an extensive network of mountain bike trails within the 7 Mile Reserve. Several other recreational trails also exist for mountain bikers under the control of others within this area. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>General theme of this comment is covered in schedule. Some aspects relate to policy queries which are beyond the scope of the PA Landscape Schedules project.</p>
<p>Keeping the landscapes we view and treasure is important and to be preserved. To View, keep & experience these landscapes is important to us all. They also provide many activities that Qtown represents - mountain biking, walking/hiking, kayaking, paddle boarding, picnics and more. The surrounding hills & mountains are all scenic and memorable landscape features that are undeniably stunning. The Internationally recognised landscapes in this area are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. We run a local business and exhibit stunning old images of the Qtown landscapes, mountain range and scenic beauty that we like to remember and preserve for all generations. I am currently learning my Maori history and our cultural & historical connections to the Landscapes in Queenstown. Including the West Wakatipu Basin. Any new proposed development will detract from all we have enjoyed & treasured over the last few centuries. These areas are too treasured to be treated in such a mindless fashion. Any unchecked development, or developers ignorant of what the people / locals respect and enjoy, will negatively affect how we all enjoy this scenery and land. We need to pause and take a long term view to consider the greater good for our land and people.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The primary attraction of Queenstown is its location - a lakeside setting amongst mountains. Everything else (tourist attractions etc) is dependent on this location. The location is values by locals</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>and tourists alike. Essentially, the location is all that Queenstown, the town, has, everything else has moved to five mile. So the location is essential to Queenstown. It must be valued as a counterweight to all else. For the lakeside and Queenstown bay, the fundamental values of a natural, peaceful, undeveloped environment must be maintained with no lakeside development (buildings, signs etc) and no more noisy commercial operations (shark attack, jet boats and so on) in the lake. Queenstown Bay is not an amusement park.</p>	
<p>Love the bay and the Botanic Gardens.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Happy leave out harmful developments</p>	<p>Theme of this comment is covered in the schedule.</p>

Priority Area: Church Road/ Shortcut Road

Feedback	Comment BGLA 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>Theme of comment covered in Schedule.</p>
<p>no more development</p>	<p>Comment relates to policy rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>
<p>We own a plot of land on the Luggate Triangle and are concerned about the implications of a rural zone priority area being superimposed on this important area of the Luggate settlement. We were active participants in the recent QLDC spatial planning exercise where the importance of Luggate as a settlement and the need for utilising existing infrastructure were discussed.</p> <p>The Triangle has two State Highways running down two sides and an industrial zone on the third. There is a number of new subdivisions and a proposed new commercial development in the township and it is a logical area to provide future affordable housing or vital infrastructure for the region. The recently approved Film studio will put even more pressure on the region.</p> <p>Regarding the rural amenity value of the view over the Triangle we believe that a passenger in a vehicle gets a glimpse of the land when travelling over the brow of the hill having come past the Wanaka Airport heading south. There would be no way a driver of a vehicle would appreciate the landscape character, as that section of road requires the driver's full attention.</p> <p>This point was dealt with in the abandoned Resource Consent RM 20096 and previously successful Slab Ltd RM170388. In this work,</p>	<p>Comment generally relates to policy rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

<p>experts agreed that there was a small portion of the triangle that might be potentially important to maintain the rural landscape amenity. The view shafts are shown to be able to be protected within the existing RMA framework.</p> <p>We note that the environment court has reached a interim decision but would ask that this be reviewed for the Luggate Triangle in light of the importance of land for development, the existing rights of property owners to carry out acceptable development and the economic case for development close to town centers, like Luggate to leverage existing infrastructure and amenities.</p> <p>We do not accept that the entire line triangle should be covenanted in this way and wish to register our opposition for the current planned zoning.</p>	
<p>In my opinion Luggate and the surrounding district is going to be (should be) a thriving township in the near future. It has everything going for it, The beautiful Clutha river and Luggate Creek with walking and biking tracks and the recreational activities such as swimming and picnics.</p> <p>I live not far from Luggate and value a thriving community close by, I feel that Luggate would be able to be grown with more sections for housing and commercial building. The likes of Upper Clutha transport setting up a new yard on Church road is great for the region and longevity of industry in this town and district.</p> <p>Having more shops, area's for commercial buildings such as Transport yards, Mechanic Workshops, Joinery, Building/Builders, Window and framing places in a place like Luggate seems logical much like Cromwell has become a hub for Queenstown.</p> <p>I disagree that Church road and Shortcut road should be classified as Rural Character Landscapes.</p>	<p>Comments largely relate to policy and urban zoning queries rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

We have so many other area's that could fall under this category that are not the logical choice for future development. The land at Luggate is close by to Wanaka Airport which will become a huge hub for activities reaching this region. There is also a major intersection at the bottom of the airport hill which should be changed to accommodate commercial activities such as a fuel station, Food and retail. There is a thriving start up Berry farm business which shows what can be done in this area.

We certainly don't need another Northlake or Shotover Country here but giving people the opportunity to bring up a family or create a business in Luggate should not be hindered by a pointless Rural Character landscape in an area which isn't appropriate.

Please do not close the door to future community by not letting Natural development of appropriate area's not take place.

Priority Area: Hāwea South and North Grandview

Feedback	Comment BGLA 28-04-22
Further development in Hāwea should not be developer-led, particularly as Hāwea already suffers from a lack of infrastructure, such as waste water treatment. The community has set out the natural limits for development in the area and the community's desires should take priority over commercial interests.	Theme of this comment covered in Schedule.
Haweas has a huge increase in population - no more development should be allowed	Theme of this comment covered in Schedule.
Wilding pines	Theme of this comment covered in Schedule.
what part of the map is Hawea south and north Grandview, the grey or the green. a KEY for the map would be useful	N/A.
<p>Consistent with the Ngai Tahu mapping of land in this area, where Wilding Pines are considered to be inconsistent with their values, the QLDC needs to work alongside property owners to encourage the removal of Wilding Pines that are self-seeding with the prevailing northerly from the Lake Hawea Motor Camp south to Maungawera.</p> <p>The QLDC needs to have an approved list of native replanting, so that it works towards the elimination of seed spread of environmentally destructive wilding pines with natives that are fire retardant. While Manuka and Kanuka may natively regenerate, it only serves to replace one exotic fire source with a native fire inducing plant source.</p> <p>Engage with the volunteer fire brigades to find out the areas that they will not travel to, due to the vegetation on the property, to understand what properties vegetation is a potential fire hazard in the area.</p> <p>The QLDC needs to work with property owners to further ensure that there is ongoing management in this area of scrub such as broom, blackberry and to ensure that any Resource Consents approved are not for properties that do not have a management plan for fire-inducing material such as bracken, broom, blackberry.</p> <p>The more development, the more fire risk and with water restrictions such as those experienced by Lake Hawea over Summer, even further fire risk is created. While there is a lake and helicopters to manage fire risk in the area, if a fire occurs at night, then the choppers don't fly.</p>	<p>Comments generally relate to policy approach for ONL rather than its values. Wilding pines acknowledged in Schedule.</p>
<p>Dear Sir/Madam</p> <p>Landscape Schedules</p> <p>1. This feedback is provided on behalf of Lesley and Jeremy Burdon (Burdon) in relation to the proposal to include</p>	<p>The PA Landscape Schedules authors disagree with some aspects of the comments particularly in relation to the</p>

<p>landscape schedules in the Queenstown Lakes Proposed District Plan (PDP) (Proposal).</p> <p>2. Burdon has an interest in land at 1576 Makarora-Lake Hawea Road, Albert Town (Land). The Land is currently included within the Hāwea South and North Grandview Outstanding Natural Landscape (ONL) and proposed to be included within the Hāwea South and North Grandview landscape schedule. Due to the reasons set out below, the Burdons wish their land to be excluded from the ONL.</p> <p>3. Burdon understands this feedback will be treated as public information.</p> <p>Feedback</p> <p><i>Lack of material on which to provide feedback</i></p> <p>4. Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them. The consultation documents are limited to the landscape schedules maps. As such, the Burdons have little to no indication of the values on which they are providing feedback.</p> <p><i>Landscape</i></p> <p>5. The Hāwea South landscape has been highly modified by damming, farming, residential development, roading and other human activities and is not in a natural state.</p> <p>6. Lake Hāwea, and its shoreline, are highly modified and cannot be accurately be described as either 'outstanding' or 'natural'. The lake level was artificially raised by 20 metres in 1958 as part of the Clutha hydroelectric power scheme, eroding the southern end of the lake and significantly altering its size, shape and appearance. Attached as Appendix A are photos demonstrating this level of modification and unnaturalness.</p> <p>7. The Land, and the Glen Dene land immediately to the north, are capable of absorbing additional change and development. The properties face the Johns Creek subdivision across the lake, and are appropriately positioned as an end point for development at Hawea. This would provide for a 'horse shoe' of development around the town. The Land is screened from Hawea by a prominent hill, meaning development would not be visible from the township. Similarly, development would not be seen from the road due to the topography of the Land.</p> <p>8. The Land is freehold land and is suitable for development. The Mt Burke Station land across the road is pastoral lease land meaning there is little risk of development creep.</p> <p><i>Values</i></p> <p>9. The modification of the Hāwea South landscape has degraded its values, with its most dominant physical and</p>	<p>naturalness values of the area. Comments in relation to the mapping of the ONL and its fundamental rating as an ONL are beyond the scope of the PA Landscape Schedules project.</p> <p>The landscape modifications identified in the comments are covered in the Schedule. The Schedule acknowledges a tolerance for a limited or very limited level of specific types of additional development in some locations within the PA ONL, subject to location specific characteristics and outcomes.</p> <p>Many of the comments are site specific and therefore differ in scale to the PA scale of the values articulated in the ONL Schedule. Nevertheless, the Schedule has been carefully reviewed to incorporate aspects of the comments where appropriate.</p>
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<p>aesthetic attribute being manmade. It is imperative that any values included within the landscape schedule recognise the low level of naturalness of this part of the landscape.</p> <p>10. The values of the Hāwea South landscape for the Land are:</p> <ul style="list-style-type: none"> (a) its capability to absorb additional change and development; and (b) its suitability for farming activities. <p>11. The wider landscape that forms the background to the Land has the following values, but the Land does not contribute to those values:</p> <ul style="list-style-type: none"> (a) its vastness, openness and relative emptiness; (b) its dramatic and sublime aesthetic attributes, particularly very long views across the lake surface to dramatic surrounding mountain ranges, peaks and skylines, which are not themselves included within the Hāwea South and North Grandview ONL; (c) the relative legibility of formative processes; and (d) the constantly changing and dramatic transient attributes (largely aesthetic) associated with the seasons, changing light throughout the day, atmospheric and climatic conditions. <p>12. Lake Hawea receives a comparatively low level of public use (by boats) given the high prevalence of strong winds. Accordingly, there is a very limited public viewing audience, and little weight can be placed on any amenity or aesthetic values, when viewed from the lake.</p> <p><i>Mapping</i></p> <p>13. The ONL boundary is not defensible and should be amended to reflect the high degree of modification. The Land is neither 'natural' nor 'outstanding' and should be excluded from the ONL.</p> <p><i>Willingness to collaborate</i></p> <p>14. The Burdons are willing to collaborate with Council in order to address the matters raised in this feedback.</p>	
<p>The general values associated with Hāwea South and North Grandview are:</p> <ul style="list-style-type: none"> - Recreation values – many recreational uses of this area including the campgrounds (Lake Hawea Holiday Park) as well as for hunting, fishing, tramping, and boating activities. - Economic values – related to farming activities as well as complimentary commercial and tourism activities operating within the Hāwea South and North Grandview area. 	

- Aesthetic values - the scenery around Lake Hāwea out to the lake and mountains, this also contributes to the recreation and economic values.

A landscape assessment has been recently undertaken for the Lake Hawea Holiday Park as part of the appeals on the rural visitor zone sought for the property¹. This notes the area is a very large-scale landscape due to many the extensive flat lake surface allowing very long views with the dramatic, steep, enclosing mountain ranges. The info has been very briefly summarized below.

The physical attributes summarized in the report are:

“those of a vast high-country lake set amongst steep, rugged, extensively-farmed mountain faces that contain it. The lake has been very significantly raised and has an expansive surface, making for a large-scale landscape with high, jagged, ice-weathered peaks and ridges forming the skylines. In terms of the perimeter of the lake there is relatively little human occupation, but where it does exist, it is easily evident and recognisable.”

The associative attribute are summarized as:

“the associative attributes of the Lake Hawea landscape are such that people are likely to have some knowledge and appreciation of colonial high-country history and perhaps pre European travel. Many will associate the area (at least in part) with recreation, being it holidaying, tramping, hunting or swimming/boating. For this reason, they will value the parts of the landscape that allow interaction with it, as well as the landscape’s scenic qualities.”

The perceptual attributes are summarized as:

“the Lake Hawea landscape is of very high aesthetic value. The physical attributes lead to a very expansive landscape of dramatic, sublime aesthetics. The few areas that are characterised by more legible human influence, in the form of improved pasture or human occupation/activity, are recognisable as such, and appear as a small subset of the overall majestic landscape.”

The landscape values identified are:

- Vastness, openness and relative emptiness
- Generally apparently minimally modified character, tempered by Lake Hawea being controlled and lake level higher than natural. Therefore the most dominant physical and aesthetic attribute of the landscape is manmade.
- Dramatic and sublime aesthetic attributes
- Relative legibility of formative processes

¹ Comment on the values of the relevant landscape in relation to the appellant’s proposed relief, Ben Espie, March 2022.

- Constantly changing and dramatic transient attributes (largely aesthetic) associated with the seasons, changing light throughout the day, atmospheric and climatic conditions.

The Lake Hawea Holiday Park forms parts of the landscape however is very different from the broader landscape it is contained within. Identification of values should allow for landowners to develop their properties in a way that is complimentary to the landscape values and allows for visitors and residents to enjoy the landscape particularly as recreation is a large value for many of the landscape areas including Hāwea South and North Grandview.

Richard, my husband is third generation to grow up on Mt Burke/Glen Dene Station. I have resided in New Zealand for 22 years. I have a Bachelors degree Technology (Ecotourism). The first years were living in a farm cottage on Glen Dene Station, followed by 2 years in the Lake Hawea Township and then returning to Glen Dene Station in 2003 where we started our family. We have resided in the homestead for 18 years. Our children are now 17 & 18 years old. One is doing a farming cadetship and one is at University studying Agricultural Innovation. Both are keen at this stage to return to the farm and if not still to have input.

There have been many changes within my time and previous years. The lake was raised in the 50's losing a lot of productive farming country, the main road tar seal was only completed in 1998 so tourism was very minimal. The Treaty of Watangi resolved some of the Maori historic issues providing land at the Neck (was later sold) and a number of Nohoanga sites. We have been through Tenure Review. Because of this and the fall in the wool prices we changed our farming practices from merinos to cross breeds and also diversified our business offering hunting along with farming. We bought The Camp in 2009. This was after the GFC and international tourism has only started lifting in the last 4 years due to overflow from Queenstown and Wanaka. In 2017 we started the process to add more accommodation into the camp and in 2021 we opened Cross Hill Lodge and Domes. The Camp has become a destination within itself offering outdoor accommodation at its best and a food truck and bar.

The homestead was built in 1979. There were no trees on the site and now the area is surrounded by a mixture of natives and exotic species to form a rural hub for the Burdon Families including farm workshops and wool shed, staff cottages and two homesteads, the 2nd one being built in 2003. For me the quality and quantity of

vegetation is a positive addition from the brown top that lay there prior. The feeling of driving down the drive way and being met but The Burdon family was exceptional and today our visitors still experience the high country spirit.

Glen Dene, The Camp and Cross Hill Lodge and Domes is our Taonga and our Wairua is High Country Spirit which we share with our family, friends and visitors. Regenerative tourism to us is about hospitality, welcoming strangers, sharing what we have with others so that they can experience our Taonga and take the feeling, spirit and memories home with them. We are the Kaitiaki of the land, history, the people and the environment. The land has been in the family for three generations and it is our goal to continue to make a difference so that the next generation can continue the legacy and continue to share our beautiful place our taonga.

We have been extremely privileged to have lived on the lakefront but this has been important for our well being and as the kiatiaki of the land it has been important to be able to live and breathe and understand the area. We can share our experiences with visitors and we can also enjoy the energy the area provides. The high country spirit incorporates the land, the air the water, the animals, the vegetation, the people. Its part of our make up that we like to share to our visitors.

Although we are so close we are isolated from the townships. However we do not see this as the case in the future as we see that urban communities will spread further out around the lake. Not through the traditional developments but more a subsistence approach, those that want to be part of the land will contribute a lot more to ensure that the evolution is in line with the values of the community and the landowner and that it continues to flourish in all aspects.

High Country farmers have lived in the mountains and lakes regions for nearly over 150 years and there have been many changes prior to their arrival and since. Farming practices continue to evolve and it is important that these properties can continue to diversify and the properties be retained in ownership by those that have passion and spirit. Regenerative agriculture and tourism is to ensure that not only that sustainability occurs but that the people adapt and evolve to ensure that the land and the people continue to flourish.

Examples of Changes such as

- Raising the lake
- Irrigation, improved pastures
- Regenerative farming practices
- Reduction of bracken fern
- Diversification of animals

These all have affects on the landscape but many of these are subtle changes that occur over time. What is interesting that as a landowner many of these changes are necessary in order to be financially viable, but also to sustainable or so that we can be regenerative.

When looking at the landscape areas as landowners we see that development can occur in these outstanding natural landscapes. That the overall image of the dramatic mountains and the lakes are not altered as such but with careful planning and having passionate custodians the landscapes will continue to incorporate more people, changes in agriculture practices etc. We feel that the district plan needs to align with these changes and what we have seen happen with tourism is to have more communication around the table as many of the lines do not take into the future considerations of regenerative agriculture and tourism or the opportunities that are part of that evolution. Not all development is bad and we as a district should be allowed to be innovative and propose new ways.

Eg. Regenerative farming practices, rural tourism, eco settlements. It is important there will continue to be changes to the way we produced things such as food, and these changes will be based on the well being of the people, the global effects etc. These need to be taken into consideration when considering the landscape rules and looking at the wider landscape rather than being very narrow and zooming in to close. It is important that the lake quality and farming practices are environmentally sound but the landscape should not dominate over everything but should be aligned with the practices and evolve accordingly.

These new innovations provide opportunities for communities to develop around the lake in these areas rather than be locked up. It also provides opportunities for more people to be able to share the land and work together with common goals and principles and values. Joining communities together is about working together and incorporating each others values and collaborating. This provides certainty in the future and gives people assurance that the practices are in line with sustainability goals and changes are transcended into new forms. A positive approach and embellishment.

As a community continues to grow as we expect to see development having a horseshoe affect and this is important so that people can enjoy to habitat the areas as this is where well being plays a part. It is important that as these areas do grow that the growth is stimulated by eco options to ensure that developments are shared communities in that they take on

technologies such as solar, central heating, passive homes, communal facilities and services and that these are planned. We see that there will be changes to the vegetation especially on the foreshore and lower country and this will be in tune with the changes in food production. We see more food forests created and more exotic species will be planted to ensure that this can occur. We are European eater and therefore European species will need to be planted to ensure nutrient dense production. This is a fact and therefore needs to be incorporated into evolving landscape changes.

High Country farming is not financially viable and hence the reason that we have had to diversify. It is still really important for the landowners to be able to look after the land diversify further and be able to take hold of opportunities for the right reasons rather than out of desperation. The pressures of selling to wealthy people is not the answer. The introduction of agri tourism and tourism allows the farmers to host visitors, employ more people and invest further into the land. Currently it is very expensive and difficult to pursue these opportunities and the pressure also puts pressure on the well being of the farmer and the well being of the land.

The benefits returned to the visitors the locals is huge not only recreationally but also in the knowing that the land is continued be looked after in every way. The positives are a thriving community with visitors participate, are educated and respectful to the area. A small example is The Camp itself offering a range of outdoor accommodation options at its best. The impact The Camp has on the community is positive as the tourism doesn't encroach on residents and it provides employment. The locals are able to enjoy the environment also. Future aims are to expand the customer experience, adding more accommodation options and facilities options, food foraging throughout the park, incorporating farm tours of the local area etc All of these are a positive approach adding value to the guest and the people that reside here.

So in summary, it is important the lines are not put on the map to stop development but are there to ensure that the development that does occur occurs in a way that benefits our community, protects are environment and allows the land owners to remain and continue to evolve practices to ensure that conservation continues but not to the detriment of the landowner.

Incorporating more buildings, more people into the environment will not change the ONL but allow more people to be able to enjoy the area, share the area and be part of the prosperity of the area.

Alignment of the communities values is key and everyone wants to see the area flourish. A lot of this starts with round table

<p>discussions that are facilitated with rural and urban. There has been too much emphasis on landscape architects views that are not in line with the real world and what the community wants. The change needs to start there.</p>	
<p>Nationally Significant Fishery (Lake Hāwea)</p> <p>a. Nationally significant fisheries include Lakes Hāwea, Wānaka and Whakatipu. These major lakes, in addition to Lake Dunstan, made up for approximately 50% of total angling efforts in the Otago Region, however, this value is becoming increasingly threatened through intensified development around the edge of the lakes. These nationally significant fisheries are included in the QLDC Landscape Schedule Outstanding Natural Landscapes (ONL) of West Wānaka, Roys Bay, Dublin Bay (Lake Wānaka), Hāwea South and North Grandview (Lake Hāwea), and Homestead Bay (Lake Whakatipu).</p>	<p>Theme of comment covered in Schedule.</p>

Priority Area: Lake Hayes

Feedback	Comment BGLA 28/04/22
<p>Lake Hayes has scenic, ecological and recreation values to our family. We love to walk around the Lake on the track and wade in the water at the beaches. We enjoy keeping an eye on the ecological restoration at the western/outlet end of the lake and love seeing which birds we can spot as we walk through that area. It is a location for education too - Cubs and Scout groups use it for rafting and other outdoor education activities. It also provides important values in terms of 'sense of place', as it is such an iconic feature in the landscape.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Think any large scale or high density development should be very limited.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The land scape and the skylines around Lake Haynes should be protected, including that to the north of slope hill</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>A natural beauty that is enjoyed by many. Please be conservatives on how you develop the local area as too much development will ruin the natural landscape. The current track around is perfect for people to enjoy the area biking or walking.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Lake Hayes is located in a natural rural area and that's why people enjoy relaxing there. By building high-rise apartments to accommodate 10,000 more residents on Ladies Mile, it will have a massive negative impact on Lake Hayes. The lake will become extremely heavily used, as it is within walking distance of these extra 10,000 residents. This will negatively impact on the wildlife, flora and fauna and will no longer be a tranquil and relaxing place for locals or tourists to visit. It's one of New Zealand's, if not the world's, most beautiful lakes and must be protected and kept this way at all costs.</p>	<p>Theme of this comment is covered in the schedule. Aspects relate to rezoning concerns of land outside the scope of the PA Landscape Schedules project.</p>
<p>Regionally Significant Fishery, Spawning Habitat (Mill Creek), Game Bird Habitat</p>	<p>Theme of this comment is covered in the schedule.</p>

Lake Hayes region is an outstanding landscape. The lake and his surroundings are unique for different reasons. There are a lot of possibilities for outdoor adventures. Tourists from anywhere of the world visit and enjoy this predominantly natural and rural site. Further big developments could destroy this natural habitat and disturb the ecological balance. Peopled are coming to this region to find calm in nature and escape the stress from the city. Further heavy developments would destroy this outstanding symbol of natural calm and peaceful environment.

In times of climate changes and energy crises further developments should be carried out carefully. Sustainability and low energy consumption and preservation should be the first priority's. Business driven development will destroy this outstanding natural region whit impact for further generations. In our opinion the landscape can't absorb more big subdivision without losing his unique natural and rural appeal.

Theme of this comment is covered in the schedule.

Priority Area: Shotover River

Feedback	Comment BGLA 28-04-22
<p>This is a recreation area for our family, as well as a feature that grounds and links us to the area. It has a life force or mauri that is very powerful. We love to walk and ride along the banks of the river and play on the beaches. We love to watch the channels change their course and size with rainfall and snow melt.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Keep the wild spaces, limit vehicular activity and commercial jetboats</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>First of all I want to say thank you for opening up the Shotover River for non-motorised watercraft this summer. It has been a total joy to SUP/kayak down the river for a view of that incredible canyon. It feels like a world away and it's an activity visitors love – can't beat looking up and seeing nothing but rock and trees! We have also seen falcons circling around this area which is very exciting. Living in AP, my feedback is mostly on the section of the river surrounding Arthurs Point which is the part I enjoy most regularly. The tracks down around the river (on both sides) are a sanctuary given there isn't too much reserve land within the subdivision and few quiet roads to walk on. Every time I walk these trails there are people walking and riding, enjoying the incredible views over the river and surrounding mountains. We can't wait for the new trail! Driving into AP, I love that you don't see many houses until you hit the bridge – just river, rock, trees and mountains. For me, containing the spread of development/housing (visually) as you drive in from Gorge Rd or Malaghans Rd is really important and is what will keep Arthurs Point's character as a small ski village dominated by its natural surroundings and not the other way around. After all, this is why most AP locals choose to live here and not in town or Shotover Country et al! While I'm in favour of the Treespace development, I hope that there will not be more development in the region that changes the balance of natural landscapes and housing.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The area opposite our residence is the Arthurs Point Outstanding Natural Landscape. In the basin we are seeing shrinking green area and natural landscape and more development. The Council need to consider the preservation of the existing landscape and prevent further degradation of the promontories and hills in the area. To allow development on these raised areas and promontories is ludicrous and creates eyesores that ruin the vistas and allow visual pollution which will spoil the views and the areas unique nature for years to come.</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>Good stewardship and management would suggest preservation of outstanding natural landscapes must be maintained for future generations to allow those who follow on from us are allowed to experience the same sense of beauty and wonder that we experience now.</p> <p>I sincerely request that the council both current and future pay attention to the maintenance and preservation of ALL Outstanding natural landscapes identified and ensure they are not developed other than to enhance their natural values.</p>	
<p>Our local river - provides beauty, activities, outdoor fun with whanau and all. Provides a visual environmental benefit to us all. An historic view - in all seasons. Walks and relaxation for us all</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The Shotover River ONF is an important community asset that sets to provide a frame to the Arthur's Point urban community within it's largely rural and alpine setting. The ONF is enjoyed on many fronts. It is a source of recreation, whether that be the use of the river itself, for kayaking or other forms of passive recreation. Walking on a number of formal and informal tracks and mountain biking on a number of trails that have been built within it's boundaries. It has a mix of native and exotic vegetation that helps to define both the origins of the area and it's more recent human habitation and history. Significant work is ongoing within the ONF by community groups to enhance the wildlife and increase the native revegetation. APCA & KAPOW are working on a landscape plan that will set the over arching strategy to</p> <p>The current boundaries help to protect the "wild" and largely untouched feeling for river users as development is set back (in most instances) from it's boundaries.</p> <p>It is not considered to be appropriate to allow this largely undeveloped frame to be encroached by further development and I do not support further development in the Shotover ONF</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>There is existing and consented rural residential development within this area. Activities associated with existing and consented development in the area should be recognised and provided for. There should be provision for well designed development within the area.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The banks of the Shotover river as it passes through the Arthurs Point and towards Watties Track is of special interest to me as a property owner in that area. I have lived in this area for 40 years initially drawn to it by the spectacular views of mountains and river. They are iconic and deserve to be protected against any development which destroys the outstanding natural features and</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>landscapes by increasing noise, traffic and visual pollution.</p> <p>I love the opportunity the area gives me to walk and explore, picnic and just gaze with awe on the beauty that surrounds me. Visitors exclaim when they first see the outstanding view. In days past, tourist buses would draw up to look across and down the river. We have had people from all over the world stay in our house with everyone overwhelmed at the beauty they see around them. It is a very special landscape.</p> <p>Think any large scale or high density development should be very limited.</p>	
<p>The Shotover River Gorge is an iconic NZ landscape with significant cultural, historical and scenic values. I believe it is our responsibility to protect this unique landscape both within the designated area and around its margins. The Shotover River Gorge area has been enjoyed by millions of visitors and features as an iconic Queenstown location and is conveyed as such in print and other media that people around NZ and the world recognise and connect with. Historically the Gorge is one of the most significant areas in our region with the discovery of gold and the development of tourism. As a Queenstowner of over thirty years and having worked in tourism all my life I place real importance on protection of our vistas. I wish to see them protected for the future from insensitive and sporadic development that will degrade our local living experience and the experience of our visitors. After all we brand ourselves as a destination of outstanding landscapes and unique experiences within them.</p> <p>I have lived in Arthurs Point for 21 years at our current address 104 Atley Road. My wife and I purchased this property as it was a unique section in a subdivision with larger sections and the houses well spread for privacy. Our section borders the cliffs above the Shotover River and provides us with a unique opportunity to enjoy an area below the subdivision that is private - a haven for relaxing and viewing the river. In general the houses at the western end of Atley Road in Arthurs Point are spread out by the topography and because of this it retains unique and inherent values that are specific to the area. It is with concern that we see insensitive development proposals bordering the Shotover River ONF/L that are totally out of character and do not meet the current District plan requirements. One such proposal is the proposed Canyon Ridge development on Atley Road. Another is the Gertrude Saddlery development which is currently an ONL area, BUT on viewing the map that QLDC have provided is not included! If QLDC is to provide a transparent process for submission then the consultation process should provide submitters correct information.</p> <p>Another proposed project that will degrade the area is the</p>	<p>Theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>

<p>proposed new Road Bridge and cycling swing bridge. Placing an additional two bridges down stream of the Edith Cavell Bridge will turn the canyon into an area of different structures all within a 400 metre section of an outstanding natural landscape. This makes no sense as it clearly degrades the area visually from inside and outside the gorge area. As a regular user of the Shotover River for Kayaking and rafting visible structures across, near or visible from the river should be discouraged to preserve the quality of the river user experience.</p> <p>Our family enjoy this area and have chosen to live here because of the place and how we feel within it. We are active people who enjoy biking, rafting,skiing and walking within the local area. We realise that change is part of life, but wish to state that development bears not only responsibility for preserving natural landscapes, but also retaining the character that those living within an area identify with as being important to their wellbeing.</p>	
<p>It's been a natural resource of Queenstown for years and should stay as natural as possible Any developments will drastically change this ONF.</p> <p>Tourism and local enjoyment is essential to jet boating, rafting, Wednesday and Friday floats, local wedding venues etc.</p> <p>Please don't allow any development on the river or it's banks to keep this natural beauty.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>It's great to keep the Shotover river landscape as natural as possible. So many people come to Queenstown to enjoy the Shotover River and it's banks and surrounding areas in it's natural state (Jet boats, Wednesday and Friday floats, weddings, walkers, bikers etc) - both tourists and locals.</p> <p>Please keep the Shotover River free of any further development to keep it attracting visitors to our region and supplying fun and enjoyment for us locals.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>I am very concerned to see that the ONL boundaries as shown within this Council documentation (appears to follow the DOC boundary) and does not align with the planning maps shown in the District Plan. This issue has already gone to the Environment Court where the council moved the ONL boundaries in the Shotover River area and the Council and the applicant Gertrude Saddlery lost the decision which require the ONL boundary to be put back to it's original location. Can you please explain</p>	<p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>
<p>The Shotover River ONF area and others like it in the region are of historical and scenic significance that should be protected with no further resource consents for any form of development, no new roads, no new bridges in any but the existing footprints. This will</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>insure the beauty, integrity and natural features of this landscape are maintained for all future generations. ONF recreational values should be enhanced to provide the wider public access to the ONF areas. This should be the only permissible future development within ONF area with fully consultative consultation always being sought subject to landowner and effected parties consent. The proposed trail trust walking bridge up River from Tucker Beach is one such example of good collaboration.</p>	
<p>The Shotover river is a treasure from anywhere you look and should remain an ONF.</p> <p>I particularly like floating down the gorge and swimming at the Western end of Tucker Beach, and the swimming holes to the true left of the river before the old bridge. I am hugely disappointed that the western end of Tucker Beach is to have a swing bridge. This will destroy the sense of remoteness and quiet, the wild beauty and ruggedness that makes it unforgettable. Through the summer my son and I bike down to swim there daily, mostly nights, some mornings. Friends also occasionally come and join us though they live farther away. Quietness, serenity and natural beauty is what people seek who go there and they find it in bucketloads as long as they don't visit during jet boating hours. It has also been wonderful that Wednesday and Friday nights have been opened up for all paddlers to float down the river from Arthurs point. I totally support all use of the river that has a light footprint. I believe that jet boat usage of the Shotover should be restricted to a maximum 3 days per week only, allowing 4 days for the inhabitants of the river, the flora and fauna that live in and around the river, to recover and thrive.</p>	<p>General theme of this comment is covered in the schedule.</p> <p>Some aspects relate to policy queries which is beyond the scope of the PA Landscape Schedules project.</p>
<p>We live in Arthurs Point and regularly walk down to the river via the DOC reserve under Redfern Terrace. Like many of the visitors and residents here, we very much value the natural unspoilt beauty of the area. We use the track down to the river regularly and it's a key feature benefit of living in an area that has the right mix of housing and open spaces to enjoy the outdoors. This is also a social space, with groups regularly heading down to hangout on the beach, picnic and dip feet in the shallows of the river. We also regularly use the reserve on Redfern Terrace and the below DOC land for community and family get togethers which adds to the wonderful social element for our community.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>I am very concerned about any changes or proposals for development within the Shotover ONF. I enjoy walking in and being a daily part if this beautiful environment. One particular feature is that there are still outlooks and views which remain unobstructed by housing development. The reason of course for</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>this, is the existence of the Shotover ONF. I would object strongly to any attempt to undermine or threaten this ONF in any way.</p>	
<p>The boundary depicted for Arthurs Point ONL appears incorrect - this area has been depicted as having been recognised as being an area of landscape importance prior to any development taking place on the northern side of the Shotover river prior to 2000.</p>	<p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>
<p>The areas listed in the schedule are key to the unique landscape of the Arthurs Point Kimiaahau area. Allowing any further development will both undermine and destroy existing landscape values and amenities. Especially as increased use of what community facilities there are in the area are destroying or risk destroying those limited and self made tracks already in place.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>My husband and I are originally from Invercargill and first bought property in Queenstown in 1985. From 1977 to present day we have skied every winter at Coronet Peak. Firstly with our family travelling frequently at weekends and school holidays and latterly as a couple. During the years as mentioned we very frequently travelled through Arthurs Point viewing the beautiful scenery and the beautiful trees on the Fairfax land and along the Shotover River. I do not wish to have this land rezoned and destroy that wonderful landscape. In 2003 we purchased a section in Atley Downs overlooking the iconic Shotover River. In 2006 we built a new home and have for 16 years enjoyed a quiet lifestyle in a wonderful neighbourhood, lots of sunshine and amazing views of the Shotover River.</p>	<p>Theme of this comment is covered in the schedule. NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>
<p>The view is very pretty I like walking the Shotover River with my Grandpa It is quiet I like the paddleboarding on the Shotover River I like looking at the stars at the night</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The Shotover Gorge, as defined by topography, is an ONF1 . The Land is not part of the ONF nor is it part of an Outstanding Natural Landscape (ONL). The current landscape schedule consultation</p>	<p>Theme of this comment is covered in the schedule. NB the PA Landscape Schedules project has relied</p>

<p>mapping defines the upper lip of the Shotover Gorge and is a defensible landscape boundary. At the southern boundary of the Land, topography drops steeply to the Shotover River in the form of a gorge. This gorge accommodates a stretch of the Shotover River that is relatively complete and cohesive between the Edith Cavell Bridge and Tucker Beach.</p> <p>This is a rugged and scenic gorge, the extent of this ONF has some symmetry with the situation on the opposite (western) side of the river where Gorge Road sits at this level and marks the bottom edge of the LDRZ. The ONF boundary line marks a gradient change where the rolling topography of the Land changes to a falling escarpment landform; it is therefore a landform line, not a line of altitude.</p> <p>The Land, by contrast, is not particularly steep and is covered in wilding exotic tree cover; it is not as rocky and reads as distinctly separate from the Shotover River gorge.</p> <p>(a) its capability to absorb additional change and development; (b) It's degraded current state covered in self seeded wilding pines; and (c) Its distinctly separate character to that of the adjacent ONF, including its flatter topography, limited rocky outcrops, history of improved pastoral use.</p> <p>The Shotover River Gorge ONF values in the vicinity of the Land are: (a) its dramatic and steep incised cliffs; (b) the relative legibility of formative processes; (c) recreational and access attributes; and (d) the fact that all of the above values are exhibited within a currently modified environment, where users already see built development, roads, and other human modifications.</p>	<p>on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>
<p>The landscapes in the Arthurs Point area are sensational to look at and sit in. The scenery is breath-taking and the silence of it all is second to none.</p> <p>I particularly love the trees and the rocky outcrops that you see in the area.</p> <p>The landscapes in the Arthurs Point area are sensational to look at and sit in. The scenery is breath-taking and the silence of it all is second to none. Why would we let this rezoning change happen which will devastate the local landscapes and scenery in our area. I particularly love the trees and the rocky outcrops that you see in the area. These will be gone if rezoning happens. The proposal basically going to allow hundreds of vehicles to travel and park in our corner of paradise. That would be an atrocious decision by the</p>	<p>General theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>

council to let that happen. Regarding the cars the Labour Government, (who else) has allowed developments to go ahead without carparks being allocated. A senseless decision and my understanding is that the Queenstown Lakes District Council has adopted that approach. Why would we agree with this developer/landowner and the council to rezone and allow our beautiful landscape to disappear under the visual ugliness of houses, units, cars and hundreds more rubbish bins?

There are currently 6 large subdivision developments in the pipeline for Arthurs Point already which will put pressure on the landscape amenity and quality we enjoy. How can the landscape absorb these developments without degrading landscape features/qualities? When is enough, enough?? In this area alone we are talking possibly having an additional 600 cars or more, 600 more rubbish bins on the road and the silence and beauty is gone for ever!!!

I can remember the beautiful trees on Fairfax land as a child visiting the area for Christmas holidays with my parents and that's particularly memorable to me now that both of my parents have passed away. This proposal will replace that memory and the tree laden iconic look with buildings, units, cars and rubbish bins. How very sad. The reality is Mr Fairfax is hoping the rezoning get's through so he can sell the land. My belief is that he has no interest in "developing the land for the Arthurs Point community", and absolutely no interest in the damage to the landscape and the natural features this will cause. His care factor once sold will be zero and our beautiful landscape will change forever.

Since moving to this area we've had some great experiences. We walk our dog most nights and we're always stopping to have a quiet chat to people walking with other dogs and children. We ride our bikes most weekends on Atley road and the surrounding streets seeing neighbours. How can we do that with hundreds of cars flying around? We have often ridden on the Shotover Jetboats and the ride takes in the outstanding natural features along the river and up on the hills. That experience will disappear to a very large degree with this development. Who wants to ride a jetboat to look at houses??

The Internationally recognised landscapes in Arthurs Point are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. Do we really possess the desire to remove links to that history forever because that's what's going to happen. We will never see rubbish bins featured on stamps!!

Is it appropriate that new developments are allowed within the margins of the Shotover River ONF? If allowed this will detract from my enjoyment of the scenery/amenity of the river. Please see the two photos I have attached above. The first one captures the beauty of the area with houses in Arthurs Point surrounded by

<p>ness on the hill. That memory for me will disappear. The other photo is one I took from a helicopter ride and I remember saying to the pilot how beautiful Arthurs Point is. That ring of trees sitting on the hill above the current Arthurs Point community is fantastic to look at and even protective and calming. That's why we moved to Arthurs Point and successful rezoning will remove that feeling of calmness and serenity for ever.</p>	
<p>The submitter seeks to ensure that the landscape values of the Shotover River ONF, the Queenstown Hill ONF and wider ONL's the Arthurs Point settlement is nested within are appropriately described and the related landscape capacity of the area for development is rated as very low. This is to ensure the landscape values of the Shotover River ONF, the Queenstown & Ferry Hill ONF and wider ONL's surrounding Arthurs Point are appropriately protected from inappropriate subdivision development.</p> <p>The Shotover River ONF requires protection from inappropriate development and there is development pressure for the expansion of residential subdivision and development into the slopes of the Shotover River ONF south of Arthurs point at the Shotover Loop and along the true left bank of the river.</p> <p>The submitter considers that the landscape schedule for the Shotover River ONF should include a description of the low capacity for urban expansion and rural living developments into the margins of the Shotover River ONF and the wider Rural Zone ONL areas</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>My brother and I grew up just near this piece of land. It was an amazing place to have on our doorstep. We made treehouses, we built huts, chased birds and played hide-go-seek. I don't think there would be many other places in Queenstown or anywhere with that on your doorstep. It was a natural playground. We don't have enough places we can explore nature. It is a natural resource that should be kept. All the children would get together and have imagery games through the trees and throw rocks in to the river. It was and still is a place to explore. I now walk under trees and sit on the rocks and look down at the river and gorge. It allows me access to the river without having to cross busy roads. It's a place of peace and tranquillity. The drawback is the natural aspect of it. You wouldn't know there are houses just down the road. The established mature trees provide a real buffer and are beautiful and should be maintained. If it was changed to a housing development the natural gorge's beauty would be compromised and this is already happening in our area enough. It is my understanding there are six large subdivisions in the pipeline for Arthurs Point we must keep some natural beauty to ensure we have balance, that's what our area is about. The Shotover River</p>	<p>General theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>

<p>Gorge is stunning and to have a natural buffer to ensure its continued integrity is so important.</p> <p>I couldn't imagine it becoming a hill of houses. It would be like pimples on the landscape as it is so exposed. It wouldn't get much sun so couldn't imagine what it would be like to live there.</p>	
<p>As a child we lived in Southland and spent our summer holidays in the Wakatipu area. I remember driving from Queenstown the back way to Arrowtown and being in awe of the beautiful landscape as you come from George Rd out to Arthurs Point. Driving around the corner and seeing the big trees on the hill and the first glimpse of the Shotover River, amazing outstanding natural landscapes that should always be protected. I shudder at the thought of that drive only to be looking at houses and units on that beautiful landscape.</p> <p>This particular area had a postage stamp coined in its honour of being such a beautiful landscape, if QLDC don't protect this land and allow development you will never get this beauty back. That would be a tragedy for future generations not to have the opportunity to live in such a beautiful area and to have the visual beauty ruined with houses and units on every spare piece of land that a developer wants to sell off for housing.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Property owners and residents are drawn here because of the recognised outstanding natural landscapes and outstanding natural features, along with the amenity and the ease of access, that allows for increased enjoyment of them.</p> <p>The topography of Arthurs point gives it a sense of enclosure at a massive scale but there are many viewpoints, which are highly valued by residents and visitors alike, that afford views over and through river features with distant mountain backdrops that have very high scenic values. Arthurs Point has many tracks and trails that enable walkers, hikers, bikers and climbers that allow access into these Landscapes within the local area.</p> <p>Every year many, many thousands of people enjoy their visit or stay in the alpine village of Arthurs Point. People come from all over the world and all over New Zealand to enjoy the hospitality and activities that are offered here. Many successful tourism businesses are based in Arthurs Point as they enjoy the advantage of selling a unique experience that is heightened because it is located within an ONF and/or and ONL.</p> <p>Some activity/adventure based tourism businesses have clients that enjoy the following activities at Arthurs Point; Paddling or Rafting the river. Jet boating, Swinging across Canyons, Biking or</p>	<p>Theme of this comment is covered in the schedule.</p>

Hiking along/down the tracks and trails. Climbing the hills and mountains, and. Skiing at Coronet Peak as the gateway is at Arthurs Point.

Other hospitality tourism businesses have clients that enjoy the following at Arthurs Point; Hotel, BnB and Lodge accommodation, Restaurants and Bars, Getting Married at a wedding venue, soaking in a hot pool. Special events. People are drawn to the scenic beauty of this special area that is distinct and strongly memorable even for those driving through it for the first time. The terrain and the geology are complex and have characteristics that are unique to this area. The formative processes of glacial movement and retreat over millennia have carved out the landforms in Arthurs Point in a process which is clearly legible and is regarded as a rare example which is outstanding in its own right. The landscapes are highly dynamic and have high scenic value; rain in the upper river catchments distinctly raises and lowers the water level of the river with highly visible indicators of increased flow rates. Seasonal variation is reflected in the changing colours of the leaves on the poplars and pines forming a highly aesthetic backdrop, Low clouds and fog float at low level across the rivers, canyons and mountains giving an temporary sense of enclosure. Snow falls on the peaks of the surrounding hills/mountains for most of the winter and spring. The angle of the sunlight as it moves from behind ridgelines and arcs through the sky brings different features of the landscape into strong relief at different times of the year.

Exotic vegetation including poplars, conifers accentuate the alpine feel and scenic quality and have an extremely high aesthetic value especially when, as the seasons change, the leaf colours turn from green to gold. This blaze of colour is highly anticipated and appreciated by tourists and locals alike. Even without the trees the vista would expose the formative geological process that formed this outstanding landscape/feature. Many parts of Arthurs Point are sufficiently removed from an urban setting and enjoy a peaceful quietness which is unusual given that the suburb is only 5 minutes drive from the centre of Queenstown.

Some parts of Arthurs Point located outside the urban growth boundaries where members report enjoying an extremely dark night sky with virtually zero light spill from traffic and buildings within the urban growth boundary. Some of these areas, typically on the south side of the river, have a degree of enclosure allowing them to enjoy a sense of Wildness/remoteness.

Historical Features and Cultural Associations

The maori name for the Shotover River is Kimi-akau, which means looking for the coast, which is probably a reference to the area as a route to the West Coast in search of Pounamu.

<p>The Shotover River has a rich history associated with gold mining. Gold was discovered in the river at Arthurs Point in 1862 which led to the establishment of Arthurs Point as a settlement. Over time the Shotover River has become one of the richest gold bearing rivers in the world and has been panned, cradled, sluiced, and dredged. Today people still look for gold along the river and its tributaries.</p> <p>For over a century the ONL's and ONF's at Arthurs Point have been the subject of choice for many artists and photographers seeking to capture a snapshot of the aesthetic and scenic qualities that regard as culturally iconic and worth preserving and sharing with others.</p> <p>A good example of this which is of particular iconic importance, is the view from Gorge Road and the properties accessed from Watties Track looking to the east with the gentle curves of the river in the foreground towards Big Beach up to Coronet Peak in the distance. Numerous paintings of this view have been produced by recognised New Zealand artists including Peter McIntyre. In 1981 New Zealand Post produced a NZ Scenery Series of Stamps showing the same view of the Shotover River from the same vantage point.</p> <p>[Reference to the Read Landscape Boundaries Report April 2014]</p>	
<p>My wife and I have lived in the areas for 40+ years. The property has a level 2 Heritage Category (Local and Otago Interest). We like the peace and quiet as it is now. Long may it continue. Our property is one of the oldest in the area.... It has not changed since we have owned it and we hope it will remain the same.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>I have been visiting this area for over 50 years and have lived in it for nearly 20. The reason for both is because of the stunning natural beauty of the area.</p> <p>To have the Shotover River ONF so close to one of the worlds premium holiday destinations is not to be taken for granted. It is the duty of the QLDC, as guardians of the area, to preserve the natural amenity for future generations and not allow wholesale development for short term profit. Once it is gone it's gone forever eg Queenstown's sister city Aspen, Colorado who have repeatedly told us, via the Mountain Scene, don't make the same mistakes we did and let development run rampant.</p>	

<p>...these are the things I like about where I live in Arthurs Point. I like how when we go paddle boarding down the shotover river it is peaceful and with the big rocks around you and all the pretty trees. I also like how quiet it is. I like the view from my house with the big hills covered in the elegant christmas trees and the Shotover River right in front. I like how there is lots of space and room for my sheep so they can graze in various spaces and go all the way round my house, I enjoy the walk I go on with my grandpa to the river and back with my puppy Twinkle. But most of all I like how there is not a lot of pollution and people and chaos. I love the scenery though the most. I feel I am really lucky to be living here in this serene part of the country. I don't think any houses should be built along this River, if you build houses it will affect nearly everything I have just said when you go down the river it won't be nearly as peaceful as before because in the houses there will be noise and the Canyon Echoes a lot and noise could affect the people in the houses too. When my family went down the river my sister and I played on the beach in the sand and screamed at the rapids and shouted and made a lot of noise luckily no one lived there but if they did I don't think they would be thrilled as I wouldn't especially if they had kids. How do I know this because we don't live that close to the river but when people go down we hear them clearly so imagine those people they would hear it much more than we do. Plus it would affect the amount of calmness we have around here and that would mean Arthurs Point wouldn't be calm anymore and less open space and that would be a real shame.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p><u>1) Shotover River and its immediate margins (Shotover ONF & Queenstown Hill /Ferry Hill ONL)</u></p> <p>This is a stunning river and walk ways down to it are a favorite for me to escape the busyness of life and to be able to clear my head and enjoy the peace and quiet along the banks of the river. We often walk the dog, take the kids down here to play on the beach, or with permission from Ngai Tahu float down the River after hours on paddleboards soaking in the Canyons features from that perspective and enjoying the quiet peacefulness of this landscape. The Canyon and Shotover River is one of the most stunning local ONFs in the area. Featured in numerous photos including the National Geographic. QLDC needs to protect these views from further development as the landscape on both sides of the river just cannot absorb any more and retain its unique features. It has a very low capacity for development. Just the noise alone from residential developments on or close to these ONFs would destroy the amenity we all enjoy here let alone the views and scenery.</p>	<p>Theme of this comment is covered in the schedule.</p>

2) ONL/ONF Looking East from 13 Watties Track directly over the Shotover River as also viewed from Gorge Road (Sometimes also described as the south side of Atley Road) (Landscape area - Shotover ONF/ONL and Queenstown Hill Ferry Hill)

I first came out here 20 years ago and was immediately struck in particular by this landscape and this view (picture below). I returned to visit every few years and was involved in the construction of the property overlooking this vista which was designed and orientated to take in this view. I moved here 5 years ago with my husband and children solely because we were coming to live and work in a place overlooking this landscape and it was the entire reason we moved our whole family here. We have a deep seated love of this place and want to protect this landscape which is unlike anything else we have seen anywhere in the world in all our travels.

[Reference to ongoing appeal in relation to the ONL line at Arthurs Pt]

A beautiful Canyons View with the Shotover River in a stunning S-bend set within an ONL. The mountains in front and hillsides to each side. Completely free from any visual development you feel you are immersed in the middle of the most stunning Natural Landscape and yet only a 5 minute drive to the center of town. At night there is no light spill in this landscape so you can see the stars and the Milkyway perfectly in the night sky. Any development here would completely change that. This is an incredible place of serenity in an otherwise busy Queenstown. The sun rises over Coronet casting the most incredible colures in the sky. This is a stunning part of New Zealand which is enjoyed by people around the world who come here to get married or just stay the night. We cannot imagine how this place will look when and if developers are allowed to rip out trees/drill stilts in the ground to put up yet more housing opposite (all over the hill on the left of this vista) and right on the boundary of an ONF river. This is the kind of landscape QLDC should be protecting against sprawling urban development which is being done simply in order to make a quick buck.

CULTURAL VALUE

This ONL Landscape (looking East from 13 Watties track or the

south side of Atley Road) has been photographed painted and recorded over the centuries. It is iconic and should be left untouched and free from development/ sub division. Photographs going back over 100 years are held in the New York public Library dating back to 1885 where this vista is called "Maori Point". It has featured on a National New Zealand Postage stamp. There are postcards of this vista detailing the importance of the ONL dating back to the gold rush. It has been photographed by numerous professional photographers with photos available for purchase on the web. It was also included in the 1985 NZ Official Yearbook.

Paintings – This landscape has been the subject of numerous paintings over the decades and here are just a few that have been done attesting to how iconic and outstanding this particular landscape is. In my view vistas such as this cannot absorb development and retain their landscape characters or visual amenity. Artists paint and photographers take pictures of landscapes such as these because of their pristine nature and would I am sure be horrified to think that they would go unprotected by our local council in this day and age.

VISITORS FROM NZ & AROUND THE WORLD

There is no doubt this view is one of the most beautiful Outstanding Natural Landscape and Features Queenstown has to offer. Several hundreds of visitors from around the world have used the following words to describe this landscape when staying with us in our home and small B&B over the last 5 years. Here are just a fraction of them - If you require screenshots of these actual reviews please let me know:

Lolipop Liz Trip Advisor: *"Unbelievably beautiful, stunning mountains going into the river, completely unspoilt !"*

Katie H - March 21 Tripadvisor - *"Queenstown, even with the international borders closed, is hell on earth, in my opinion. So we decided to stay outside the town....Away from the noise and traffic and people, with astonishing views of the Shotover river and Coronet Peak."*

Martina Dec2018 Tripadvisor: *"Photos can't do justice to the spectacular beauty of this place",*

<i>Rubsamo 2017: Perfect location, amazing views and very quiet. At night the sky was spectacular. "</i>	
<i>"Superb and magnificent views"</i>	
<i>"Breathtaking views"</i>	
<i>Jason M Tripadvisor - "...amazing view over the shotover...I hadn't been to Queenstown in about 15 years, and the amount of development has been extreme. It was so nice to be able to jump in a taxi and head back to this quiet oasis at the end of the night. "</i>	
<i>Britany N Tripadvisor - "A million dollar view of the shot over river. You feel secluded amongst the Queenstown mountains but only a 10 minutes drive from Queenstown!"</i>	
<i>Sankey 161 Tripadvisor - "The view is truly wonderful. Close vertical high rocky hill/mountain on the right, the Shotover River curving in front of you with bush scenes to the left. A photo cannot do it justice. Very quiet and peaceful - food for the soul."</i>	
<i>Kathryn 2021 - The views were stunning</i>	
<i>Izthar 2021 - "view from the river is magnificent"</i>	
<i>Sowmia -2020 - "Pristine views"</i>	
<i>John 2020: " A majestic view out over the Shotover river."</i>	
<i>Anna 2020 - "The view is spectacular"</i>	
<i>Adrian 2020 - "Sunrise overlooking the shotover canyon was magical even in chill of winter. ..and even managed an astrophotography shoot"</i>	
<i>Romaine 2020 - "The view are amazing, probably the best we ever had in NZ. Enjoying the view or stargazing is a must do"</i>	
<i>Sonja 2020 - "The location is absolutely breathtaking. ...the view every morning was really spectacular."</i>	
<i>Marte 2020 - "The view over the canyon ...is breathtaking."</i>	
<i>Richard 2020 - "It is in a stunning location - surrounded by mountains and a beautiful view of the river from the garden. It</i>	

<p><i>was so peaceful and quiet. "</i></p> <p>Vamsi 2020 - <i>"The best part is the view of the scenic river and surrounding woods and hills in the back yard. "</i></p> <p>Anthony 2019 - <i>"The views are unbelievable and it delivered everything I was looking for."</i></p> <p>Lyndsey 2019 - <i>"The location was fantastic, the view was unreal"</i></p>	
<p>This landscape is extremely visible from Watties Track, Gorge Road, McChesney Road, McMillian Road, Crows Nest Road, Arthur's point Road, from the shores of the Shotover River itself as well as Atley road etc .</p> <p>Morning Star Reserve – Arthurs Point – Shotover River ONF The reserve is a great space for locals to enjoy walking or cycling through and to get down to the waters edge. We enjoy taking the dog down here passing the scenery and greenery and being able to access the River directly where you can walk all the way along the beach front. The peace and quite is lovely down here...</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>This Shotover River landscape that has had particular impact on me and was the reason why we first acquired the property off Watties Track in 2000. It is probably the only river valley/gorge view in the Queenstown area which has not been built on /developed. One of the few places that does not suffer from light pollution. Its beauty lifts my soul and brings me closer to God with gratitude and praise and joy. It brings peace and calm and spiritual meaning and wellbeing to my life. The only traffic one hears is the occasional jet boat. The colours of the trees and vegetation accompanying the changing seasons are simply spectacular and beautiful. I regularly view and hear birds such as Tui, paradise duck, peregrine falcon, and on occasions kingfisher, bell birds, flying onto the property from down the gorge and from the wood's opposite.</p> <p>we regularly recall the history of the area; the land terrace was formed by sand /alluvial pumped out of the river during the gold rush days</p> <p>I/We regularly go on walks along Watties track above the river walking towards Tucker Beach with the leaseholder of the land's permission, walks that allow views and appreciation of the Shotover gorge, and the Coronet Peak and Western Wakatipu</p>	

<p>Basin. I regularly walk down to the river from Arthurs Point , take the dog, picnic with the grandchildren.</p> <p>I walk nearly every day for an hour or so around the Arrow River Walk or up Tobins Track. I also cycle these routes on occasions. The ONF/ONL and landscapes in the Arrow RiverONF, and Eastern Wakatipu basin areas are simply wonderful and along sounds of the river refresh the soul and body.</p> <p>I/We and my also walk along the Moonlight track starting at the road opposite Shotover Jet.</p>	
<p>I wanted to reside in an area that offered a rural lifestyle whilst offering a small close supportive family community. As a child we lived in Southland and spent our summer holidays in the Wakatipu area. I remember driving from Queenstown the back way to Arrowtown and being in awe of the beautiful landscape as you come from George Rd out to Arthurs Point. Driving around the corner and seeing the big trees on the hill and the first glimpse of the Shotover River, amazing outstanding natural landscapes that should always be protected. I shudder at the thought of that drive only to be looking at houses and units on that beautiful landscape. This particular area had a postage stamp coined in its honour of being such a beautiful landscape, if QLDC don't protect this land and allow development you will never get this beauty back. That would be a tragedy for future generations not to have the opportunity to live in such a beautiful area and to have the visual beauty ruined with houses and units on every spare piece of land that a developer wants to sell off for housing.</p> <p>I choose to like in this area because I have a dog and we enjoy all the amazing areas we can walk around. Currently we can walk all around the Shotover river beds and my dog can take a swim in the river. We often walk down the track off Mithais Tce and the track off Atley Rd and walk down the river bed as far as you can walk. If QLDC allow this land to be redeveloped the natural landscape will change from that of natural NZ country beauty to that of houses and roof tops, no beauty in that.</p> <p>I have had many friends come and stay and often we pack a bite to eat and go for a walk to enjoy the scenery and surroundings. Friends that come and stay love coming for the beauty and scenery, they don't come here for a picnic around houses and rooftops and no scenery to look at.</p> <p>My house looks out onto the Shotover river and the beauty of the outstanding natural landscape would be ruined if QLDC allow this land zoning to be changed. I do not choose to live here to look at houses and roof tops.</p>	<p>General theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>

<p>Recently I rode down the Shotover river with The Shotover Jet Company and what an amazing visual trip that was. I don't know the statistics of how many people from around the world have completed this trip but I would have a guess it would be one of the most iconic trips in the WORLD. People choose to take this ride not just for the thrill of being on a boat, we choose to take this ride to get the opportunity to see such amazing scenery and outstanding natural landscape beauty. People, myself included would not choose to take that ride if it were to look at a house subdivision 😊 What a travesty if QLDC allowed that to happen.</p> <p>...</p> <p>Recently we have been allowed to take out water toys down the Shotover river from the Shotover Jet area. This is such a treat to have the ability to get on the water and take in that canyon scenery for ourselves. We don't get on the water to go and look at houses, we go to be in nature and look at natural canyons, trees and greenspaces.</p>	
<p>Our house was designed and built to maximise the views down the Shotover river looking north east toward Coronet Peak. The view is stunning and lifts the soul.</p> <p>...</p> <p>Although we live in Arthurs Point we live on the south side of the river at the bottom of the Shotover Loop in the rural zone. Our property is on a large lot and is perched on a terrace elevated above the river.</p> <p>The location we live has a lot of open space and a rural feel but at the same time feels enclosed on the north by the forested slopes of the property at 111 and 163 Atley Road which is elevated above us and is only a stones throw away over the river, and enclosed by the on the south by the distinctive Feature of Queenstown Hill sloping down to the River.</p> <p>We have always been impressed by the dramatic and high scenic quality of the landforms and the geology of the area which we understand to be a extremely legible and rare example of the formative processes of glacial movement and retreat. This Landscape quality was established as an outstanding in its own right at Arthurs Point in the landmark Environment Court decision C180/1999.</p> <p>We enjoy the highly dynamic nature of the landscape and appreciate the high scenic value; rain in the upper river catchments distinctly raises and lowers the water level of the river with highly visible indicators of increased flow rates, Seasonal variation is reflected in the changing colours of the leaves on the poplars and pines forming a highly aesthetic backdrop, Low clouds and fog float at low level across the rivers, canyons and mountains</p>	<p>Theme of this comment is covered in the schedule.</p>

giving an temporary sense of enclosure, Snow falls on the peaks of the surrounding hills/mountains for most of the winter and spring, The angle of the sunlight as it moves from behind ridgelines and arcs through the sky brings change features of the landscape into strong relief both at different times of the day and different times of the year.

Exotic vegetation including giant poplars, and conifers accentuate the alpine feel and scenic quality and have an extremely high aesthetic value especially when, as the seasons change, the leaf colours turn from green to gold. This blaze of colour is highly anticipated and appreciated by our family, our guests, locals and tourists. Many photographs are taken of this during April/May.

Even without the trees I believe the landscape is still of an outstanding quality as the formative geological process that shaped this outstanding landscape/feature would become easier to see.

As we were people are drawn to the scenic beauty of this special area that is distinct and strongly memorable even for those driving through it for the first time.

...

Values we enjoy at Arthurs Point

Arthurs Point has many tracks and trails that enable walkers, hikers, bikers and climbers that allow access into these Landscapes within the local area. We enjoy taking in the beautiful views while walking and hiking around many tracks including; The Moonlight Track, along the river foreshore up to the Oxenbridge tunnel (on both sides of the river), Watties Track, Gorge Rd, Old Arthurs Point, River foreshore access from the gate on Atley Rd (near Stables Place). For longer distance views we often head up Ben Lomond Scenic Reserve to Bobs Peak and enjoy the view past Queenstown Hill to towards Arthurs Point and Coronet Peak, Likewise we often look for Arthurs Point when skiing/boarding at Coronet Peak.

Typically in the warmer months we gain permission from the Shotover Jet H&S and we float and paddle down the Shotover River with family and friends. The different perspective and beauty of the landscape that is seen from river level looking around you and up is breathtaking. This activity is enjoyed immensely by my family.

At our property in the rural zone we are able to enjoy an extremely dark night sky with virtually zero light spill from traffic, street lights, and other buildings. This is because we are enclosed and shielded from this by the knoll on the rural property at 111 and 163 Atley Road.

Our house is sufficiently removed from an urban setting where we are able to enjoy a peaceful quietness that is a world away from the hustle and bustle of Queenstown.

On the south side of the river, we enjoy a degree of enclosure from the rural property at 111 and 163 Atley Road to the north and the high schist face of Queenstown Hill. This combined with the removal from an urban setting (we see virtually no other houses/buildings in our view), the quietness, the dark sky, the space, and the rural character, and the visual quality of the river and the vegetation, allow us to enjoy a very strong sense of wildness and remoteness.

...

Like many other successful tourism businesses are based in Arthurs Point we enjoy the advantage of selling a unique experience that is heightened because it is located within an ONF and/or and ONL

We have a licenced BnB business and every year people come to stay with us and enjoy their stay at our house. We have had visitors stay with us who have come from all over the world and all over New Zealand who have remarked how much they enjoy the unique mountain landscape and river views from our house. We often get repeat visitors for that reason.

Due to the high scenic quality of the views from our property we are often used as a wedding venue for larger groups of people, or, for special events.

During their stay our guests will typically enjoy the following adventures/activities offered by Businesses at Arthurs Point; Paddling or Rafting the river, Jet boating, Swinging across Canyons, Biking or Hiking along/down the tracks and trails, Climbing the hills and mountains, and, Skiing at Coronet Peak as the gateway is at Arthurs Point.

Historical Features and Cultural Association

The local history of gold mining is strongly associated with the river at Arthurs Point. There are stories from mining days that give context to how the settlement at Arthurs Point was established and run. Today people still try the luck looking for gold along the river and its tributaries.

In 1917 the Edith Cavell Bridge was constructed to cross the Shotover River to improve In 1987 the bridge was listed with the New Zealand Historic Places Trust.

<p>For over a century the ONL's and ONF's at Arthurs Point have been the subject of choice for many artists and photographers seeking to capture a snapshot of the aesthetic and scenic qualities that regard as culturally iconic and worth preserving and sharing with others.</p> <p>A good example of this which is of particular iconic importance, is the view from our property looking to the east with the gentle curves of the river in the foreground towards Big Beach up to Coronet Peak in the distance. Numerous paintings of this view have been produced by recognised New Zealand artists including Peter McIntyre.</p> <p>In 1981 New Zealand Post produced a NZ Scenery Series of Stamps showing the same view of the Shotover River from the same vantage point.</p> <p>We have many guests and visitors at our property who photograph, and even paint, the scenic landscape and river views.</p>	
<p>Fishery Resource</p> <p>The Cardrona Valley, Kawarau and Shotover Rivers also provide habitat for trout and salmon, contributing to angling value within the District. In the NAS for the 2014/15 season, these waterways cumulatively contributed between 1,120 and 2,840 angler days to total angling effort in the Otago Region.⁸</p>	<p>Theme of this comment is covered in the schedule.</p>

Priority Area: Slope Hill

Feedback	Comment BGLA 28-04-22
This has scenic and visual importance for our family, as well as ecological - we love to see the pukekos that make their home on the north side of the hill. We see this landscape feature out our lounge windows and the front yard of our house, so it signals 'home' to us.	Theme of this comment covered in schedule.
Think any large scale or high density development should be very limited.	Theme of this comment covered in schedule.
The slope hill area should be extended to the north and include protection of the skyline	Theme of this comment covered in schedule, although amendments to ONF mapping beyond the scope of the PA Landscape Schedules project.
The Slope Hill and Lake Hayes ONF will be negatively impacted by intensive development on the Ladies Mile. The Ladies Mile development should not proceed.	Visual importance of Slope Hill in relation to SH6 and surrounding area addressed in schedule.
7-storey, high-rise apartments, that are proposed to be built in front of Slope Hill, in the Masterplan will definitely have a huge negative impact on this ONL and the surroundings. All other housing has been built below SH6 as not to impact on the landscape. How can these high-rise apartments be allowed to proceed?	Visual importance of Slope Hill in relation to SH6 and surrounding area addressed in schedule.
<p><u>Slope Hill Values</u></p> <p>-</p> <ul style="list-style-type: none"> • Slope Hill is more natural above 450masl but below this level the land is modified and has limited natural values reflecting human use of the lower slopes below 450masl • The south western end of Slope Hill is much more modified with housing, domestic planting and ancillary structures • Farming has modified the landscape and will continue to do so. A large number of farm tracks, fences and farming structures such as sheds and stock feeding stations have modified the landscape. In addition the irrigation race is a clear human made feature across the landscape. <p><u>What we value about this area</u></p> <p>-</p>	Many themes outlined in these comments are acknowledged in the schedule (existing farming and rural living uses within the ONF). Some aspects relate to the appropriate policy approach which is beyond the scope of the PA Landscape Schedules project.

<ul style="list-style-type: none"> • We value being able to use the landscape to ride motorbikes on the hill slopes and farm tracks, and for horses • We value being able to farm the land and use the land which can modify the landscape • We value being able to live and work in the ONL and not having it locked up <p><u>What should be managed or protected in the future</u></p> <ul style="list-style-type: none"> • The south western end of Slope Hill is much more modified and does not need to be protected • Given slope hill is in private ownership and not public ownership, the question of regulatory overreach needs to be tested in the High Court as there is a clear misuse of the RMA to acquire/restrict the use of privately owned land without compensation. 	
<p>Lake Hayes region is an outstanding landscape. The lake and his surroundings are unique for different reasons. There are a lot of possibilities for outdoor adventures. Tourists from anywhere of the world visit and enjoy this predominantly natural and rural site. Further big developments could destroy this natural habitat and disturb the ecological balance. Peoples are coming to this region to find calm in nature and escape the stress from the city. Further heavy developments would destroy this outstanding symbol of natural calm and peaceful environment. In times of climate changes and energy crises further developments should be carried out carefully. Sustainability and low energy consumption and preservation should be the first priority's. Business driven development will destroy this outstanding natural region whit impact for further generations. In our opinion the landscape can't absorb more big subdivision without losing his unique natural and rural appeal.</p>	<p>Comment relates to Lake Hayes ONF and is addressed in that schedule.</p>

Priority Area: West of Hāwea River

Feedback	Comment BGLA 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>Theme of comment covered in Schedule.</p>
<p>leave alone</p>	<p>Comment relates to policy rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>
<p>We value the following characteristics:</p> <p>The wide open spaces and rural outlook</p> <p>The large sized lifestyle blocks (20 acres / 6 hectares plus)</p> <p>The lack of dense housing</p> <p>Having limited introduced (non native) tall trees as they limit views to the surrounding mountains - this allows us to feel close and connected to the wild and natural environment</p> <p>No light pollution (due to limited housing) allowing us to enjoy beautiful night skies</p> <p>No housing or lights on the slopes of surrounding hills and mountains (Mt Maude, Grandview ranges)</p> <p>While there isn't much regenerating native bush what there is growing alongside the river is enjoyed and valued when walking</p>	<p>Theme of comment covered in Schedule.</p>
<p>We have just endured six years of government mandated Resource Consent and Zone Change hell and have achieved zone change from Rural Character Zoning to Rural Visitor Zone. I note from the QLDC website that this latest in the interminable series of activist inspired and Environment Court mandated landscape assessments and reviews, a review that will inevitably further limit the rights of landowners and their ability to remain on their land as ever increasing property value based taxation will soon ramp up the process of negative gentrification ... only includes Outstanding</p>	<p>Comment relates to policy and zoning rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

<p>Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).</p> <p>Our property: LOTS 1-2 DP 21025 SEC 1 SO 20288 BLK III LOWER HAWEA SD CT-OT18C/770 Lot 1 CT- OT12D/533 Lot 2</p> <p>is now designated as “The Maungawera Rural Visitor Zone”. As such it is not included in any of the above mentioned landscape/zone designations and so does not fall within the purview of this current landscape review. In addition, the most rigorous possible landscape review and assessment was an integral part of the years long Stage III Plan Change procedure that led to our success in the process when so many others were unsuccessful. Please remove our property from the mapping for this landscape schedule review and from consideration in the process</p>	
<p>This area is dominated by lifestyle blocks of various sizes west of the Hawea river. Access to the Hawea river is limited as Te Awa Road doesn't reach the river which is frustrating. Residents that live and play in this area would benefit with better connectivity to the Hawea township, golf course and the river. ie the existing cycleway is on the eastern side of the river but all housing is on the western side.</p> <p>The only transport link being the existing state highway, has a 40m wide road reserve but the current Road has no shoulders and is dangerous to cycle or walk along. The nearby golf course would benefit with better transport links both to Hawea and Te Awa Road. A reduced speed limit to the state highway of 80km/hr could be considered between Te Awa Road and the Hawea turn off at the dam. Smaller lot sizes in this area of 1 to 2Ha would be a greater use of the land rather than the current general 4Ha minimum sizing and would be more environmentally friendly than sprawl to Hawea south, due to the shortened transport links to both Wanaka and Hawea. There is a high demand in this area for lifestyle blocks but current zoning limits the availability with very limited supply.</p> <p>Current vegetation / trees in this area already limits views towards Grandview (ONL), however the most outstanding view to this area is Corner peak and Breast Hill which should be enhanced on the main infrastructure corridor being SH6. Enhancements could include additional pull over bays / Road widening, planting and landscaping such as the entrance to Wanaka whereby the full Road reserve is landscaped with grassed areas and trees. 1.5m width minimum Road shoulders constructed to both sides of the highway and or a off Road cycleway shared use path.</p>	<p>Theme of improving public access is addressed in the landscape capacity section of the Schedule.</p> <p>Views to Breast Hill etc are addressed in the Schedule.</p> <p>Some aspects of the comments relating to policy matters which are beyond the scope of the PA Landscape Schedules project.</p>

<p>We own a property on the corner of Camphill Rd and the State Highway. Our property is zoned Rural Visitor Zone in the Proposed District Plan. In obtaining this zoning we went through extensive landscape analysis, including landscape sensitivity mapping and the identification of Activity Areas for built form. We do not wish this process to place any further regulation on our property, our zone or our livelihood.</p>	<p>Comment relates to policy and zoning rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>
<p>Consistent with the Ngai Tahu mapping of land in this area, where Wilding Pines are considered to be inconsistent with their values, the QLDC needs to work alongside property owners to encourage the removal of Wilding Pines that are self-seeding with the prevailing northerly from the Lake Hawea Motor Camp south to Maungawera.</p> <p>The QLDC needs to have an approved list of native replanting, so that it works towards the elimination of seed spread of environmentally destructive wilding pines with natives that are fire retardant. While Manuka and Kanuka may natively regenerate, it only serves to replace one exotic fire source with a native fire inducing plant source.</p> <p>Engage with the volunteer fire brigades to find out the areas that they will not travel to, due to the vegetation on the property, to understand what properties vegetation is a potential fire hazard in the area.</p> <p>The QLDC needs to work with property owners to further ensure that there is ongoing management in this area of scrub such as broom, blackberry and to ensure that any Resource Consents approved are not for properties that do not have a management plan for fire-inducing material such as bracken, broom, blackberry.</p> <p>The more development, the more fire risk and with water restrictions such as those experienced by Lake Hawea over Summer, even further fire risk is created. While there is a lake and helicopters to manage fire risk in the area, if a fire occurs at night, then the choppers don't fly.</p> <p>Further, the QLDC needs to ensure that they accurately map the difference between land zoned rural and ONL - mapping from the air, over scrub and guessing at the line differentiation may be the cheapest way to do it, but it should not be at the landowners cost to rectify it when it is wrong.</p>	<p>Comments generally relate to policy approach for ONL rather than its values. Wilding pines acknowledged in Schedule.</p>
<p>We own a property on the corner of Camphill Rd and the State Highway. Our property is zoned Rural Visitor Zone in the Proposed District Plan. In obtaining this zoning we went through extensive landscape analysis, including landscape sensitivity mapping and the identification of Activity Areas for built form. We do not wish this process to place any further regulation on our property, our zone or our livelihood.</p>	<p>Comment relates to policy and zoning rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

<p>We consider RVZs do not fall within the ambit of a Priority Areas (PA). Provision 3.1B.5 of the PDP defines PA in relation to the Upper Clutha Rural Character Landscape as the areas listed in SP 3.3.39. Provision 3.3.39 refers to “Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes” of which our property is not, as it is not zoned Rural (it is a Special Zone under Part 6 of the PDP). Accordingly we seek our property be excluded from consideration of the West of Hawea River PA in much the same way as Rural Livings zoned are similarly excluded.</p>	
<p>I do not believe that further development of some areas West of Hawea river will have a great impact on the character of the landscape. The most dominant feature of the landscape are the surrounding mountains. That is what gives that area is unique character</p>	<p>Importance of mountain context acknowledged in Schedule. Comments generally accord with landscape capacity comments in Schedule.</p>
<p>This is a lovely area with lots of big trees, rolling hills and farmed plains. There are also many residential dwellings, outbuildings, sheds, fences, ponds, water tanks, stables etc. that fit nicely into the landscape, many with a farm-style feel. This rural residential area should remain as such, allowing these activities to continue and develop in the area, and preserve the pastoral and rural residential landscape</p>	<p>Themes of this comment are covered in the Schedule.</p>
<p>Regionally Significant Fishery (Hāwea River), Spawning Habitat (Hāwea River)</p> <p>b. Regionally significant fisheries include the Hāwea River and Lake Hayes, recognised for the value they provide as significant trout fisheries. These regionally significant fisheries are encapsulated in the proposed Lake Hayes ONL, West of Hāwea River Rural Character Landscape (RCL) and Upper Clutha RCL.</p> <p>The natural landscapes and freshwater resources of the QLDC furthermore provide for a number of significant sports fish spawning habitats. There is an outstanding need for these spawning habitats to be recognised and protected from the adverse effects of development activity. A mix of field observations from Fish and Game staff and best estimates indicate that spawning habitats within the QLDC Landscape Schedule include the Cardrona Valley Catchment, Arrow River, Hāwea River (West of Hāwea River, Upper Clutha RCL) , Luggate Creek (Lake McKay Station), Fern Burn (West Wānaka) and Quartz Creek (Upper Clutha RCL). 9 However, this should not be read as a comprehensive list as spawning will occur where water quality, flows, temperature, gravel substrate and fish passage are optimal.</p>	<p>Hāwea River is outside the PA RCL.</p>

Where those conditions are presented, spawning activity should be recognised and protected.	
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Priority Area: Ferry Hill

Feedback	Comment BGLA 29-04-22
<p>This concerns both QT Hill and Ferry Hill. The area should be maintained as is - that is, left in its current/natural state. No residential or other development of any kind is desired. The area forms a beautiful background to Queenstown proper and adds a lot to its appeal for nature lovers, tourists, and citizens in general. Further, cutting down trees (invasive species) is also not a desirable activity as these kinds of interventions tend to create war-zone-like landscapes as the trees are carelessly left to rot wherever you look. In other words, actions like this cause more damage than they do good. Thank you for your attention.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>This area has been put up as a potential relocation spot for the airport in the past. I believe this is a great natural resource for town dwellers and workers and should remain a place of natural beauty never built on higher than the current line of building. It's important for the health and well-being of the community to have this close at hand as an alternative to the very low level gardens and Francton tracks and the extremely steep Ben Lomond walk. It's something we and visitors all see when flying into town so gives part of the initial impression of how we plan and build our urban areas in this beautiful district.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>It is unclear where the boundary is on the map but the ONL line should be pushed to where the water race is, and support is needed to replant the hill.</p>	<p>Comment relates to mapping and policy which are beyond the scope of the PA Landscape Schedules project.</p>
<p>Ferry Hill gives a stunning sense of open spaciousness and wildness when viewed from the roads and developed areas of Frankton, and from the Remarkables, Coronet Peak, the Crown Range, the Shotover river and surrounds. It is a breath of fresh air that development has been restricted and that the land is open and natural. Ferry Hill should remain an ONF and remain undeveloped.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Referenced as part of the setting and backdrop of the Shotover River – Arthurs Point area</p>	<p>Theme of this comment is covered in the West Whakatipu Schedule.</p>
<p>Locally significant fishery (Lake Johnson)</p>	<p>Theme of this comment is covered in the West Whakatipu Schedule.</p>

Priority Area: Northern Remarkables

Feedback	Comment
<p>The ONL line as it comes down around the Remarkables Skifield road seems rather arbitrary. It appears to jump above the developments to the south of the skifield road and then drop sharply following no particular feature before it bisects our land at 247 Kingston road.</p> <p>I'm all for keeping the northern and western Remarkables as ONL, but would like to understand why and what feature triggers the positioning of this ONL line. It makes sense to me to dodge the locations already consented for housing (such as our land) and then following Mee's (QE2 covenanted) boundary where we know nothing will ever be built. Or be consistent and bring it down to the highway on the western side of the Remarkables all along its length. At present it appears to favor some people without reason that i can understand.</p>	<p>Comment generally relates to mapping query which is beyond the scope of the PA Landscape Schedules project.</p>
<p>This landscape forms the backdrop of our home in Shotover Country. It has significant scenic value and indicates 'home' to us. It is a very dramatic landscape that provides a strong sense of place and wellbeing. It is also a location for recreation, as we ski at the Remarkables ski field, and go for walks in the area in the summer. Lake Alta has particular scenic values for us.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Several recreational trails exist for walkers and mountain bikers in this area. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>Theme of this comment is covered in the Schedule. Some aspects relate to the policy context which is beyond the scope of the PA Landscape Schedules project.</p>
<p>A beautiful part of the Whakatipu Basin which has the easiest access to a true Alpine environment being The Rastus Burn Basin and then into the Doolans and/or Wye Creek catchments. The Rastus Burn basin and in part The Remarkables Ski Area (RE) hosts excellent winter activities on snow. RE is now a destination ski area and provides a much wider contribution to the Queenstown area through increasing visitation year on year. The ski area holds a status with QLDC currently known as the Ski Area Sub Zone which is critical to be incorporated into the revised District Plan. This allows for future development and is recognised as an area where development can continue in relation to the winter activities provided for. The current ownership of that business upholds and retains very high values in environmental standards within the basin where ever development occurs. Future expansion is envisaged into the Doolans Basin for the ski area and is anticipated with increasing demand on existing</p>	<p>Theme of this comment is covered in the Schedule. Some aspects relate land outside the mapped scope of the PA Landscape Schedules project.</p>

<p>facilities. Consideration needs to be applied in review of the District Plan to include development within the Doolans Basin for an expansion from the Rastus Burn basin, although I understand this to be under Central Otago District Council responsibility. I don't want to see the Remarkables ski area expand into the Doolans Basin</p>	
<p>Undeveloped grandeur to be retained</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Looks great don't change it</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Landscape 5 The Land and surrounding landscape have been highly modified by viticulture, farming and other human activity and are not in their natural state. As can be seen in Appendix B, the Chard Farm land over which the proposed ONL and ONF notations might sit, is completely modified and not "natural". It is dominated by intensive viticulture, buildings, tracks, the road and accessways. Values 6 Viticulture, farming and commercial activities are the key values of the Gibbston Valley, and are anticipated in the Gibbston Character Zone (GCZ). Chard Farm, and nearby landowners and occupiers, have invested significant time and resources in working alongside Council to ensure these activities are expressly provided for PDP. 7 Chard Farm considers it is more consistent with the character and values of the Gibbston Character Zone, for it to be removed entirely from the ONL and ONF classifications. The identification of the values of the GCZ generally, and Chard Farm specifically, will make it obvious that it is not sufficiently "natural" to be included in these overlays, and it will be a natural and logical consequence of going through the values identification process, to justify removal of the GCZ from those overlays altogether. Potential for confusion and complexities 8 Chard Farm is concerned the landscape schedules may lead to further confusion and complexities. Chard Farm's experience is that additional 'layers' of the PDP, such as the Wāhi Tūpuna chapter and overlay, can make it difficult to interpret and apply the objectives, rules and policies. Chard Farm is particularly concerned that the landscape schedules may undermine or conflict with the provisions of the GCZ, thereby completely undermining the very enabling purpose of the zone to provide for viticulture, farming and tourism activities. Mapping 9 The ONF boundary</p>	<p>Mapping of the extent of the PA ONL is beyond the scope of the PA Landscape Schedules project. Several of the points raised in these comments are covered in the Schedules.</p>

<p>indicated in the landscape schedules map does not reflect the natural topography or geography of the Land and surrounding area. It should be amended to align with the contour line to better reflect the surrounding environment, as indicated in the plan attached as Appendix C. 10 The ONL line should be moved to the upper boundary of the GCZ</p>	
<p>Land use context 5. QPL has undertaken significant work to improve the visual appearance of the station since purchasing most of the property in 2014, especially when viewed from higher elevations to the north and north east. Enhancement work has included controlling weeds such as gorse, broom, Old Man’s Beard and wilding pines, containing stock by fencing the river and major streams, fencing some of the upper reaches of the station, and improving pasture by rotating feed crops and irrigating the main paddocks, road and trail development and maintenance and extensive pest control. As a result the visual amenity values of the station have been improved immeasurably under QPL ownership, and its environmental footprint has been reduced. 6. While QPL has been able to undertake these initial enhancements, the current livestock farming operation on its own is not a sustainable or viable long term use of the land. In order to maintain the land and continue to invest in improving it, so that the community can also continue to get the benefit of it as one of the enclosing visual features of the Wakatipu Basin, QPL needs to generate other income from the land. QPL has identified that the station has the potential to provide expanded recreational and resort opportunities for the Queenstown community and its future visitors. Revenue from commercial recreation and associated visitor accommodation could help ensure an income stream that will in turn help sustain the land. Recreational values of the Northern Remarkables 7. The Northern Remarkables is much more than a static scenic backdrop that encloses the Basin. It contains the Rastusburn Recreation Reserve and is actively used for recreation; mainly for winter sports, but also for climbing and walking throughout the rest of the year. Just as with Coronet Peak, part of the reason that people look towards, and into, this part of the Remarkables during the winter months is because they know it is a popular commercial ski field and they are either consciously checking out the weather and snow conditions or inadvertently visualising their next visit. This happens many times a day for those with a view of Coronet Peak and equally in respect of the Remarkables Ski Field for anyone living or working in the Wakatipu Basin or the higher parts of Arrowtown or anyone driving south along Arrowtown – Lake Hayes Road during winter. Significantly, locals find themselves looking only at the top third of the mountain – rather than the wider landscape – and, in the case of the Northern Remarkables, they are looking at the eastern side of the main ridge to check on the amount of snow cover on the</p>	

Homeward Bound and Outward Bound ski runs. 8. The other landscape aspect that ensures that the northern face of the Remarkables is identified for its recreational values is the ski field access road. While the initial scarring caused by road construction and road repair is to some extent healed or healing, the line of cars driving up the mountain is visible from Frankton and the Basin, and acts as a constant reminder of the recreational activity happening above. It is hard to overstate the recreational values of the Northern Remarkables. Recreational values and water quality values of the Kawarau River 9. As a deeply incised river, the Kawarau River is much less visible from the wider basin (the viewer needs to be at the river banks or high above the river to enjoy the river) but its Page 3 2107964 / 706655 recreational values are very high and need to be recorded alongside its scenic values. High numbers of tourists experience jet boating on the river (with commercial operators such as KJet and RealNZ) and the iconic Kawarau bridge bungee operation, but the river is also used by large numbers of walkers, cyclists (QTT trails network as well as QPL trails on Open Days), fishermen, kayakers rafters, private jet boat users and swimmers. 10. Another important value of the Kawarau River is the exceptional clarity of particularly the upper stretch of the river from the Shotover confluence to the head of the river at the Kawarau Falls, the outlet from the Frankton Arm of Whakatipu wai Maori. Lake Wakatipu is effectively a giant settling pond that ensures that water leaving the lake and entering the Kawarau River is invariably clean, even after a major rain event. 11. The water quality and high recreational values of the Kawarau River are expressly recognised as outstanding characteristics in the Water Conservation (Kawarau) Order 1997. Landform values of the Northern Remarkables 12. As has been recognised in the delineation of the priority areas, the landform of the Northern Remarkables is visually distinct to the western face of the Western Remarkables with its iconic, sheer, craggy faces. For visitors to Queenstown, it is the memorable western face that they come to see and photograph. 13. In addition, the landform of the lower portion of the Northern Remarkables differs quite markedly from end to end. At its western end, near the Shotover River confluence, the land rises steeply and continuously from the edge of the river to the top ridge of the Remarkables. However, from downstream, near the Rastusburn, there are wide river flats and terraces extending 750 metres and 900 metres back from the south bank of the river to an elevation of approximately 380 metres, before the land starts to rise steeply. In this regard, the eastern two thirds of the Northern Remarkables is very similar to the land along Chard Road and to southern side of the Gibbston Valley, which has wide river flats above the Kawarau River before the land rises steeply to the south at the 380 – 390 m contour. 14. It is the river flats and river terraces that enable a small portion of

Queenstown Park Station to be more intensively farmed and help sustain stocking of the higher country. It also means that these areas are clearly discernible as having different values than the steeper areas of the Northern Remarkables. While they appear more open as managed landscapes than developed urban areas, the use of these areas for intensive farming (with fencing, irrigation, cropping paddocks, regular mowing, power lines, farm buildings and some residential buildings, and with evidence of gold sluicing during a previous period) means that the land is not in its original or natural state. The stands of poplars and the bands of willows and pines along the eastern two thirds of the Northern Remarkables provide an indication that these farming uses of the lower terraces have been occurring over many decades, and likely more than a century. 15. The terraces beside the Rastusburn and Owen Creek have been assessed for their viticulture potential and unsurprisingly these elevated north facing slopes have been assessed as having similar potential to Chard Farm and the vineyards of Gibbston valley. QLDC needs to anticipate and provide for parts of the land on the Northern Remarkables Page 4 2107964 / 706655 being developed for viticulture, orchards, and other horticultural uses including associated structures (frost fighting fans) and buildings, within the life of the PDP. Connection and proximity to Queenstown and the Basin 16. The land contained within the Northern Remarkables has some road access (there is road access from Boyd Road and Chard Road at near river level and the ski field access road cuts a stripe though the landscape at the 1,000 metre level) and its entire length is separated from the Basin by the Kawarau River, it is surprisingly close to the urban and residential areas at Remarkables Park, Shotover Country, Lake Hayes Estate and Bridesdale. Each of these areas could readily access the Northern Remarkables by pedestrian/cycle bridge, jet boat and/or gondola - all of which are proposed. This means that land within the Northern Remarkables is geographically very well placed, as well as in terms of climate (see below), to provide future recreational and resort facilities for Queenstown and its visitors. Such transport options also point to one of the reasons why this land has the capacity to accommodate a considerable level of resort and recreation activity. In this instance those activities would not generate the normal traffic and parking effects associated with private vehicle use. 17. RPL and QPL have long held the view that the key to enhancing the Queenstown ski field experience is to provide a passenger gondola from Remarkables Park to the ski field. RPL recognised the difficulties with constructing a direct gondola line up the iconic western face of the Remarkables. In purchasing Queenstown Park Station, it identified the opportunity to construct the uphill section of a passenger cableway within the Rastusburn valley which has the capacity to accommodate such a structure without it being visually prominent.

It is proposed that a lower line of the cableway would connect users back to the northern side of the river. The advice of QPL's landscape architect is that there is landscape capacity for this activity in this location. This activity is also provided for in the PDP by a restricted discretionary activity for passenger lift systems connecting to ski area subzones. 18. The gondola is but one example of a commercial recreation activity that could be accommodated within the Northern Remarkables without adversely affecting its values. The diverse form of the lower areas of the land means that it has the capacity to accommodate a considerable amount of recreational and resort related activity without affecting the values of the northern Remarkables land form as seen from other parts of the Basin. Climate 19. The Queenstown Park Station has its own microclimate. It faces north, is sheltered from the cold southerlies by the Northern Remarkables, and the warmth in the valley is enhanced by the north facing rock faces and terrain collecting and releasing heat slowly, to the adjacent terraces partially trapped by much of the higher terrain on the northern side of the Kawerau River. As a result, the property enjoys hot dry summers and as with all of Queenstown approximately 100 days of winter. From a livestock farming perspective, this is not optimal and makes the property difficult to farm because the property critically tends to "burn off" in the Spring and Summer very quickly at a time when there is a need to make supplementary feed for Winter. It requires irrigation where that is possible but that is costly. Page 5 2107964 / 706655 However, from a recreational and visitor perspective, the warmer micro-climate provides significant advantages. It also has benefits for viticulture and horticulture, which may be able to be developed in tandem with recreation and resort development.

Conclusion 20. Protecting and enhancing the values of the Northern Remarkables will be better supported if not guaranteed by providing for a wider range of uses beyond a heavy reliance on livestock farming, by leveraging: (a) Location – proximity to Urban and Visitor Queenstown, the Rivers, The Remarkables Alpine area; (b) Climate – north facing warm, sheltered micro-climate; (c) Landforms – especially the already managed lower terraces; and (d) Transport options – that can cater for significant use yet have low environmental impacts along the Kawerau River and overground by Gondola. 21. RPL and QPL are grateful for this opportunity to provide initial feedback on landscape schedules. RPL and QPL have undertaken further detailed work with their landscape architect in relation to the landscape capacity of the Northern Remarkables and the Kawerau River and seek the opportunity to further engage with the Council prior to notification of any plan changes. We look forward to your advice as to how further prenotification engagement may best occur.

<p>Wetland Value</p> <p>In addition to the above fishery, habitat and spawning values, the mountainous terrains of the Queenstown-Lakes District include a number of wetlands that possess significant ecological value. In recent times, the ecological value of these wetlands has become increasingly stressed as a result of ski-field and agricultural development pressures.¹⁰ There is a resultant need for the value of the wetlands of the Northern Remarkables, Cardrona Valley and Central Whakatipu Basin Coronet Area to be protected against any future development activity. Where wetland extent has already been lost, that value should be restored</p>	<p>Wetlands acknowledged in Schedule.</p>
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Priority Area: West Whakatipu Basin

Feedback	Comment
<p>Property owners rights to occupy and live on their land must be provided for. Past attitudes of 'if I can't live there, neither can you' by assessment staff and commissioners can no longer be accepted. Provision must in all cases be provided to landowners to reside on their property and restrictions should be reasonable only. Where effects are 'minor', then that mustn't be used as an excuse by certain parties to reject applications.</p>	<p>Comments generally relate to ONF/L policy which are beyond the scope of the PA Landscape Schedules project.</p>
<p>This is a very important area especially those surrounding The Platinum Villas. Please do preserve the natural environment well and do not allow any development on site. We must preserve & ensure appropriate planting remains NATIVE . Please consider more active weed control & have the wilding pines remove. Please do not destroy but preserve the native green belt here.</p>	<p>Theme of comment covered in Schedule.</p>
<p>I have owned a villa at 96 Fernhill Road for a number of years. This is an area of outstanding beauty and we should ensure that the land in front of the villas remains planted with native plants and that there is more active weed control. My view is that all wilding pine should be removed. It goes without saying that it would be inconceivable to provide any development approval for any private or public use or services on any of this land.</p>	<p>Theme of comment covered in Schedule.</p>
<p>We would please ask that council preserves all reserve land and ensures that all new planting is native. We also ask that active weed control is allocated in council budes and that ALL wilding pine is removed.</p>	<p>General theme of comment covered in Schedule. Some aspects relate to Council policy which is beyond the scope of the PA Landscape Schedules project.</p>
<p>The land at the bottom of Fernhill Road should never be developed , but preserved as a nature reserve of native species and grasses. One Mile Creek should also be kept as a nature reserve to preserve native tree species and wildlife</p>	<p>General theme of comment covered in Schedule. Some aspects relate to Council policy which is beyond the scope of the PA Landscape Schedules project.</p>
<p>The QMTBC manage an extensive network of mountain bike trails within this area, including Fernhill/Wynyard and Skyline. Several other recreational trails also exist for mountain bikers under the control of others. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area. .</p>	<p>General theme of comment covered in Schedule. Some aspects relate to Council policy which is beyond the scope of the PA Landscape Schedules project.</p>

<p>Keeping the landscapes we view and treasure is important and to be preserved.</p> <p>To View, keep & experience these landscapes is important to us all. They also provide many activities that Qtown represents - mountain biking, walking/hiking, kayaking, paddle boarding, picnics and more.</p> <p>The surrounding hills & mountains are all scenic and memorable landscape features that are undeniably stunning.</p> <p>The Internationally recognised landscapes in this area are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. We run a local business and exhibit stunning old images of the Qtown landscapes, mountain range and scenic beauty that we like to remember and preserve for all generations.</p> <p>I am currently learning my Maori history and our cultural & historical connections to the Landscapes in Queenstown. Including the West Wakatipu Basin.</p> <p>Any new proposed development will detract from all we have enjoyed & treasured over the last few centuries. These areas are too treasured to be treated in such a mindless fashion.</p> <p>Any unchecked development, or developers ignorant of what the people / locals respect and enjoy, will negatively affect how we all enjoy this scenery and land. We need to pause and take a long term view to consider the greater good for our land and people.</p>	<p>Theme of comment covered in Schedule.</p>
<p>This large area encompassing private farmland has definite ONL values that should only be developed for its recreational values. Ideally landowners would provide public trail access.</p>	<p>Theme of comment covered in Schedule.</p>
<p>Queenstown Hill, the area around Lake Johnson and specifically the area above and around the Western End of Tucker Beach should be included in this submission. For some reason they have been omitted even though they are designated on the map. These are wild beautiful areas. Visually amazing, open, rugged, impressive and feed a connection to nature and all that which is bigger than ourselves. They provide a sense of spaciousness and calm. They contribute to wellbeing in their natural form. They need to be retained as ONL. No development should be allowed to inhibit their grandeur. For this reason the bridge at the Western end of Tucker Beach should have been denied. It is imperative that we value and protect the majesty of our surroundings. We need to think forward 50-100 years and beyond and protect what is majestic for all future generations.</p> <p>These large wild spaces also provide wonderful access to the beauty of the night skies: the starry night-scape and inky black mountain silhouettes.</p>	<p>General theme of comment covered in Schedule. Some aspects relate to policy or consenting concerns which are beyond the scope of the PA Landscape Schedules project.</p>

Don't change it	Theme of comment covered in Schedule.
<p data-bbox="204 264 464 296">Morning Star Reserve</p> <p data-bbox="204 338 1003 506">We enjoy walking along this public track and taking in the views over the top of Arthurs's Point and over the Morning star Reserve and Mount Dewer. This walk is really serene and with stunning landscapes. The Oxenbridge Historic Tunnel walk is another beautiful location to experience the River from. ...</p> <p data-bbox="204 516 1003 684">The reserve is a great space for locals to enjoy walking or cycling through and to get down to the waters edge. We enjoy taking the dog down here passing the scenery and greenery and being able to access the River directly where you can walk all the way along the beach front. The peace and quite is lovely down here.</p>	<p data-bbox="1032 264 1373 401">Theme of comment covered in Schedule- although this largely relates to Kimiākau (Shotover River) PA ONF.</p>
Referenced as part of the setting and backdrop of the Shotover River – Arthurs Point area	Theme of comment covered in Schedule.

Priority Area: Cardrona River/ Mt Barker Road

Feedback	Comment HMLA 14/04/22
As per my earlier comments. Same issues.	
Size and therefore density of residential sites needs to be carefully controlled due to the risk of loosing the Rural Character of the Landscape. This is already occurring with a higher volume of smaller denser land titles being subdivided. This factor more than any other change will affect the rural amenity and visual landscape of the RCL designation.	Acknowledged in the schedule
I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."	General comment, but theme is covered in schedule.
The new Ballantyne road creates greater traffic at too high speeds and opens this area to ever increasing subdivision - please cease further developments - there is enough light pollution from what is already there	
<p>The so-called rural character of this landscape is such in name, only.</p> <p>Peri-urban creep during the last 20-years has irrevocably degraded its rural visual value. Lifestyle block and suburban subdivision have seriously compromised its open space rural visual character. And the infill is accelerating throughout the Cardrona valley and Mt Barker Rd lowlands.</p> <p>Rural landscapes should possess contextual links to the lands indigenous origins. But blocks of semi-natural, albeit secondary indigenous vegetation on the outwash terraces and lower valley hill-slopes have been almost entirely obliterated by the green-wave of agriculturally-intensified land use, especially along Mt Barker Rd. The extensive rural view of the alluvial flats from our dwelling in this RCL contains NO native woody plants...all replaced by exotic conifer shelter belts and cleared road berms. The restored (from rough pasture) native vegetation of our lifestyle block is the only indigenous landscape microcosm in a 12-km drive from Wanaka township to Wanaka airport via Mt Barker Rd.</p> <p>The indigenous component of rural landscapes is a crucial component of my sense of Aotearoan identity, a link to the landscapes prehuman origins.</p>	<p>Rural living acknowledged in schedule, as well as remaining rural open space.</p> <p>Schedule modified to include small areas of indigenous vegetation and potential for further enhancement in Important ecological features and vegetation types.</p>

<p>Open space, rural landscape character is a toothless planning value in terms of maintaining and enhancing native Aotearoa/New Zealand.</p>	
<p>Properties in RCL should not be able to be subdivided below 5 acres, as the area is part of the Rural General classification. Some developers are getting away with smaller subdivisions, which puts pressure on infrastructure and services. Sadly most of them are creating these subdivisions out of pure greed (which they might disingenuously call "meeting demand").</p> <p>Rural general properties are meant to be spaced out with property owners not being able to see the domestic areas of their neighbours. In some cases, landscape consultants have suggested that housing should be "clustered" to preserve the RCL nature but this is completely offensive to adjoining property owners. It seems that the consultants can only see landscapes and can't or won't see the impact on people who already live in those landscapes.</p> <p>A number of developers have been chopping down trees to give the subdivided properties better views without restraint but do not seem to be planting anything instead. This goes against climate change and, even if they do plant something, the replacement trees and shrubs take 5 to 10 years to grow - and hardly ever reinstate the feel of the landscape that existed before the denuding of the RCL Please impose greater restriction on the savage destruction of trees.</p>	<p>Acknowledged in the schedule</p>
<p>I have lived in the Wanaka area all my life, and around 15yrs on our property on Black Peak Road.</p> <p>I do think that buildings are a key part of the landscape we have created in this area - they give a purpose to the land and how its being used.</p> <p>New development should be assessed case by case - and without huge expense to the owners. I think subdivisions are fine as long as they don't connect with other subdivisions - clusters rather than a spread.</p> <p>Pest control should be included somehow.</p>	<p>Animal and plant pests are identified in the schedule</p>
<p>There is already widespread rural residential activities being an element of the Cardona River/ Mt Barker area – i.e. yes there are biodiversity and natural landscape values, as well as farming but also rural residential activities are part of the landscape and that needs to be recognised too.</p>	<p>Recognised in the schedule.</p>
<p>I am making a general comment that Rural character landscapes should be maintained and should remain</p>	<p>General comment</p>

<p>productive. It is important for our future and also contributes to our visual amenity and wellbeing.</p>	
<p>This feedback has been prepared on behalf of Graeme and Leah Causer, the owners of 418 Ballantyne Road, Wanaka ('the site'), as identified in Figure 1.</p> <p>The site is approximately 57.4ha in area, and legally identified as Lot 2 DP 542218 as contained in Record of Title 914317. As owners of land within the 'RCL Priority Area 1: Cardrona River / Mt Barker Road' (herein referred to as 'RCL Area 1'), they have a particular interest in the landscape schedules under consideration by Queenstown Lakes District Council ('QLDC').</p> <p>To assist with QLDC's development of the landscape schedules, the following provides a brief outline of the landscape attributes of the site and wider landscape (as informed by the experience of the owners, and multiple landscape assessments specific to the site¹), and then outlines the values that the owners consider should be managed and protected in the future.</p> <p>The site has a rolling topography typical of the wider landscape, however is bisected by a shallow, flat-bottomed gully that is orientated south-west to north-east, in the same alignment as the Cardrona River itself. A large farm shed is located near the bottom of the gully, with farm tracks, stock water troughs, farming equipment and shelterbelts located across the site (and around the perimeter, particularly along Boundary Road). The site wraps around an existing residential unit at 420 Ballantyne Road (accessed via a right of way over the site) with the original homestead located at 444 Ballantyne Road. The site features a residential building platform (authorised by RM181631) in the northern portion of the site adjacent to Boundary Road, however a dwelling has yet to be constructed. The site is utilised predominately for pasture and grazing.</p> <p>The wider landscape is broadly characterised by large land holdings that contribute to the open space and rural working character of the landscape, with interspersed residences on a variety of large and smaller sized lifestyle blocks, and the Wanaka airport and township of Wanaka relatively close by. A sparse network of roads extends through the area connecting to State Highway 6 to the east and Wanaka to the west, with the recent upgrade of Ballantyne Road providing a sealed and high-quality transport corridor. Vegetation patterns typically include stands of trees, large specimen trees, tree lined</p>	<p>Theme of these comments is covered in schedule.</p>

<p>accesses and a concentration of amenity, screening and shelter planting around large residences and along road corridors. The landscape also includes farm buildings and structures, typically found in the rural environment. The rolling landforms and shelterbelt planting fragment views of the open landscape, with this creating distinct areas with reasonable absorption capacity and limited viewing catchments.</p> <p>Overall, it is considered that farming and rural living activities, and their associated built form and vegetation patterns are the predominant feature and land use within RCL Area 1, with such activities considered to be appropriate in this locality, and contributing to the predominant landscape attributes, and character and visual amenity values of the area. To this end, it is considered that any landscape schedule for the area should appropriately recognise and provide for the continuation of farming and rural living activities, along with their associated built form and vegetation, and provide for the expansion of the same where appropriate.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The landscape experts conferencing for the purposes of concluding a joint statement for presentation to the Environment Court presented their statement dated 29 October 2020 (The Joint Landscape Report). Comments from that report (including from Appendix B annexed thereto) that are relevant and applicable to the land holdings of CDL, MAHL, and BBHL are as follows:</p> <p>All of the RCL PA areas should be mapped to adopt landscape as opposed to road boundaries</p> <p>Cardrona River/Mt Barker Road RCL PA: PA mapping should be extended to the base of the lower Criffel terrace due to the similarity of this area with respect to landscape characteristics and values, to the balance of the mapped Cardrona River/Mt Barker Road RCL</p> <p>DPA 1 borders, along its southern boundary by the base of the Pisa/Criffel range ONL, Mt Barker Rural Lifestyle Zone, and Mt Barker Road ● The DPA contains areas of well-established rural living development, characterised by relatively small rural living sized lots and the presence of building platforms, as well as productive farmland</p>	<p>Mapping is in accordance with this comment</p>

DPA 1 has been and continues to be subject to development pressure for rural living. It contains a relatively high proportion of RCL land that has been subdivided and developed for rural living

There is potential for several larger sites adjoining Ballantyne Road to be subject to demand for rural living —these create potential for cumulative degradation

In identifying its proposed RCL DPA's, Council took into account, as referenced in Memorandum of Counsel dated 5 October 2020 as submitted to the Environment Court, the following factors:

Areas where consent applications are frequently lodged, whether granted or refused

Areas where certain existing activities could be expected to grow over the life of the ODP

Areas that are or have been subject to recent rezoning appeals, yet remain rural zone, and the land on the periphery of those areas

Areas that were subject to rezoning submissions indicating the intention to move away from the underlying rural zone

Parts of the RCL on the fringes, or in close proximity to urban areas, or immediately outside the urban growth boundary

The inclusion of undeveloped/farmed land in proximity to existing development pressure

Acknowledged in schedule

<p>Queenstown Lakes District Council (Council) have provided limited information in relation to the landscape schedules and no indication of what ‘values’ will be included in the schedules. As such, BGL no indication of the values on which it is providing feedback, however wishes to be involved in this process. The landscape character of parts of Criffel Station and the area has been previously described in a landscape assessment¹ for the Rural Lifestyle zoning which was approved by way of Consent Order² on 15 June 2020 and remains relevant.</p> <p>The landscape values that BGL attribute to Criffel Station are as follows:</p> <p>(a) Flat pastoral land at the toe of the Criffel Range, south of Mount Barker Road and west of State Highway 6 which accommodates farming, residential, visitor accommodation and commercial activities;</p> <p>(b) There is a range of commercial recreation and rural activities with associated built development at the eastern end of Criffel Station, directly opposite the Wanaka Airport, that complement the Airport’s character in this location;</p> <p>(c) Cultural patterns are obvious within the flat pastoral land, with fence lines, gates, tracks, shelterbelt planting and a range of buildings (residential and farming) that have modified the land over time;</p> <p>(d) Rural lifestyle character at the western end of Criffel Station where a 5-lot subdivision is being implemented and a 28-lot subdivision has been applied for;</p> <p>(e) The terraces of the Criffel Range are also modified by farming and utilised for agricultural crop production with part of the western end accommodating rural lifestyle development;</p> <p>(f) The northern slopes of the Criffel Range are characterised by improvements of new grasses on the lower land, open tussock lands and some improvements on the middle third and high country farming;</p>	<p>Analysis in (a) to (g) relate to a small sub-set of the PA, but the general themes of the comments are covered in schedule.</p> <p>These are largely outside the PA.</p> <p>28-lot subdivision is outside the PA.</p> <p>Terraces are outside the PA.</p> <p>Northern slopes are outside the PA.</p>

<p>(g) BGL operate tourism activities and farm tours throughout the entire farm and regularly undertake recreational activities on the land such as biking, hunting and overnight adventures.</p>	
<p>There is already widespread rural residential activities being an element of the Cardona River/ Mt Barker area – i.e. yes there are biodiversity and natural landscape values, as well as farming but also rural residential activities are part of the landscape and that needs to be recognised too.</p>	<p>Comment relocated from Mount Barker ONF feedback.</p> <p>Rural living acknowledged in schedule</p>
<p>The site has a rolling topography typical of the wider landscape, however is bisected by a shallow, flat-bottomed gully that is orientated south-west to north-east, in the same alignment as the Cardrona River itself. A large farm shed is located near the bottom of the gully, with farm tracks, stock water troughs, farming equipment and shelterbelts located across the site (and around the perimeter, particularly along Boundary Road). The site wraps around an existing residential unit at 420 Ballantyne Road (accessed via a right of way over the site) with the original homestead located at 444 Ballantyne Road. The site features a residential building platform (authorised by RM181631) in the northern portion of the site adjacent to Boundary Road, however a dwelling has yet to be constructed. The site is utilised predominately for pasture and grazing. The wider landscape is broadly characterised by large land holdings that contribute to the open space and rural working character of the landscape, with interspersed residences on a variety of large and smaller sized lifestyle blocks, and the Wanaka airport and township of Wanaka relatively close by. A sparse network of roads extends through the area connecting to State Highway 6 to the east and Wanaka to the west, with the recent upgrade of Ballantyne Road providing a sealed and high-quality transport corridor. Vegetation patterns typically include stands of trees, large specimen trees, tree lined accesses and a concentration of amenity, screening and shelter planting around large residences and along road corridors. The landscape also includes farm buildings and structures, typically found in the rural environment. The rolling landforms and shelterbelt planting fragment views of the open landscape, with this creating distinct areas with reasonable absorption capacity and limited viewing catchments. Overall, it is considered that farming and rural living activities, and their associated built form and vegetation patterns are the predominant feature and land use within RCL Area 1, with such activities considered to be appropriate in this locality, and contributing to the predominant landscape attributes, and character and visual amenity values of the area. To this end, it is considered</p>	<p>Comment relocated from Mount Barker ONF feedback.</p> <p>Theme of this comment is covered in schedule.</p> <p>Theme of this comment is covered in schedule.</p> <p>Theme of this comment (apart from absorption capacity) is covered in schedule.</p> <p>Theme of this comment is covered in schedule.</p>

<p>that any landscape schedule for the area should appropriately recognise and provide for the continuation of farming and rural living activities, along with their associated built form and vegetation, and provide for the expansion of the same where appropriate.</p>	
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Priority Area: Cardrona Valley

Feedback	Comment HMLA 14/04/22
<p>The new Cardrona Station development will change the entire valley forever in a negative way - there should not be any further development allowed outside what has already been agreed (that horse has bolted)</p>	
<p>How is the Mount Cardrona Station development allowed to proceed? Surely it doesn't conform to the current RMA?? It's a total disgrace & should have to be submitted to the current resource consent process. It is ruining an ONL & once the damage is done it can't be undone.</p>	
<p>This Valley has a history of gold mining which include original buildings and land features. Preserving these for the benefit of New Zealanders is paramount.</p>	<p>Theme of this comment included in schedule</p>
<p>The key landscape values for the Cardrona Valley are: rugged, unspoilt, historic, peaceful, pastoral, It is characterised by expansive vistas of undeveloped hillsides and mountains underpinned by the sparsely developed pastoral valley floor and lower slopes. All of this is grounded by the historic context of early pioneer settlement and over a century farming activity. A harsh climate creates an ever changing hue of greens and browns and golds set against stunning blue skies, white capped peaks, and dark rocky ridges. The minimal, small scale and scattered development that exists today along the valley floor gives context to the untamed rugged slopes that rise above it. A fine balance exists between the two as one gives emphasis to the other. If ill-considered development is allowed to continue then these values will be irreparably lost.</p>	<p>Theme of this comment included in schedule</p> <p>Schedule modified in transient values and aesthetic values sections</p>
<p>The Cardrona river has a history of gold mining as well as being a beautiful feature of the valley. Preserving the river banks (by protecting access from livestock), planting and clearing the dead trees and overgrowth will enhance the water quality and allow the natural life to thrive. Providing safe access to the river with the construction of a path/bikeway would give the public access in a protected and managed way, enhancing the Upper Clutha District. A path would be a safer option for bikers to travel over the Crown range.</p>	<p>Theme of this comment included in schedule</p>
<p>Mount Cardrona Station will destroy the Cardrona River. The water take for MCS is a disaster waiting to happen.</p>	
<p>The preservation of the landscape values of the open pastoral and alpine slopes of the Cardrona requires future development to be</p>	

low density and clustered along the valley floor. It needs to be sympathetic and absorbed into the environment so should reference the rural and heritage values that define the valley. The density and sprawl of profit driven subdivisions needs to be avoided. However a precedent for this has now been set by the creation of Mount Cardrona Station Village. This sort of development should not be repeated as it is completely out of context to the natural evolution of built form in the valley and has arisen from a developer imposing their will and exploiting a planning anomaly. Such developments not only destroy the rural open space amenity, but they also place increased pressure on a sensitive but highly valued environment.

This feedback is made on behalf of the Cardrona Village Limited (CVL), in respect of the Cardrona Outstanding Natural Landscape (ONL) Priority Area. This is important, as the identification of values is intended (it is understood) to assist in providing guidance as to the appropriateness of activities in the relevant locations, and, if an activity is advanced, the assessment of its effects on those values through any resource consent process. It is of course the adverse effects on the values of an ONL that is to be avoided, not activities within an ONL per se.

As CVL understands it, the Cardrona Settlement Zone is excluded from the ONL mapping. This is appropriate as the area is no longer (particularly taking into account consented development, including the consents held by CVL or related/ aligned companies) sufficiently natural to qualify as ONL. Effectively the Settlement Zone is a pocket of relatively intensive urban land uses (based on the recently consented land use and subdivision, which includes a mix of hotels, serviced apartments, residential apartments, serviced terraced units, residential terraced units, residential dwellings and a hostel on the currently vacant sites on Soho Street and Rivergold Way) that is surrounded by ONL. The Cardrona Village is defined by its key physical features, being the arterial Cardrona Valley Road, the local roads of Soho Street and Rivergold Way, and the variety of residential and visitor accommodation that is existing and consented on these streets

However, the whole area (including the Settlement Zone) has been identified as within the Cardrona ONL Priority Area. It is not anticipated that this should be taken as intended to bring the Settlement Zone back into ONL.

However, it would seem appropriate to identify that the Settlement Zone has significant values to the community. For example, it is highly valued as a focal point for the community,

<p>where people can (or will) be able to meet, stay, and experience those community benefits. They will also be able to appreciate the wider amenity of the surrounding ONL. That is part of the charm and attractiveness of the Cardrona Settlement Zone. The Settlement Zone has the ability to absorb further appropriate development, without impacting on the values of the surrounding ONL. Effectively, an “alpine village” settlement is part of the value of the wider Cardrona ONL. There are obviously also valued historic values associated with the Settlement Zone, with the historic Cardona Hotel and associated historic buildings being the most significant group of buildings in the village.</p>	<p>Attributes and values of the Cardrona Village Settlement Zone not included in the PA ONL schedule, except where the village influences the character and landscape capacity of the surrounding ONL.</p>
<p>Landscape values associated with MCSL’s Rural Zoned landholdings</p> <p>MCSL opposes the inclusion of land zoned MCSSZ within an area of Outstanding Natural Landscape (ONL) Priority Area in the PDP at this time. MCSL understands that where land has not been reviewed through the PDP, then the provisions applying to the land are found in the ODP, except for the strategic provisions in Chapters 3, 4, 5 and 6 except to the extent that either Chapter 3 or Chapter 6 specifies exclusions or qualifications to that application¹.</p> <p>Chapters 3 and 6 of the PDP set out the regime for the mapping of ONLs, Outstanding Natural Features (ONF) and Rural Character Landscape (RCL) and the application of provisions relating to these landscape categories². While it is anticipated that the MCSSZ (or its PDP equivalent zoning) would likely be identified as an Exception Zone under 3.1B.5 and therefore excluded from the application of the landscape categories and related provisions, as the MCSSZ has not yet been reviewed, no reference to this zone is made.</p> <p>In summary, it is anticipated that despite the mapped extent of the Cardrona Valley ONL Priority Area, the landscape schedules will not apply to the land within the MCSSZ, by virtue of it not being zoned Rural, and/or listed as an Exception Zone in Chapter 3.</p> <p>The landscape character of the wider area has been previously described in previous landscape assessments for the MCSSZ and remains relevant for the Rural Zone land parcels held by MSCL (noting that the SASZ is a listed “Exception Zone” for the purposes of the Chapter 3 provisions relating to ONL/ONFs).</p> <p>(a) Rugged, ice-weathered slopes and ridgelines dominate the landform and a tawny grass vegetation cover dominates the ecology;</p>	<p>Attributes and values of the Mount Cardrona Special Zone not included in the PA ONL schedule, except where the zone influences the character and landscape capacity of the surrounding ONL.</p>

<p>(b) Cultural patterns are subservient in the upper valley, with scattered fence lines, gates and tracks meaning that a farming use of the land has modified it only slightly;</p> <p>(c) In the lower valley, approximately north of Cardrona township, farming has modified the valley floor more heavily and here cultural patterns in the form of improved pasture and considerably more exotic trees compete with nature, with the result that landscape character is less wild and remote;</p> <p>(d) The MCSSZ, the existing Cardrona settlement, the Cardrona Alpine Resort SASZ and the Waiorau/Pisa SASZ sit as individual instances of development within the Cardrona Valley. These affect landscape character in that they read as nodes of human influence and occupation within a landscape dominated by natural patterns and farming land use; and</p> <p>(e) The MCSSZ provides for a dense urban village of residential, commercial, visitor accommodation and outdoor recreational activities. The existing MCSSZ provisions would bring about a situation where a relatively dense, spatially confined, busy, rustic alpine village would appear on the lower terrace area that serves residential, tourism, recreation and commercial functions;</p> <p>(f) The Cardrona Alpine Resort SASZ provides for tourism infrastructure, including for recreational and accommodation activities and the built form and ancillary activities (such as carparking) associated with these activities. The SASZ includes built form that is visible from the valley floor (the base building) and other infrastructure is visible from some other locations, particularly in summer.</p>	<p>Theme of (a), (b) and (c) included in schedule</p> <p>Schedule modified to reference influence of development nodes on naturalness.</p>
<p>Fishery Resource, Spawning Habitat, Wetland Value</p>	<p>Schedule modified to include fishery resource and spawning habitat in hydrological features</p>

Priority Area: Dublin Bay

Feedback	HMLA comment 20-04-22
I value Dublin Bay's spectacular vistas and its accessibility for activities such as walking, biking, kayaking and paddle boarding.	Theme of this comment is covered in schedule.
It's a great family recreation area especially in summer. It's relatively undeveloped giving it a rustic charm and clean environment close to Wanaka.	Theme of this comment is covered in schedule.
as above - no further development in this precious area	
Wilding pines	Wilding conifers and potential for control covered in schedule
<ul style="list-style-type: none"> '- Aesthetic values - the scenery around Dublin Bay out to the lake and mountains - Recreation values - this includes but not limited to the walking/cycle trails and water sports. - Economic values - related to farming activities as well as complimentary commercial and tourism activities operating within the Dublin Bay area. 	<p>Theme of this comment is covered in schedule.</p> <p>Land uses covered in schedule</p>
<p>'Dublin Bay is valued for:</p> <ul style="list-style-type: none"> - Aesthetic values - the scenery around Dublin Bay out to the lake and mountains - Recreation values - this includes but not limited to the walking/cycle trails and water sports. - Economic values - related to farming activities as well as complimentary commercial and tourism activities operating within the Dublin Bay area. <p>Fires and freedom camping are threats to the landscape values of Dublin Bay</p>	<p>Theme of this comment is covered in schedule.</p> <p>Land uses covered in schedule</p>
<p>Northlake Investments Limited (NIL) owns land at Northlake, within the mapped extent of the Dublin Bay Outstanding Natural Landscape Priority Area. Its landholdings include land zoned Northlake Special Zone (NSZ) under the Operative District Plan (ODP), as well as surrounding land zoned Rural Zone in Stage 1 of the PDP review. Queenstown Lakes District Council (Council) have provided limited information in relation to the landscape schedules and no indication of what 'values' will be included in the schedules. As such, NIL has no indication of the values on which it is providing feedback, however wishes to be involved in this process. NIL is developing the NSZ for residential development in accordance with the zone purpose. This</p>	

<p>feedback covers the landscape values associated with NIL's Rural Zoned land adjoining and north of the NSZ. The landscape character of NIL's Rural Zoned land has not been previously assessed, however the landscape has been affected by human modification (earthworks). The values that NIL attributes to this area are the mature kanuka vegetation extending down the escarpment above the Outlet Motor camp. NIL requests that the above values be incorporated into the landscape schedule for the Dublin Bay Outstanding Natural Landscape Priority Area and that the southern boundary of that Priority Area appropriately reflect topography and mature kanuka vegetation.</p>	<p>Kānuka vegetation already recognised under Important ecological features and vegetation types</p>
<p>Landscape Values of 'Sticky Forest' land</p> <p>In identifying the values associated with this land it is important to recognise its very particular status (as described above) and how that came to be. As noted/ this is SILNA Substitute Land. The Waitangi Tribunal found that the Crown's failure to set aside sufficient lands to give Ngāi Tahu an economic base within purchase areas in the 1800s, was exacerbated by the Crown's failure to transfer the Häwea/Wānaka SILNA land. The Crown accepted that there was an obligation to the Häwea/Wānaka SILNA beneficiaries to fulfil².</p> <p>There is a public interest in ensuring the values associated with this land recognise the Crown commitment made in 1997 in fulfilment of long-standing SILNA obligations. Accordingly, it is a value associated with this land that it is redress land.</p> <p>Following on from that/ Te Arawhiti values that the land could have multiple future Uses, that in determining its values this should be recognised. Specifically, it should be recognised that in keeping with its current forestry plantation use, forestry activities could occur and that public recreational use</p>	<p>Sticky Forest identified as SILNA substitute land under Mana whenua features and their locations</p>

could end³. If the appeal outcomes result in rezoning of part of 'Sticky Forest', then the Rural Character Landscape overlay on Sticky Forest would be invalid over any re-zoned area.

In particular, Te Arawhiti cautions against treating as a value for this land/ amenity values based on a green backdrop, given its current status.

Values could change or be enhanced over time through suitable domestication surrounded by planting, conservation activity, converting to pastoral use or creating legal access to tracks for recreational use.

Importantly, it is considered that the 'Sticky Forest' land does not share the same landscape sensitivities as the rest of the Dublin Bay ONL due to its proximity to the urban environment, and the landscape quality being of lower visual amenity due to its plantation forestry Use in wilding exotic species. We consider it would be prudent for Council to recognise this and reflect Sticky Forests landscape values as distinct from wider Dublin Bay landscape values.

Te Arawhiti thanks Council for the opportunity to comment on the project and have our views taken into consideration. For any questions as to this submission, my contact details are below.

NäkU noa, nä

<p>could end³. If the appeal outcomes result in rezoning of part of 'Sticky Forest', then the Rural Character Landscape overlay on Sticky Forest would be invalid over any re-zoned area.</p> <p>In particular, Te Arawhiti cautions against treating as a value for this land/ amenity values based on a green backdrop, given its current status.</p> <p>Values could change or be enhanced over time through suitable domestication surrounded by planting, conservation activity, converting to pastoral use or creating legal access to tracks for recreational use.</p> <p>Importantly, it is considered that the 'Sticky Forest' land does not share the same landscape sensitivities as the rest of the Dublin Bay ONL due to its proximity to the urban environment, and the landscape quality being of lower visual amenity due to its plantation forestry Use in wilding exotic species. We consider it would be prudent for Council to recognise this and reflect Sticky Forests landscape values as distinct from wider Dublin Bay landscape values.</p> <p>Te Arawhiti thanks Council for the opportunity to comment on the project and have our views taken into consideration. For any questions as to this submission, my contact details are below.</p> <p>NäkU noa, nä</p>	
<p>Nationally Significant Fishery (Lake Wānaka)</p>	<p>Added to schedule under Important hydrological features.</p>

Priority Area: Feehly Hill

Feedback	HMLA comment 21-04-22
On the map this hill is shown as Ferry Hill	
See prior comments for Shotover River	
This is more about face opposite Feeley Hill rising above Bush Creek I would like to see it retained the way it is with its attractive green texture and Autumn colour from the (mainly) Larch trees rather than clearing them because they are mainly exotic	Schedule not modified due to wilding potential of larch, sycamore and rowan on the hill.
Agree no further inclusion around Feehly Hill	

Priority Area: Halliday Road - Cordridge

Feedback	HMLA comment 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>General theme of feedback included in schedule</p>
<p>The Silverlight project significantly affects the Corbridge area - poor choice</p>	
<p>great access to river trail for cyclists & pedestrians, natural character is marred by the widespread planting of overgrown eucalyptus & Conifers . We need to encourage more native & fire resistant plantings & systematically cull the overgrown older & introduced trees</p>	<p>Recreational values of river trail included in schedule. Plant pest species identified in schedule.</p>
<p>Will be a key link between the town and the newly approved film park so I understand it will get busier</p>	
<p>I am amazed at the environmental destruction that has been permitted to Graham Lee for his venture Hook. The once wonderful native wetland is now a shrine to tourism.</p>	<p>Feedback relates to area outside the PA.</p>

Priority Area: Kawarau River

Feedback	HMLA comment 22-04-22
<p>This is a recreation area for our family, as well as a feature that grounds and links us to the area. It has a life force or mauri that is very powerful, being the only river that drains Lake Wakatipu and the Wakatipu Basin. We love to walk and ride along the banks of the river and play on the beaches. We love to watch the mixing of the waters in the River - from the Shotover River and Lake Wakatipu.</p>	<p>General theme of this comment is covered in schedule</p> <p>Schedule modified to include mixing of waters as part of aesthetic attributes</p>
<p>Keep the wild spaces, limit vehicular activity and commercial jetboats</p>	
<p>See prior comments for Shotover River</p>	
<p>Think any large scale or high density development should be very limited.</p>	
<p>This is a natural beauty to preserve and restrict development.</p>	
<p>Like it as it is</p>	
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	<p>Rabbits as a pest species included in schedule</p>
<p>Fishery Resource</p>	<p>Included in schedule</p>
<p>The Chard Farm Land is included within the proposed Kawarau River Outstanding Natural Feature (ONF) and the Northern Remarkables Outstanding Natural Landscape (ONL).</p> <p>The Land and surrounding landscape have been highly modified by viticulture, farming and other human activity and are not in their natural state. As can be seen in Appendix B, the Chard Farm land over which the proposed ONL and ONF notations might sit, is completely modified and not "natural". It is dominated by intensive viticulture, buildings, tracks, the road and accessways.</p> <p>Viticulture, farming and commercial activities are the key values of the Gibbston Valley, and are anticipated in the Gibbston Character Zone (GCZ). Chard Farm, and nearby landowners and occupiers, have invested significant time and resources in</p>	<p>Chard Farm vineyards are outside the Kawarau River ONF, but are included in the Northern Remarkables ONL.</p>

<p>working alongside Council to ensure these activities are expressly provided for PDP.</p> <p>Chard Farm considers it is more consistent with the character and values of the Gibbston Character Zone, for it to be removed entirely from the ONL and ONF classifications. The identification of the 2205917 6808021v1 page 2 values of the GCZ generally, and Chard Farm specifically, will make it obvious that it is not sufficiently "natural" to be included in these overlays, and it will be a natural and logical consequence of going through the values identification process, to justify removal of the GCZ from those overlays altogether.</p> <p>Chard Farm is concerned the landscape schedules may lead to further confusion and complexities. Chard Farm's experience is that additional 'layers' of the PDP, such as the Wāhi Tūpuna chapter and overlay, can make it difficult to interpret and apply the objectives, rules and policies. Chard Farm is particularly concerned that the landscape schedules may undermine or conflict with the provisions of the GCZ, thereby completely undermining the very enabling purpose of the zone to provide for viticulture, farming and tourism activities.</p> <p>The ONF boundary indicated in the landscape schedules map does not reflect the natural topography or geography of the Land and surrounding area. It should be amended to align with the contour line to better reflect the surrounding environment, as indicated in the plan attached as Appendix C.</p>	<p>Comment relates to ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p>
<p>Rock Supplies has an interest in land contained in Record of Title OT19A/733 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them, on which to provide feedback. The consultation documents are limited to the landscape schedules maps. As such, Rock Supplies has little to no indication of the values on which it is providing feedback.</p> <p>Rock Supplies is concerned the addition of the landscape schedules may lead to further complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative District Plan (ODP) was that it was exempt from ONL status. Under the PDP, it is only exempt from certain ONL provisions.</p>	<p>Victoria Flats PA ONL schedule relates to Rural-zoned land outside the Gibbston Character Zone, but includes activities within this Zone as context.</p>

<p>This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p> <p>Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:</p> <p>All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.</p> <p>Remove the Land from the ONL and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status</p> <p>The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.</p>	<p>Comment relates to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Aesthetic pleasantness included in schedule.</p>
<p>This feedback is provided on behalf of the Station at Waitiri Limited (the Station) in relation to the proposal to include landscape schedules in the Queenstown Lakes Proposed District Plan (PDP). 2 The Station has an interest in land at Kawarau Gorge, contained in Records of Title 410590, OT19A/734, OT14B/1179, 364038 and 364036 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them. The consultation documents are limited to the landscape schedules maps. As such, the Station has little to no indication of the values on which it is providing feedback.</p> <p>The Station is concerned the addition of the landscape schedules may lead to additional complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative</p>	<p>Victoria Flats PA ONL schedule relates to Rural-zoned land outside the Gibbston Character</p>

<p>District Plan (ODP) was that it was exempt from ONL status. Under the PDP it is only exempt from certain ONL provisions. This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p> <p>Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:</p> <p>All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.</p> <p>Remove the Land and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status from the ONL.</p> <p>The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.</p>	<p>Zone, but includes activities within this Zone as context.</p> <p>Comment relates to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Aesthetic pleasantness included in schedule.</p>
<p>BFDL opposes the inclusion of their landholdings within an area of Outstanding Natural Feature (ONF) Priority Area in the PDP at this time, due to the outstanding appeal relating to their land parcels. While not explicit in the consultation documentation, it is understood by BFDL that the landscape schedules being consulted on will be located in Chapter 21 (Rural Zone)¹ and therefore only be applicable to applications seeking consent under the Rural Zone rules.</p> <p>These values can be generally described as follows: (a) The core characteristics and values of the river valley focus on the Kawarau River course and the mountain slopes that rise dramatically above it. These are the core features that provide the foundation for most of the valley system’s biophysical character, its expressiveness (related to the valley’s formative geomorphic and hydrological processes), its visual legibility and aesthetic appeal, its more dynamic qualities and grandeur, and its cohesiveness. Some of these characteristics are also evident down the length of the Priority Area’s northern margins, including the flood plain and river escarpment</p>	<p>Comment relates to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Themes of these comments are covered in schedule</p>

<p>Kawarau River PA ONF relates to the Kawarau River corridor stretching from the Frankton Arm of Lake Wakatipu westwards to Roaring Meg. The extent of the mapped PA ONF corresponds to the upper edges of the landforms framing the river corridor. This takes in the river floodplains in places.</p> <p>Physical Attributes and Value</p> <ul style="list-style-type: none"> a. Large waterbody with gravel and schist bed. b. Steep river scarps and cliffs interspersed with floodplains. c. Valued habitat for trout, salmon, eel, rare fish, koaro. d. Weed free in places upstream of Lake Dunstan, although most vegetation along and near the river’s margins comprises exotic species. <p>Perceptual (Sensory) Attributes and Values</p> <p>Particularly important views include: a. Highly attractive close, mid and longer range views along the predominantly vegetation clad, river corridor. Vegetation and landform patterns together with the winding corridor serve to 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 form a dominant visual element.</p> <p>Appealing mid and longer 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 adds to the appeal of the outlook.</p> <p>From some more proximate vantage points, the vegetation fringed, dynamic waters of the Kawarau River are seen alongside the seemingly ‘tamed’ pastoral floodplains and elevated terraces.</p> <p>Views of the dramatic river cliffs and scarps east of Morven Ferry Road are highly memorable.</p> <p>Generally there is a high perception of naturalness throughout the river corridor by virtue of the dominance of the waterbody and its vegetated margins. Whilst boating activity and trails are evident in the corridor, these activities speak to the high recreational values of the ONF (see shortly). Where evident, structures are of a modest scale and/or sympathetic character and remain subservient to the more natural landscape. Whilst</p>	<p>Physical attributes and values are covered in schedule</p> <p>Perceptual attributes and values are covered in schedule</p>
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<p>pastoral land use dominates the floodplain areas, the vineyards of Chard Farm are also prominent closer to the Gibbston Valley and nearly all the vegetation flanking the river is exotic: extensive bands of willows, stands of poplars, pine woodlots and shelterbelts, large pockets of broom and gorse, and coarse grass species. Even so, there remains a perception of significant naturalness within the valley landscape. The very limited visibility of built development on the Remarkables side of the river plays an important role in this regard, even if pasture and vineyards remain apparent. Farm tracks, fencing, power lines, a 220kV transmission corridor and the margins of the Bridesdale and Lake Hayes Estate settlements are also evident. However, the confined, often intimate, nature of the river landscape limits exposure to such elements, creating a landscape that is highly picturesque, variable and aesthetically appealing.</p> <p>Expressiveness values are strongly linked with the clearly legible, glacial and alluvial / hydrological processes that have shaped this valley landscape and which continue to add to its dynamic qualities. Transient values are derived from the fluctuations and changing patterns of its river waters and the seasonal changes evident in its vegetation – most notably in its stands of poplars.</p> <p>Cultural Values: valued food source. Historic values: gold panning and sluicing; the former entry route to Queenstown down the eastern side of the river near Chard Farm; and the historic Roaring Meg Power Station and water discharge (evident from SH6). High shared and recognised values as evidenced by the Water Conservation Order that applies to the river (with its wild and scenic characteristics; natural characteristics; scientific values and recreational purposes specifically identified). High recreational values associated with kayaking, jetboating and fishing on the river; walking and cycling the trails alongside the river</p>	<p>Associative and cultural attributes and values are covered in schedule</p>
<p>Queenstown Park is 2,000ha rural site located on the true right bank of the Kawarau River which extends to an altitude of approximately 1000masl on the north face of the Remarkables. This land is within the Northern Remarkables ONL priority area and bounded by the Kawarau River ONF priority area.</p> <p>Recreational values and water quality values of the Kawarau River</p> <p>9. As a deeply incised river, the Kawarau River is much less visible from the wider basin (the viewer needs to be at the river banks or high above the river to enjoy the river) but its Page 3 2107964 / 706655 recreational values are very high and need to be recorded alongside its scenic values. High numbers of tourists</p>	<p>Theme of comments covered in schedule.</p>

<p>experience jet boating on the river (with commercial operators such as KJet and RealNZ) and the iconic Kawarau bridge bungee operation, but the river is also used by large numbers of walkers, cyclists (QTT trails network as well as QPL trails on Open Days), fishermen, kayakers rafters, private jet boat users and swimmers.</p>	
<p>10. Another important value of the Kawarau River is the exceptional clarity of particularly the upper stretch of the river from the Shotover confluence to the head of the river at the Kawarau Falls, the outlet from the Frankton Arm of Whakatipu wai Maori. Lake Wakatipu is effectively a giant settling pond that ensures that water leaving the lake and entering the Kawarau River is invariably clean, even after a major rain event.</p>	<p>Theme of comments covered in schedule</p>
<p>11. The water quality and high recreational values of the Kawarau River are expressly recognised as outstanding characteristics in the Water Conservation (Kawarau) Order 1997.</p>	<p>Included in schedule</p>
<p>19. The Queenstown Park Station has its own microclimate. It faces north, is sheltered from the cold southerlies by the Northern Remarkables, and the warmth in the valley is enhanced by the north facing rock faces and terrain collecting and releasing heat slowly, to the adjacent terraces partially trapped by much of the higher terrain on the northern side of the Kawerau River. As a result, the property enjoys hot dry summers and as with all of Queenstown approximately 100 days of winter. From a livestock farming perspective, this is not optimal and makes the property difficult to farm because the property critically tends to “burn off” in the Spring and Summer very quickly at a time when there is a need to make supplementary feed for Winter. It requires irrigation where that is possible but that is costly. However, from a recreational and visitor perspective, the warmer micro-climate provides significant advantages. It also has benefits for viticulture and horticulture, which may be able to be developed in tandem with recreation and resort development.</p>	

Priority Area: Lake McKay and Environs

Feedback	HMLA comment 19/04/22
I value Lake McKay Station as a rural zone with high visual amenity value.	Theme of this comment is covered in schedule.
leave development free	
Wilding pines	Wilding conifers noted as pest plant
Spawning Habitat (Luggate Creek)	Added to Hydrological features

Priority Area: Maungawera Valley

Feedback	HMLA comment 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>General theme of comment included in schedule</p>
<p>sufficient subdivision has already occurred here and anymore will alter the feeling of this magnificent valley</p>	<p>General theme of comment included in schedule</p>
<p>It should be acknowledged that this is a rural residential area of many years and a working rural landscape. There are associated buildings and infrastructure occurring throughout, including residential dwellings, sheds, farm tracks, water tanks, silos, shelterbelts, stables, fences, and the like. Provision should be made for these activities to continue and to be developed in the future in order to preserve this rural residential and working landscape.</p>	<p>Both rural living and working rural uses acknowledged in schedule</p>
<p>We think the Maungawera Valley requires a very balanced consideration re-landscape values. The upper reaches of Mt Gold are a good example of an undeveloped natural landscape however the lower farmed areas containing existing buildings, exotic plantings and shelterbelts are very different. The Maungawera Road is public but services only resident farm dwellings and associated rural services. The modern era of agriculture allows for much smaller/ intensive Lot productive land use with associated buildings and this should be considered for the future. Preserving existing large Lot pastoral character is archaic and irrelevant for the future. Provision must be made in the Plan for development of rural landscape into modern smaller Lot land use production methods, this should be encouraged and not avoided at all costs. Thanks.</p>	<p>Landscape capacity for intensive agriculture included in schedule.</p>
<p>We have just endured six years of government mandated Resource Consent and Zone Change hell and have achieved zone change from Rural Character Zoning to Rural Visitor Zone. I note from the QLDC website that this latest in the interminable series of activist inspired and Environment Court</p>	<p>Feedback relates to RCL PA Area 3: West of Hawea River</p>

mandated landscape assessments and reviews, a review that will inevitably further limit the rights of landowners and their ability to remain on their land as ever increasing property value based taxation will soon ramp up the process of negative gentrification ... only includes Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

Our property: LOTS 1-2 DP 21025 SEC 1 SO 20288 BLK III LOWER HAWEA SD CT-OT18C/770 Lot 1 CT- OT12D/533 Lot 2

is now designated as "The Maungawera Rural Visitor Zone". As such it is not included in any of the above mentioned landscape/zone designations and so does not fall within the purview of this current landscape review. In addition, the most rigorous possible landscape review and assessment was an integral part of the years long Stage III Plan Change procedure that led to our success in the process when so many others were unsuccessful. Please remove our property from the mapping for this landscape schedule review and from consideration in the process

Priority Area: Morven Hill

Feedback	HMLA comment 21-04-22
<p>When we took over our property on Morven Hill it was over run with Gorse, Broom and thistles, as we are able to access most of our site with machinery we cleared the site and undertake annual weed and pest control and are able to farm this land. since we are now noticing new species of thistle (Cotton Thistle) and rabbits control is becoming much more of a focus with annual poisoning and continues shooting.</p> <p>We also have water tanks high on our site which are part of an irrigation scheme providing irrigation and stock water to our land and our neighbor's, this scheme has been in place for many years.</p> <p>We have small scale veggie garden with glass house, garaging, sheds and stock yards on our property along with track access to stock paddocks, we undertake small scall farming including mowing of paddocks, bailing and all activities related to small scall farming.</p> <p>There is Walnut, chestnut and other tree species on the hill that relate to the early settlers and there farm activities.</p> <p>We are always consider more economically uses for the land with tree planting for carbon credits being a worthy consideration to offset potential future compliance costs being imposed or consider by government.</p> <p>I think the ONF has its place however there should be flexibility with in the zoning or sites like ours that are not a "Natural Feature" due to the past and present activates and developments undertaken on the sites to date, our family home when built involved substantial earthworks to total re contour the land followed buy substantial planting, this site has no natural Feature amenity at all.</p> <p>Our land could support future subdivision which is something we would like the option to be able to do in the future as a succession plan for our 3 children.</p>	<p>Land use elements mentioned are acknowledged in schedule.</p> <p>Schedule modified to add these trees under Important archaeological and heritage features.</p>
<p>As of now, we - the Property owners of 51 Alec Robins Road - do not agree with the current landscape covenant and the future landscape plan schedule. Our property outlook is adjacent to developed lifestyle blocks a few hundred meters Northward along the Morvens Hill slope, specifically Sicilian Lane/Jean Robins Road. We do not agree that any future building activity on our property should be inhibited by the proposed landscape covenant, given these adjacent sites have demonstrated development potential under the same conditions. We</p>	<p>Comment relates to ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p>

would like our property - 51 Alec Robins Road - to be exempt from this proposed landscape schedule.	
This feature has scenic value to our family. It is another iconic feature that helps us understand the glacial history of the area, in combination with the other glacial features of the Basin. It also has significance related to personal milestones in our family, being the location of an annual hill climb walk for the 4 year olds at our local daycare.	Theme of this comment is covered in schedule.
Think any large scale or high density development should be very limited.	

Priority Area: Mount Alpha

Feedback	Comment HMLA 14/04/22
The landscape is spectacular, and should be totally preserved.	Theme of this comment is covered in schedule.
The whole area from Cardrona valley to Roy's Peak is a ONF to the backdrop of Wanaka. It is in danger of being developed long term like the range from Frankton to Queenstown.	Theme of this comment is covered in schedule.
Leave it unadorned and unsubdivided	
Eliminate wilding conifers - encourage native regeneration	Wilding conifers noted as pest plant
The land owned by Hawthenden Limited which is subject to the ONL zoning has been operated as a working farm for more than 120 years and there are no outstanding nor natural landscape values on this property as the evidence presented in the Environment Court has outlined .	No scope to change PA boundaries
The Mount Alpha zone incorporates Hillend Station. Most is zoned within the Mount Alpha Proposed Landscape Priority Area, including our lot (Lot 9). The other lots that were subdivided from the station are included in the Rural Character Landscape Priority Area. The inconsistency is a cause of concern. The farm lots were bought to be part of a working farm with a covenant that precludes any further subdivision and development and is the reason we bought the lot. We believe all areas of Hillend Station (including the Lots 1-10 and adjoining Lot 23 which is not split between the 2 proposed zones) should remain within the area currently designated as Outstanding Natural Landscape precluding any further development or subdivision.	No scope to change PA boundaries

Priority Area: Mount Barker

Feedback	HMLA comment 21-04-22
<p>There are two thematics I wish to share. Firstly is boundary definitions. The Mt Barker ONF as currently drawn includes ~8ha of Douglas Fir plantation on its eastern boundary, which is discordant with boundary definitions elsewhere in the Upper Clutha, which exclude plantations. This has been brought to the attention of council by previous property owners and ourselves, but remains unresolved. Note, the boundary was drawn after the plantation was established.</p> <p>Secondly, our plan, as current owners of the southern half of Mt Barker is to progressively rehabilitate the landscape back to native vegetation. The land is currently overgrown with exotics and would benefit enormously through progressive rehabilitation. Water remains an impediment and under current ORC water management plans, we are facing an enormous cost applying for resource consent to retain our existing water rights, which expire in May this year. We are asked to engage consultants at \$15,000 per report (starting cost) and pay \$1000's in deposit to apply for a consent ORC has admitted will not be granted due to over allocation of the Cardrona aquifer. We will struggle to effect our rehabilitation strategy through loss of water rights.</p> <p>The preservation and enhancement of landscape values is intrinsically linked to water but I see no reference to ORC water plans and how water management is considered under the landscape values proposition. We are experiencing negative effects of a deficient policy that is working against the intent of this survey and landscape management plan. Where is the interface and how are you ensuring the objectives are met under both QLDC and ORC plans? It's a mess and I feel you are pushing the costs and ongoing management burden onto the landowner without proper consideration of the effects and consequences. Certainly without compensation. The concept is great but I and every single other landowner I have spoken to are deeply concerned this will be another prohibitive and unwanted cost that is impossible to comply with without engaging specialist advice at great cost, just to effect council policies, with no tangible value compensation. And a supposed increase in land value as an argument is both specious and a poor justification - we cannot realise value unless we sell, which no one wants to as they are all owners because they love the land. We suffer cost implications by GRV rateable increases, without gaining benefit. I am fully committed to leaving a legacy of improved land behind me, am asking for no help or financial assistance but do not appreciate the hurdles, barriers, costs and general instructions being placed in front of me to achieve this.</p>	<p>Comment relates to ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Note that ONF boundaries based on topography of roche moutonee rather than on land use patterns.</p>

<p>You need to consider rate rebates for costs incurred by owners complying with your policies or be prepared to shoulder the burden yourselves. To just blindly push costs onto us is iniquitous and at odds to the QLDC Helpful, Responsive, Respectful mantra.</p>	
<p>Should be left without development and in its natural state except for the maintenance of broom, weed and pest control.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Beautiful place of great natural beauty, don't want any residential development there</p>	<p>Theme of this comment is covered in schedule.</p>
<p>I look at Mt Barker every day and love the fact that there are no lights (no dwelling) upon this land - that it stands undeveloped amongst all the clutter of new houses - please let us retain this</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Mt Barker is not in our immediate view but th Criffel range Cardrona valley are & appear untouched. However much of our northern view is impeded by overgrown Eucalyptus on neighbouring properties</p>	
<p>Mt Barker ONF: Any future residential development, that is building platforms and access roads, would threaten its landform integrity. The existing bulldozed tracks are a low-level violation of its landform values. Future harvesting of the extensive Douglas Fir plantation on the southern aspect will provide an opportunity to restore/enhance the indigenous vegetation visual character of Mt Barker, now violated by this exotic plantation. The future indigenous vegetation quality could/should rival that of Mt Iron.</p>	<p>Theme of these comments covered in schedule.</p>
<p>There is already widespread rural residential activities being an element of the Cardrona River/ Mt Barker area – i.e. yes there are biodiversity and natural landscape values, as well as farming but also rural residential activities are part of the landscape and that needs to be recognised too.</p>	<p>Comment relocated to Cardrona River/Mt Barker PA RCL.</p>
<p>The site has a rolling topography typical of the wider landscape, however is bisected by a shallow, flat-bottomed gully that is orientated south-west to north-east, in the same alignment as the Cardrona River itself. A large farm shed is located near the bottom of the gully, with farm tracks, stock water troughs, farming equipment and shelterbelts located across the site (and around the perimeter, particularly along Boundary Road). The site wraps around an existing residential unit at 420 Ballantyne Road (accessed via a right of way over the site) with the original homestead located at 444 Ballantyne Road. The site features a</p>	<p>Comment relocated to Cardrona River/Mt Barker PA RCL.</p>

residential building platform (authorised by RM181631) in the northern portion of the site adjacent to Boundary Road, however a dwelling has yet to be constructed. The site is utilised predominately for pasture and grazing. The wider landscape is broadly characterised by large land holdings that contribute to the open space and rural working character of the landscape, with interspersed residences on a variety of large and smaller sized lifestyle blocks, and the Wanaka airport and township of Wanaka relatively close by. A sparse network of roads extends through the area connecting to State Highway 6 to the east and Wanaka to the west, with the recent upgrade of Ballantyne Road providing a sealed and high-quality transport corridor. Vegetation patterns typically include stands of trees, large specimen trees, tree lined accesses and a concentration of amenity, screening and shelter planting around large residences and along road corridors. The landscape also includes farm buildings and structures, typically found in the rural environment. The rolling landforms and shelterbelt planting fragment views of the open landscape, with this creating distinct areas with reasonable absorption capacity and limited viewing catchments. Overall, it is considered that farming and rural living activities, and their associated built form and vegetation patterns are the predominant feature and land use within RCL Area 1, with such activities considered to be appropriate in this locality, and contributing to the predominant landscape attributes, and character and visual amenity values of the area. To this end, it is considered that any landscape schedule for the area should appropriately recognise and provide for the continuation of farming and rural living activities, along with their associated built form and vegetation, and provide for the expansion of the same where appropriate.

Priority Area: Mt. Iron

Feedback	Comment
Should be maintained as the public asset it has now become for recreational use. Minimal change to its natural state except for walking tracks.	
Beautiful place of great natural beauty, don't want any residential development there	Already included in schedule
I am pleased that Mt Iron has been secured for the community and look forward to QLDC working with DoC to develop integrated walking and cycling trails. I hope to see plenty of native planting to support more biodiversity. Mt Iron is one of the best walks close to town and the view from the top of Mt Iron is well worth the walk, and great for reflection and wellbeing. I believe that it would be very unsafe to see more development on Mt Iron due to the known fire risks.	Already included in schedule
Mt Iron sets the tone as you enter Wanaka, preserves a sense of space and nature. Mt Iron is incredibly well utilized by the community and visitors to Wanaka as a place to get away for a walk, enjoy incredible views over all of the surrounding landscapes, to get out in nature. How lucky we are to have this preserved natural space walking distance from our town center. With development all around it Mt Iron is literally the natural calm in the storm of a growing town. It needs preserved as an ONF for all future generations to enjoy.	Landmark qualities added to views Values of quietness and naturalness as a relief and contrast to township added to shared and recognised values
I am grateful that the council brought the land to help keep Mt Iron a reserve for all to enjoy. It is used by so many locals on a regular basis.	
We believe this iconic Wanaka landscape should be protected from any development/construction and as such are pleased with the recent decision by QLDC to purchase land in the greater Mt Iron ONF to create a large community reserve. We are also heartened by QLDC's statements on plans to restore the areas natural flora and create a series	

<p>of tracks to enhance public access and enjoyment of this area.</p>	
<p>It's a distinctive feature that provides an island of natural features amongst a growing metropolis. As the increasing subdivision and urbanisation of what was semi rural land increases it can be a hub for nature , bird life in particular. I'd like to see it allowed or encouraged to regenerate into native vegetation and a haven for bird life. Remove wilding pines and conifers as well pest species such as hawthorn and briar rose broom and gorse. Intensify trapping and as an 'island ' of nature we can minimise the effect of stoats and possums rats and cats. may be more problematic . It provides a buffer for the light pollution that is increasing as Wanaka grows. I value the lack of street lights and the positive effect this has on our local night sky.</p>	<p>Already included in schedule</p>
<p>Mt Iron has been recognised as an ONF. Zoning and Urban boundaries should be aligned to reflect this status. Pending the proposed sale of this land to the QLDC, which would presumably see that alignment, the land should be protected from further development. Additional work is required to develop a management plan to address fire hazard.</p>	
<p>Great natural feature & popular walk a good example of well managed natural feature</p>	<p>Already included in schedule</p>
<p>This area should be reforested with natives with separate bike and walking tracks. Exotic plants should be eradicated over time and an intensive pest trapping programme implemented. Over time (30-40 years) Mt Iron would become a sanctuary for native birds that would help to repopulate Wanaka with native birds, much as Zealandia has done in Wellington.</p>	
<p>The purchase of land here is a great result - hopefully DOC can sort out ceding their managed land to QLDC to enable full use Wonderful environment to have so close in Wanaka with an amazing circular walk that gives</p>	<p>Already included in schedule</p>

<p>pleasure to so many. Amazing views at the top of Mt Iron. The kanuka facing east side is very attractive and must be protected from erosion and to be protected from building. The walking access should remain open and protect for the public in years to come.</p>	
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Priority Area: Roys Bay

Feedback	HMLA comment 20-04-22
No further building development on the foreshore. Car parking with natural recreational use only.	
<p>Roys Bay is showing the negative impacts of urban growth pressures. Sediment coming from Bullock Creek into the bay has made significant changes to the shoreline. Lake swimmers come out of the water covered in slime (lindavia - lake snow) and swimmers at many popular swimming spots are affected by duck itch. The pest lake weed lagarosiphon continues to thrive, is unsightly and is changing the ecology of the bay.</p> <p>I value the natural shoreline, established amenity areas such as Eely Point and ready access to walking/cycling tracks and safe swimming areas.</p> <p>I seek more monitoring in Roys Bay and the development of a formal management plan for Roys Bay and Lake Wānaka, as recommended in the Community Catchment Plan developed by WAI Wānaka and local stakeholders (see https://waiwanaka.nz/projects/community-catchment-plan/).</p>	<p>Lake weeds added to plant pests under Important ecological features and vegetation types</p>
keep development out	
Do a lot more to filter storm water/water leaving the urban environment and going into the lake. Aggressively manage pest plants around the lake shore (luppins, irises, willows, poplars).	<p>Species added to plant pests under Important ecological features and vegetation types</p>
<p>Nationally significant fishery</p> <p>Fish and Game are concerned with the in-stream values of freshwater habitats within the landscapes of the QLDC. Specifically, these habitats possess the following values:</p> <ul style="list-style-type: none"> a. Angling/hunting value as resources for food harvesting and recreational activities. b. Ecosystem value and habitat for sports fish, waterfowl and gamebird species, and indigenous fish species. c. Natural resources that contribute to landscape values and provide a high degree of recreational amenity. <p>a. Nationally significant fisheries include Lakes Hāwea, Wānaka and Whakatipu. These major lakes, in addition to Lake Dunstan, made up for approximately 50% of total angling efforts in the Otago Region, however, this value is becoming increasingly threatened through intensified development around the edge of the lakes. These nationally significant fisheries are included in the QLDC Landscape Schedule Outstanding Natural Landscapes (ONL) of West Wānaka, Roys Bay, Dublin Bay (Lake Wānaka), Hāwea South</p>	

and North Grandview (Lake Hāwea), and Homestead Bay (Lake Whakatipu).	
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Priority Area: Victoria Flats

Feedback	HMLA comment 20-04-22
<p>Landscape The Victoria Flats ONL has been highly modified by viticulture, farming, industrial and commercial activities and the Victoria Flats Landfill. It is not in its natural state.</p> <p>Values The values of the Victoria Flats ONL are: (a) the right to undertake farming activities; (b) the right to undertake viticulture activities and supporting commercial activities, where soils and site conditions support that outcome; (c) its modified nature including through degradation of pasture and introduced pest and plant species; (d) aesthetic pleasantness which is derived from significant landscaping (including mounding and planting); (e) mixed commercial, industrial, recreational, lifestyle and viticulture activities; (f) the right to undertake industrial and commercial activities; and (g) its ability to absorb additional change and development.</p>	<p>Land uses and modified nature of flats recognised in schedule.</p>
<p>Rock Supplies has an interest in land contained in Record of Title OT19A/733 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them, on which to provide feedback. The consultation documents are limited to the landscape schedules maps. As such, Rock Supplies has little to no indication of the values on which it is providing feedback.</p> <p>Rock Supplies is concerned the addition of the landscape schedules may lead to further complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative District Plan (ODP) was that it was exempt from ONL status. Under the PDP, it is only exempt from certain ONL provisions. This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p>	<p>Feedback duplicated from Kawarau River ONF</p> <p>Schedule relates to Rural-zoned land outside the Gibbston Character Zone, but includes activities within this Zone as context.</p>

<p>Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:</p> <p>All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.</p> <p>Remove the Land from the ONL and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status</p> <p>The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.</p>	<p>Comments relate to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p>
<p>This feedback is provided on behalf of the Station at Waitiri Limited (the Station) in relation to the proposal to include landscape schedules in the Queenstown Lakes Proposed District Plan (PDP). 2 The Station has an interest in land at Kawarau Gorge, contained in Records of Title 410590, OT19A/734, OT14B/1179, 364038 and 364036 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them. The consultation documents are limited to the landscape schedules maps. As such, the Station has little to no indication of the values on which it is providing feedback.</p> <p>The Station is concerned the addition of the landscape schedules may lead to additional complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative District Plan (ODP) was that it was exempt from ONL status. Under the PDP it is only exempt from certain ONL provisions. This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p>	<p>Feedback duplicated from Kawarau River ONF</p> <p>Schedule relates to Rural-zoned land outside the Gibbston Character Zone, but includes activities within this Zone as context.</p>

Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:

All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.

Remove the Land and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status from the ONL.

The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.

Comments relate to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.

Appendix C

PA ONF/L Schedule Template

PA ONF/L XXXX: Schedule of Landscape Values (Template)

General Description of the Area

XXXX.

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. X.

Important hydrological features:

2. X.

Important ecological features and vegetation types:

3. X.

Important land-use patterns and features:

4. X.

Important archaeological and heritage features and their locations:

5. X.

Mana whenua features and their locations:

6. X.

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:

7. X.

Important historic attributes and values:

8. X.

Important shared and recognised values:

9. X.

Important recreation attributes and values:

10. X.

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:

11. X.

Particularly important views to and from the area:

12. X.

Naturalness attributes and values:

13. X.

Memorability attributes and values:

14. X.

Transient attributes and values:

15. X.

Remoteness and wildness attributes and values:

16. X.

Aesthetic qualities and values:

17. X.

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 ONF/L XXX can be summarised as follows:

18. **Very High physical values** due to X.

19. **Very High associative values** relating to X.
20. **Very High perceptual values** relating to X.

Landscape Capacity

The landscape capacity of the PA ONF/L XXX for a range of activities is set out below.

21. **Commercial recreational activities – x.**
22. **Visitor accommodation and tourism related activities – x.**
23. **Urban expansions – x.**
24. **Intensive agriculture – x.**
25. **Earthworks – x**
26. **Farm buildings – x.**
27. **Mineral extraction – x.**
28. **Transport infrastructure – x.**
29. **Utilities and regionally significant infrastructure – x.**
30. **Renewable energy generation – x.**
31. **Production forestry – x.**
32. **Rural living – x.**
33. **Other uses? – x.**

Appendix D

PA RCL Schedule Template

PA RCL XXXX: Schedule of Landscape Values (Template)

General Description of the Area

XXXX.

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. X.

Important hydrological features:

2. X.

Important ecological features and vegetation types:

3. X.

Important land-use patterns and features:

4. X.

Important archaeological and heritage features and their locations:

5. X.

Mana whenua features and their locations:

6. X.

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:

7. X.

Important historic attributes and values:

8. X.

Important shared and recognised values:

9. X.

Important recreation attributes and values:

10. X.

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:

11. X.

Particularly important views to and from the area:

12. X.

Naturalness attributes and values:

13. X.

Memorability attributes and values:

14. X.

Transient attributes and values:

15. X.

Remoteness and wildness attributes and values:

16. X.

Aesthetic qualities and values:

17. X.

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 RCL XXX can be summarised as follows:

18. **Very High physical values** due to X.

19. **Very High associative values** relating to X.
20. **Very High perceptual values** relating to X.

Landscape Capacity

The landscape capacity of the PA RCL XXX for a range of activities is set out below.

21. **Commercial recreational activities – x.**
22. **Visitor accommodation and tourism related activities – x.**
23. **Urban expansions – x.**
24. **Intensive agriculture – x.**
25. **Earthworks – x**
26. **Farm buildings – x.**
27. **Mineral extraction – x.**
28. **Transport infrastructure – x.**
29. **Utilities and regionally significant infrastructure – x.**
30. **Renewable energy generation – x.**
31. **Production forestry – x.**
32. **Rural living – x.**
33. **Other uses? – x.**

Appendix E

Peer Review Report

QLDC LANDSCAPE SCHEDULES PROJECT PEER REVIEW MEMORANDUM

INTRODUCTION

The Queenstown Lakes District Council (QLDC) commissioned a project team consisting of Bridget Gilbert (Landscape Schedules Author), Helen Mellsoy (Landscape Schedules Author) and Brad Coombs (Project Administration and Peer Review) to prepare Landscape Schedules for 30 Priority Areas (PAs) as required by the Environment Court in the Topic 2 decisions for identified Outstanding Natural Landscapes (ONLs), Outstanding Natural Features (ONFs) and Rural Character Landscapes (RCLs) within the Queenstown Lakes District.

The purpose of this Memorandum is to record the Peer Review process that has been applied to the preparation of the Landscape Schedules. This Memorandum should be read in conjunction with the Methodology Statement prepared for the project.

PROJECT REQUIREMENTS

The QLDC scoping Request for Proposal (RFP) specifically required the preparation of:

1. A Methodology Statement
2. Schedule Templates
3. Sample Testing of the Templates
4. Field Surveys
5. Landscape Schedules of the PAs
6. Review of the schedules, including external review from relevant experts where necessary
7. Response to the external review and ground truthing.

The scope of the preparation of Landscape Schedules did not initially require the consideration of public consultation, however Council has undertaken a public consultation exercise¹ which has resulted in feedback on the Draft Landscape Schedules. Public consultation feedback has been reviewed and where relevant incorporated into the Landscape Schedules, as the discretion of the schedule authors.

LANDSCAPE SCHEDULES AND REVIEW PROCESS

The project team met on several occasions early in the project phases to discuss and assign the various tasks required for the preparation of the project outputs².

A Draft Methodology Statement was prepared, based on the specific project requirements and the recently prepared Te Tangi a te Manu – Aotearoa Landscape Assessment Guidelines. The Draft Methodology Statement was reviewed by the Peer Reviewer and compared with the guidance provided by the QLDC project scoping document, the Topic 2 directions and Te Tangi a te Manu.

¹ In March 2022.

² September – October 2021. See the Project Timeline in the Methodology Statement.

Review feedback was provided on the Draft Methodology Statement and a meeting was held to discuss and incorporate edits to the Methodology Statement.

Following the review of the Draft Methodology Statement, Schedule Templates were prepared for the ONLs, the ONFs and the RCLs (one template was prepared for each of the landscape 'types'). The Landscape Schedule Templates were reviewed and edited based on Landscape Schedule Author and Peer Review discussion and feedback.

The Draft Methodology Statement and PAs Schedule Templates were provided to the QLDC project team for review and comment. Sample Landscape Schedules were also provided to the QLDC project team for review and feedback.

Field work to visit the PAs throughout the Queenstown Lakes District was delayed from the original dates set out in the scoping document due to government enforced COVID-19 travel restrictions late in 2021. Field work specifically for the project was undertaken by the Landscape Schedule Authors and the Peer Reviewer on 16 and 17 December 2021. An itinerary, field work plan and health and safety plan were prepared prior to the field work being completed. Publicly accessible roads and walking tracks³ were visited throughout the Queenstown District, particularly in the Wakatipu and the Upper Clutha Basins to visit and view the PAs. Iterative discussion over the course of the field work provided useful background and insight for the Peer Reviewer and the Schedule Authors.

The Peer Reviewer visited the Queenstown Lakes District on 26 November 2021 and was able to observe a number of PAs in relation to the sample testing that had been completed. Additional visits to the District have been undertaken prior to and after the initial site work.

The Peer Reviewer attended a hui in Dunedin on 25 November 2021 with members of the QLDC project team and Aukaha to understand some of the related Mana whenua aspects of recording cultural values within the Landscape Schedules. The Landscape Schedule Authors attended the hui remotely by electronic means due to COVID-19 travel restrictions.

Draft Landscape Schedules were prepared by the Landscape Schedule Authors using the Methodology Statement and the Schedule Templates and provided to the Peer Reviewer. Each Draft Landscape Schedule was read in detail and reviewed. The Peer Review process included comparison and analysis of the Landscape Schedules with:

- Aerial Photography
- QLDC GIS Mapping
- Topo Map 50 series topographic maps
- Site notes and photographs from the December 2021 site visit, including observations and discussions from the field work with the Schedule Authors
- Resource Consent application (landscape) reports, where known, relevant and available
- Relevant Environment Court Decisions
- Reserve Management Plans
- Other adjacent or relevant PA schedules with similar landscape values and attributes
- Experience and understanding through previous project work

The Draft Landscape Schedules were reviewed, edited and provided to the QLDC project team for expert input. In addition to comments and discussions over the course of the preparation of Methodology Statement, Schedule Templates and Sample Schedules, the schedules for each PA were checked for consistency of language and description, use of Te Reo terms, content and the description of the attributes and values recorded.

³ In some cases. For example, the Mount Iron track was walked to the summit to inspect the view across the Upper Clutha basin.

QLDC separately engaged relevant experts⁴ to review the Draft Landscape Schedules. The Schedule Authors and the Peer Reviewer did not directly engage directly the experts, however the Draft Landscape Schedules were provided for review, with notes and instructions on the relevant areas for expert input. Expert input was provided in relation to:

- Geomorphology
- Ecology
- Recreation and tourism
- Heritage and Archaeological

Mana whenua input was also provided specifically for the Physical and Associative attributes and values sections of each of the schedules. The Mana whenua attributes and values have been incorporated into the schedules as provided by Kāi Tahu. The Mana whenua values have not been specifically 'rated' as requested by Kāi Tahu, but have formed part of the consideration of the overall physical and associative values for each of the schedules.

All expert and Mana whenua input to the schedules, as described above has been coordinated by the QLDC project team.

Following the provision of expert input, a workshop was held between the Landscape Schedule Authors and the Peer Reviewer to discuss the expert input and to make decisions on edits. The expert input to each of the Landscape Schedules has been read and reviewed. Key themes were extracted for discussion at the workshop. The workshop was undertaken on 4 April 2022. Agreed edits to the Landscape Schedules were undertaken by the authors. Queries generated by the expert input workshop were directed to the QLDC project team.

The public consultation process undertaken by the QLDC project team resulted in a table recording public response to the 'values' of the PAs. A meeting was held to discuss the relevant consideration of the public consultation and any edits to the Landscape Schedules with the QLDC project team on 13 April 2022. The professional judgement in relation to the incorporation of public input to the values remains with the Landscape Schedule Authors.

Several meetings, workshops and discussions have been held over the course of the preparation of the project outputs between the Landscape Schedule Authors, the Peer Reviewer and the QLDC Project Team over the course of project⁵. These discussions have been useful and assisted the review of the project process and outputs.

QUEENSTOWN LAKES LANDSCAPE SPECIFIC ISSUES

The Topic 2 Environment Court Decisions required the preparation of detailed landscape schedules identifying the attributes and values that are specific to each of the ONF's, ONL's and RCL's identified by the Court. The landscapes of the Queenstown Lakes District include some of the most important in Aotearoa. There is an unusually high proportion of ONF's and ONL's within the Queenstown Lakes District⁶.

There is very limited 'flat' or 'appropriate' land available within the District to accommodate urban, residential or infrastructure expansion. Residential housing supply is limited and

⁴ Landscape resource assessment, as is generally undertaken for the identification of values for such landscapes as ONLs and ONFs is a generalist and interpretive exercise, undertaken by a landscape professional. Landscape assessors rely on the input from specialist experts and undertake a process of integration and interpretation of those inputs, as described in Te Tangi a te Manu – Aotearoa Landscape Assessment Guidelines. The expert input process provides depth and rigour to the landscape assessment process.

⁵ September 2021-May 2022. See the Project Timeline in the Methodology Statement.

⁶ Approximately 97% of the QLDC District has been identified as an ONL or ONF.

comparatively unaffordable within the District, leading to a high proportion of commuters living outside of the main urban areas of Queenstown and Wanaka.

Of the land that is available or appropriate for future urban or residential expansion, the majority is within the Wakatipu and Upper Clutha Basins. The character and communities of the two basin landscapes, as well as their relationship to the main urban settlements of Queenstown and Wanaka and the existing roads and access infrastructure within the District are specific to those locations. Communities, in particular, have been clear that the Wakatipu and Upper Clutha basins have their own specific character and values which require sensitive treatment.

The District is a highly desirable place for people to recreate, visit and operate tourism and hospitality businesses. Tourism and the associated hospitality and accommodation industries are the main employers within the District. The very reasons why people want to live in and visit the District puts pressure on the highly valued and recognised landscapes.

For these reasons the Court required the consideration of the landscapes' 'capacity' to absorb certain types of development. The nature of a landscape 'capacity' assessment is fraught, due to the unknown nature of any potential future development pressures on a landscape area. Typical development pressures within the Queenstown Lakes District include residential housing, urban expansion, tourism development, intensive horticulture or viticulture⁷, adventure sport and associated roads⁸ or access to new development.

The Schedule Authors⁹ and the Peer Reviewer have considerable experience in the District addressing the challenges of very high and very visible landscape values, limited appropriate or available land for urban, residential and infrastructure development, the specific landscape communities, attributes and values of the Wakatipu and Upper Clutha basins and the specific development pressures throughout the district.

With this experience and knowledge of the District and the resource management challenges for its landscapes, the Schedule Authors have used their best professional judgement in relation to assessing the capacity of the PAs to absorb future change. The landscape capacity 'ratings' are indicative for each of the PAs. It is anticipated that any specific proposal for use or development within a PA would be accompanied by a detailed landscape and visual assessment which would provide more detail and analysis of the landscape values and the level of fit of a particular proposal, than can be provided within a District wide values assessment as has been carried out in response to the Topic 2 directions.

The Landscape Schedules provide the starting point for a more detailed assessment of the appropriateness of an application for use or development within the identified PA¹⁰. The schedules should be read in conjunction with any relevant provisions within the PDP. It is anticipated that more detailed landscape and visual, expert and Mana whenua input may be required, dependant on the scope and nature of an application.

⁷ Including associated service, winery or accommodation developments.

⁸ New roads can be particularly difficult to integrate into the landscape, particular where access is required across steep slopes, leading to large earthworks scars, for example in the cases of the Crown Range Zig-Zag Road and the Remarkable ski area access road.

⁹ In particular.

¹⁰ Or across one or more PA, depending on the location and extent of the application.

SUMMARY

The preparation of the landscape schedules for the QLDC PAs has used the latest and best practice guidance available within Aotearoa: Te Tangi a te Manu, The Aotearoa Landscape Assessment Guidelines.

The development of the schedules has responded to and been tailored for the Topic 2 Decisions directions from the Court and the specific landscapes of the Queenstown Lakes District.

The specific nature and pressures on the PAs have been considered in the development of the process and the landscape schedules.

The identification and recording of the values within the schedules has been iterative and has been undertaken by experienced landscape assessors, experts¹¹ and Mana whenua inputs from the appropriate Kāi Tahu representatives.

The communities and landowners of the District have had an opportunity to provide input to the schedules and that input has been appropriately incorporated.

Experienced landscape assessors have considered the historic and contemporary pressures on the landscapes in identifying and assessing the 'capacity' of the PAs to absorb change.

Appropriate, iterative and detailed Peer Review, expert, Mana whenua and QLDC input have been provided to the process and the schedules, while respecting the integrity of the landscape schedule authorship.



Brad Coombs
Isthmus
26 May 2022

¹¹ As identified above and in the Methodology Statement.

Appendix F

List of GIS Datasets and Sources

DATA	SOURCE
PA and non-PA ONLs, ONFs, RCLs	GIS data from QLDC
Public parcels and property boundaries	GIS Data from QLDC
NZ Geology	GNS Geological Map of NZ
LINZ Topo Map	LINZ
Contours	GIS Data from QLDC
Consented building platforms	GIS Data from QLDC
Existing development data (lots/houses)	GIS Data from QLDC
Aerial imagery	QLDC
PDP Zones	GIS Data from QLDC
Wāhi tūpuna	GIS Data from QLDC
Heritage	GIS Data from QLDC
Moorings	GIS Data from QLDC
Parks, open space, and tracks viewer	GIS Data from QLDC
Public Conservation land	DoC
Geopreservation sites	GIS Data from QLDC