

Appendices

Appendix 1: Rebuttal PA Schedules

Appendix 2: Consent Order re Sir Robert Stewart (OS 84) Mapping Query

Appendix 3: Landscape Capacity Rating Scale Table

Appendix 4: B Gilbert EiC Jacks Point Zone

Appendix 5: B Gilbert EiC Glendhu Bay Appeal

Appendix 1

Rebuttal PA Schedules

21.22.1 PA ONF Peninsula Hill: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important hydrological features:

5. A series of steep gullies draining from the western, northern, and eastern hill slopes to the Frankton Arm of Whakatipu Waimāori (Lake Whakatipu) or the Kawarau River.
6. Shallow gullies (including localised wetlands) draining the lower-lying landform ribs to the south of the hill in an easterly direction and which eventually discharge into the Kawarau River.
7. A series of small tarns, formed in topographic depressions in the bedrock left by glacial processes, around the crest of Peninsula Hill and the lower north-western hill slopes.

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

Important ecological features and vegetation types:

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

Important Land-use patterns and features:

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

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

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

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

17. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
18. The north-eastern extent of the ONF overlaps the mapped wāhi tūpuna Tititea. Tititea was a pā located on the south side of the Kawarau River near Whakatipu Waimāori.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

Important recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

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

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

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

Commented [BG8]: Grammar correction BGLA.

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

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

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

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

Aesthetic attributes and values:

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

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

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

Commented [BG12]: Typographical correction.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

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

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

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

Landscape Capacity

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

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

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

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

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

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

ii. Visitor accommodation and tourism related activities – no landscape capacity for tourism related activities. Excepting in relation to the two homesites within the Jacks Point zone and consented dwellings within the PA at Hanleys Farm, no landscape capacity for visitor accommodation activities.

iii. **Urban expansions** – no landscape capacity.

iv. **Intensive agriculture** – no landscape capacity.

v. **Earthworks** – **very limited** landscape capacity for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

vi. **Farm buildings** – **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character in lower-lying flat land within the ONF.

vii. **Mineral extraction** – no landscape capacity excepting very small-scale farm quarries.

viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. **No** landscape capacity for other transport infrastructure.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, or cell phone towers, or navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent.

x. **Renewable energy generation** – no landscape capacity for large scale renewable energy developments. **Very limited** landscape capacity for discreetly located and small-scale renewable energy generation.

xi. **Production Forestry** – no landscape capacity for exotic forestry.

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

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

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

Commented [BG17]: James Bentley and Chris Ferguson EIC on behalf of Darby et al (OS 183) support an increased level of landscape capacity for visitor accommodation and tourism related activities.

For the reasons set out in BG EIC, BG does not support such a change. She also relies on the evidence that she prepared in relation to the Jacks Point Appeal which is attached to her Rebuttal evidence. This applies a very fine grained landscape assessment, and finds that despite the fact that part of the PA is located within the UGB and Jacks Point Zone, it does not have the landscape capacity to absorb additional tourism related activities.

Commented [BG18]: OS 181.5 Henley Downs Ltd.

Commented [BG19]: Change made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 183).

Commented [BG20]: Consequential amendment arising from OS 74.2.

Commented [BG21]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG22]: OS 70.9 Transpower. OS 86.7 Melissa Brook.

Commented [BG23]: OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd.

Commented [BG24]: Typographical correction.

Commented [BG25]: Change made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 283). (NB This amendment effectively 'leaves the door open' for native forestry in the PA which is compatible with the protection of landscape values.)

Commented [BG26]: James Bentley and Chris Ferguson EIC on behalf of Darby et al (OS 183) support an increased level of landscape capacity for rural living activities. For the reasons set out in her EIC BG does not support such a change. She also relies on the evidence that she prepared in relation to the Jacks Point Appeal which is attached to her Rebuttal evidence. This applies a very fine grained landscape assessment and finds that despite the fact that part of the PA is located within the UGB and Jacks Point Zone, it does not have the landscape capacity to absorb additional development of this type.

Commented [BG27]: OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. OS 183.70 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. OS 183.76 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. OS 21.4 Mee Holdings Ltd.

Commented [BG28]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG29]: OS 183.7 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. OS 183.76 Coneburn Preserve Holdings Ltd and Henley Downs Farm Holdings Ltd. OS 21.4 Mee Holdings Ltd.

21.22.2 PA ONF Ferry Hill: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important hydrological features:

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

Important ecological features and vegetation types:

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

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

Important land-use patterns and features:

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

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

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

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

17. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

Important recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

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

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

Aesthetic qualities and values:

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

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

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

Landscape Capacity

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

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

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

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

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

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

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

Commented [BG9]: OS 142.26 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

Commented [BG10]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG11]: Typographical correction.

Commented [BG12]: Consequential amendment arising from OS 74.2.

Commented [BG13]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG14]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG15]: OS 70.10 Ainsley McLeod on behalf of Transpower New Zealand Limited.

Commented [BG16]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG17]: OS 142.30 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

Commented [BG18]: Typographical correction.

Commented [BG19]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG20]: OS 90.1 Will Hodgson. OS 145.24 Maree Baker Galloway on behalf of Jon Waterstone.

Commented [BG21]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG22]: OS 90.1 Will Hodgson. OS 145.24 Maree Baker Galloway on behalf of Jon Waterstone.

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

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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

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

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important hydrological features:

5. The Kimiākau (Shotover River), in particular the following features and attributes:
 - a. Waterbody with a gravel and schist bed.

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

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

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

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

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

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

- b. The fast-flowing waters with numerous rapids.
- c. Emerald green colouring Clarity of the waters in the vicinity of the gorge.

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

Important ecological features and vegetation types:

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

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

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

Important land-use patterns and features:

- 13. A very limited number of rural living dwellings on the intermediate ledges framing the river corridor, with two located near the southern end of Domain Road, three scattered across the elevated ledges to the northwest of the Edith Cavell Bridge, two located on the elevated terraces to the northeast of the Edith Cavell Bridge, one located on the elevated terrace southeast of Edith Cavell Bridge and one opposite Big Beach. The very limited number of dwellings and/or their discreet location (with the latter factor not applying to all of the existing dwellings) are important factors in the appropriateness of these elements within the river corridor.
- 14. The Lower Shotover / Kimiākau Trail along the true left bank of the river linking between Littles Road and Domain Road and parts of the Countryside Trail and Twin Rivers Trail and the southern end of the PA ONF. All of the trails are part of the Queenstown Trail network.
- 15. The network of relatively short tracks along the river, to the north and south of Arthurs Point.
- 16. The western end of the Shotover Canyon Track (north of Arthurs Point).
- 17. An almost continuous patterning of 'conservation' focused land along Kimiākau and the Moonlight Creek (comprising Stewardship Area, DoC marginal strip or Council Reserve). Noteworthy publicly accessible reserve areas are located at Tucker Beach and the river terraces north of Arthurs Point.

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

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

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

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

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

Commented [BG14]: OS 86.5 Melissa Brook.

Commented [BG15]: Typographical correction.

Commented [BG16]: Typographical correction.

Commented [BG17]: OS 166.9 RealNZ Limited.

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

Commented [BG19]: OS 166.10 RealNZ Limited.

Important archaeological and heritage features and their locations:

24. Edith Cavell Bridge at Arthurs Point (District Plan reference 35, archaeological site E41/300).
25. The Thomas Arthurs Monument, beside Edith Cavell Bridge, Arthurs Point (District Plan reference 29).
26. The steam tractor beside the Oxenbridge Tunnel near Arthurs Point (true right bank; District Plan reference 31).
27. The house and sleepout, Paddy Mathias Place Arthurs Point Road (true left bank, District Plan reference 62).
28. The Old Shotover River Bridge (District Plan reference 222).
29. The Oxenbridge Mining Tunnel near Arthurs Point (true right bank). The 170m tunnel was part of a failed mining scheme by the Oxenbridge brothers, attempting to divert water from the river to recover gold from the riverbed. Today it is used by rafters and kayakers (HNZPT List Number 5607; archaeological site E41/94).
30. Sew Hoy's Big Beach Claim Historic Area (at Big Beach; HNZPT List Number 7545).
31. A protected Poplar near Arthurs Point (true right bank; District Plan reference 163).
32. Old Shotover Bridge Stone Causeway (archaeological site F41/790).
33. Kawarau Diversion Syndicate Project features (dredge and diversion tunnel, archaeological site E41/255).
34. Stone abutment of 1862 bridge (archaeological site E41/301).
35. Prince Arthur Dredge (archaeological site E41/95).
36. Various inter-related complexes of gold sluicings, tailings, water races, and associated domestic sites along the riverbanks (for example, archaeological sites E41/247, E41/243, and F41/766).

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

Commented [BG20]: OS 166.11 RealNZ Limited.

Important mana whenua features and their locations:

37. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
38. The ONF is mapped as wāhi tūpuna Kimiākau (Shotover River), part of the extensive networks of mahika kai (food & resource gathering) and traditional travel routes in this area.
39. A contemporary nohoaka (camping site to support traditional mahika kai activities provided as redress under the Ngāi Tahu Claims Settlements Act 1998) is located at Tucker Beach.
40. The confluence of the Kimiākau and the Kawerau is known as Puahuru.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

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

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

Important shared and recognised attributes and values:

47. The descriptions and photographs of the area in tourism publications.
48. The popularity of Kimiākau (Shotover River) as an inspiration/subject for art, photography, postage stamps and books. Also as a wedding venue.
49. The identity of the river as an important natural and historic landscape context for Arthurs Point, Tucker Beach, Quail Rise, and the various rural living areas along its margins.

50. The popularity of the recreational 'features' listed below and their general ease of accessibility.
51. The importance of the natural heritage area to the local community as evidenced by the efforts of local community groups (eg e.g. APCA and KAPOW) to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.

Commented [BG22]: Typographical correction.

Important recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

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

Commented [BG23]: Typographical correction.

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

and water channels and Old Shotover bridge, create the impression of a relatively undeveloped river corridor. The visibility of the distant Northern Remarkables and Coronet Range in outlooks adds to the appeal.

63. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook. The limited visibility of urban development at Arthurs Point from much of the corridor also plays a role in this regard.

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

73. The gorge sections of the corridor where there is a strong sense of wildness.
74. Large stretches of the balance of the area, where despite the greater corridor width, intervening vegetation and / or landforms, screen views of surrounding buildings and roads.

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

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

- 75. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness in places.

Aesthetic qualities and values:

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

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

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

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

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

Landscape Capacity

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

- i. **Commercial recreational activities** – some landscape capacity for small scale and low key activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values. It is acknowledged that larger scale commercial recreation is anticipated in connection with the Shotover Jet development.
- ii. **Visitor accommodation and tourism related activities** – no landscape capacity. very limited landscape capacity for visitor accommodation associated with existing dwellings and consented platforms which are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). No landscape capacity for visitor accommodation elsewhere in the PA. No landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions** – no landscape capacity.
- iv. **Intensive agriculture** – no landscape capacity.
- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with public access tracks, trails, tunnels, and bridge structures, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – very limited to no. No Extremely limited landscape capacity for modestly scaled farm buildings that reinforce existing rural character.
- vii. **Mineral extraction** – no landscape capacity.
- viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. **No** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure or designed and located so that they are not visually prominent.
- x. **Renewable energy generation** – no landscape capacity for commercial scale renewable energy generation. Very limited to no Extremely limited landscape capacity for discreetly located and small-scale renewable energy generation.

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

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

Commented [BG30]: Consequential amendment arising from OS 74.2

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

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

Commented [BG33]: OS 200.64 Gertrude's Saddlery Limited. OS 172.11 Arthurs Point Trustees Limited.

Commented [BG34]: Ben Farrell EIC for RealNZ (OS 166) recommends that allowance for urban development in the vicinity of Morningstar Reserve is acknowledged in 21.22.3. No technical landscape evidence is provided in support of this recommendation. For the reasons set out in her EIC and Rebuttal, BG does not support this change.

Commented [BG35]: OS 172.9 Arthurs Point Trustees Limited.

Commented [BG36]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG37]: OS 172.9 Arthurs Point Trustees Limited.

Commented [BG38]: Brett Giddens EIC for Arthurs Point Outstanding Natural Landscape Society (OS 122) requests that 21.22.3 is amended to identify a rating of no landscape capacity for trails in the vicinity of the Shotover Loop. BG understands Mr Giddens' opinion to be based on recent earthworks and tracking in the area, associated with tree removals. BG considers that the landscape effects associated with tree removal haul tracks and walking/cycling trails are typically quite different due to their scale, the typical 'care' given to their alignment and configuration to respond to landform patterns and the implicit benefit to landscape values associated with trails. Relying on her knowledge of the area (as set out in her EIC), BG also considers that there is the potential to locate and design trails in the Shotover Loop part of the PA that would protect landscape values. Further, in BG's view, such features serve to enhance landscape values via the recreational benefit that they afford. For these reasons BG does not agree with the change requested by Mr Giddens in this regard.

Commented [BG39]: Ben Farrell EIC for RealNZ (OS 166) recommends that reference to the 'upgrading and expansion of existing transport infrastructure' is added here. No evidence is provided as to why this is needed or what it might entail. BG notes that any land-use not specifically referenced in 21.22.3 would default to the location specific landscape assessment required under PDP 3.3.46. Mr Farrell may be able to provide evidence as to why this reference is needed at the expert conferencing.

Commented [BG40]: Consequential amendment arising from OS 74.2.

Commented [BG41]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG42]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG43]: OS 172.9 Arthurs Point Trustees Limited.

- xi. ~~Production forestry~~ – no landscape capacity ~~for exotic forestry~~.
- xii. Rural living – ~~Very limited to no~~ extremely limited landscape capacity ~~for development that is:~~ clustered with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

Commented [BG44]: Typographical correction.

Commented [BG45]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG46]: Brett Giddens EIC for Arthurs Point Outstanding Natural Landscape Society (OS 122) requests that the landscape capacity for rural living is rated as no landscape capacity, rather than the 'very limited to no' rating applied in the s42A Version of 21.22.3. BG does not support this change, as the rating of landscape capacity applies to the PA as a whole. Relying on her knowledge of the PA (as set out in her EIC), BG considers that there is likely to be the odd location within the PA where a very carefully located and designed rural living dwelling could be located that protects landscape values and is reasonably difficult to see from beyond the site.

Commented [BG47]: OS 172.9 Arthurs Point Trustees Limited. OS 200.65 Gertrude's Saddlery Limited.

Commented [BG48]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG49]: OS 172.9 Arthurs Point Trustees Limited.

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

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important hydrological features:

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

Important ecological features and vegetation types:

3. Particularly noteworthy indigenous vegetation features include:
 - a. A raupō (*Typha orientalis*) - makura (*Carex secta*) community at the south end of Lake Hayes fronting crack willow woodland.
 - b. Swathes and scattered pockets of grey shrubland along the steep western slopes framing the western side of Waiwhakaata(Lake Hayes). Small pockets of grey shrubland also occur along the shoreline.
4. Other distinctive vegetation types include:
 - a. The almost continuous patterning of willows and Lombardy and black poplars along the shoreline of Waiwhakaata (Lake Hayes).
 - b. Proliferation of exotic weeds around the edges of Waiwhakaata (Lake Hayes). Dense growth of hawthorn, broom, elderberry, sweet briar and blackberry encountered along the northwest side of the lake above the shoreline willows.

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

Commented [BG1]: OS 115.2 Khaylm Marshall.

Important land-use patterns and features:

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

17. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
18. Waiwhakaata is the Kāi Tahu name for Lake Hayes.

Associative Attributes and Values

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

Mana whenua associations and experience are:

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

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

Important recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

Aesthetic qualities and values:

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

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

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

Landscape Capacity

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

- i. **Commercial recreational activities – limited** landscape capacity for activities small scale and low key activities that: integrate with, and complement/enhance, existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities – no** landscape capacity.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – very limited** capacity for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – no** landscape capacity.
- vii. **Mineral extraction – no** landscape capacity.
- viii. **Transport infrastructure – very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. **No** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – limited** capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.

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

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

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

Commented [BG5]: Consequential amendment arising from OS 74.2.

Commented [BG6]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG7]: OS 70.17 Transpower New Zealand Limited.

ix. **Renewable energy generation** – no landscape capacity.

x. **Production ~~f~~Forestry** – no landscape capacity.

xi. **Rural living** – no landscape capacity.

xii. **Jetties, and boatsheds, Lake structures and moorings** – no landscape capacity.

Commented [BG8]: Typographical correction.

Commented [BG9]: [QS 77.28 Kai Tahu ki Otago](#).

21.22.6 PA ONF Slope Hill: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important hydrological features:

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

Important ecological features and vegetation types:

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

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

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

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

Important land-use patterns and features:

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

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

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

Commented [BG4]: OS 82.16 Milstead Trust.

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

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

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

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

12. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

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

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

Important shared and recognised attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

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

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

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

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

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

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

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

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

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

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

Naturalness attributes and values:

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

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

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

Memorability attributes and values:

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

Transient attributes and values:

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

Aesthetic qualities and values:

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

Landscape Capacity

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

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

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

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

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

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

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

Commented [BG24]: OS 139.62 Grant Stalker Family Trust.

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

Commented [BG25]: OS 139.66 Grant Stalker Family Trust. OS 140.67 Maryhill Ltd.

Commented [BG26]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG27]: OS 70.18 Transpower New Zealand Limited. OS 86.9 Melissa Brook

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

Commented [BG29]: OS 140.7 Maryhill Limited.

Commented [BG30]: Typographical correction.

Commented [BG31]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG32]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG33]: OS 139.68 Grant Stalker Family Trust.

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

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important hydrological features:

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

Important ecological features and vegetation types:

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

Important land-use patterns and features:

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

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

25. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
26. The ONF is mapped as wāhi tūpuna Haehaenui (Arrow River), part of the mahika kai networks in this area.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

Important recreation attributes and values:

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

Commented [BG1]: Typographical correction.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

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

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

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

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

Aesthetic qualities and values relate to:

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

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

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

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

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

Landscape Capacity

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

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low key activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONF values.
 - Commented [BG2]:** OS 77.5 Kai Tahu ki Otago.
 - Commented [BG3]:** Consequential amendment arising from OS 74.2.
 - Commented [BG4]:** OS 74.2. John May and Longview Environmental Trust.
- ii. **Visitor accommodation and tourism related activities – no** landscape capacity for tourism-related activities. ~~N~~ **Very limited to no Extremely limited** landscape capacity for visitor accommodation activities associated with existing dwellings and consented platforms which are: located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). No landscape capacity for visitor accommodation elsewhere in the PA.
 - Commented [BG5]:** OS 68.5 Barnhill Corporate Trustee Ltd.
 - Commented [BG6]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
 - Commented [BG7]:** OS 68.5 Barnhill Corporate Trustee Ltd.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – limited** landscape capacity for earthworks associated with public access tracks, trails, underpasses, and bridge structures, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – ~~very limited to no extremely limited~~** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes.
 - Commented [BG8]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
 - Commented [BG9]:** OS 68.5 Barn Hill Corporate Trustee Ltd.
- vii. **Mineral extraction – no** landscape capacity.
- viii. **Transport infrastructure – very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONF values. **No** landscape capacity for other transport infrastructure.
 - Commented [BG10]:** Consequential amendment arising from OS 74.2.
 - Commented [BG11]:** OS 74.2. John May and Longview Environmental Trust.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure or designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
 - Commented [BG12]:** OS70.20 Transpower New Zealand Limited.

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

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

Commented [BG14]: Typographical correction.

Commented [BG15]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG16]: OS 68.5 Barn Hill Corporate Trustee Ltd.

Commented [BG17]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG18]: OS 68.5 Barn Hill Corporate Trustee Ltd.

21.22.12 PA ONL Western Whakatipu Basin: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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

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

Physical Attributes and Values

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

Important landforms and land types:

1. The steeply sloping foliated schistose mountain landforms of Te Taumata o Hakitekura (Ben Lomond 1,748m) and Bowen Peak (1,631m), which form part of the wall of mountains typical of the ~~u~~shaped glaciated valleys of which the Whakatipu Valley is an example.
2. The distinctive peaks of Te Taumata o Hakitekura (Ben Lomond) and Bowen Peak.
3. Exposed rock outcrops and bluffs in places.
4. The Ben Lomond saddle that extends on a west-east orientation between Ben Lomond and Bowen Peak and (in combination with the flanking peaks) separates the Whakatipu Valley from the Moke Creek Valley to the north.
5. The elevated ridgeline spurs extending southwards from the Ben Lomond saddle and taking in Pt 1121 and Cemetery Hill (812m, also known as 'Bobs Peak') immediately west of Queenstown (upon which the skyline Gondola and luge development is located).
6. The extensive ridgeline descending south-westwards from Te Taumata o Hakitekura (Ben Lomond) to Whakatipu Waimāori (Lake Whakatipu (ONL)) and taking in Pt 1580, Pt 1395, Pt 1335, Pt 1138 and Pt 850.
7. The small roche moutonnée landform (480m) towards the western edge of the PA, Whakatipu Waimāori (Lake Whakatipu (ONL)).

Commented [BG2]: Typographical correction.

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

Important hydrological features:

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

Important ecological features and vegetation types:

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

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

Commented [BG3]: OS 142.35 Hansen Family Partnership.

Commented [BG4]: OS 142.35 Hansen Family Partnership.

Important land-use patterns and features:

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

Commented [BG5]: OS 142.36 Hansen Family Partnership.

Commented [BG6]: OS 186.2 Richard Kemp.

Commented [BG7]: Change made by BG in response to Ben Farrell EIC for Off Road Adventures (OS138).

Commented [BG8]: OS 138.1 Off Road Adventures Queenstown Limited.
OS 189.20 Queenstown Adventure Park (1993) Limited.
OS 138.7 Off Road Adventures Queenstown Limited.
OS 138.8 Off Road Adventures Queenstown Limited.
OS 138.25 Off Road Adventures Queenstown Limited.

Commented [BG9]: OS 186.2 Richard Kemp.

Commented [BG10]: OS 186.2 Richard Kemp.

Commented [BG11]: OS 75.6 Peter Clark.

Commented [BG12]: Steve Skelton and Richard Kemp EIC for Passion Developments Ltd (OS 186) request that greater recognition is given to the influence of urban development on the PA in this section of 21.22.12. BG considers that the s42A wording strikes the appropriate balance in this regard, noting that the PA description relates to the PA as a whole and not the submitter's land. For these reasons, BG does not support the text changes recommended in this regard.

Point); the Queenstown Mountain Bike Club pump track area used for recreation and events on Kerry Drive near the south boundary; rural living development towards the western end of Tucker Beach; and Gorge Road, Glenorchy Queenstown Road and Frankton Road (SH6A).

Important archaeological and heritage features and their locations:

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

Commented [BG13]: OS 189.22 Queenstown Adventure Park (1993) Limited.
OS 138.26 Off Road Adventures Queenstown Limited.

Mana whenua features and their locations:

46. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
47. Much of the ONL is mapped as the wāhi tūpuna Te Taumata o Hakitekura (Ben Lomond) or Te Tapunui wāhi tūpuna. The very northern extent overlaps the Kīmiākau (Shotover River) wāhi tūpuna.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Commented [BG14]: OS 77.39 Kai Tahu Otago.
OS 188.39 Elisha Ebert-Young.

Commented [BG15]: OS 77.48 Kai Tahu Otago.
OS 188.48 Elisha Ebert-Young.

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

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

Commented [BG16]: Amended for consistency as the other outlooks are referred to in a general sense. OS42.5 Sunnyheights Limited.

Commented [BG17]: Combined from [63] to reduce repetition. OS42.5 Sunnyheights Limited.

Commented [BG18]: Changes made by BG in response to Ben Farrell EIC for Off Road Adventures (OS 138).

Commented [BG19]: Combined with [60] to reduce repetition. OS42.5 Sunnyheights Limited.

Important recreation attributes and values:

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

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

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

70. Trout fishing at Waipuna (Lake Johnson).

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

Commented [BG20]: Change made by BG in response to Ben Farrell EIC on behalf of Off Road Adventures (OS 138).

Commented [BG21]: OS 138.1 Off Road Adventures Queenstown Limited.
OS 189.23 Off Road Adventures Queenstown Limited.
OS 138.7 Off Road Adventures Queenstown Limited.
OS 138.8 Off Road Adventures Queenstown Limited.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

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

Commented [BG22]: Amended for consistency as the other outlooks are referred to in a general sense.
OS42.5 Sunnyheights Limited.

Commented [BG23]: Combined from [76] to reduce repetition.
OS42.5 Sunnyheights Limited.

Commented [BG24]: Combined with [74] to reduce repetition.
OS42.5 Sunnyheights Limited.

of scrub and grey shrubland dominate at relatively close range, combined with the broader mountain context (Sugar Loaf and Te Tapanui (Queenstown Hill)), add to the spectacle.

82. Dramatic mid and long-range views from Arthurs Point, the Kimiākau (Shotover River) ONF, the western Whakatipu Basin / Littles Stream area and sections of the trail network coinciding with this part of the basin, to the rugged eastern and north-eastern slopes of Bowen Peak and Sugar Loaf. In views the mountainous context within which the largely undeveloped and open mountain-scape is seen, together with its visual dominance (as a consequence of its scale, proximity, and appearance), adds to the appeal of the outlook.
83. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6, and Kelvin Peninsula to the smoother south-facing slopes of Te Tapanui (Queenstown Hill) and the more irregular profile of Pt 781 (seen in combination with the cone like peak of Ferry Hill which is a separate PA ONF). In more distant views (e.g. Frankton Arm and Kelvin Peninsula), this part of the PA is perceived as a continuous, albeit varied, landform feature with Ferry Hill PA ONF. The almost unbroken patterning of vegetation plantation forest along the southern flanks of Te Tapanui (Queenstown Hill) and wilding conifers intermixed with grey shrubland and scrub throughout the southern lower flanks of Pt 781, together with its generally undeveloped character, forms a memorable contrast with the urban development below and the more open pastoral slopes sitting above, which reinforces the impression of coherence. In longer range views from many of the more distant locations to the south, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm seen in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform seen within an urban context adds to the memorability and appeal of such views.
84. Attractive mid to long-range views from Queenstown, Lake Whakatipu, and the Glenorchy-Queenstown Road, in which the smoother 'up-glacier' largely forested south-western slopes of Te Tapanui (Queenstown Hill) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountains. From more distant vantage points, the connection of Te Tapanui (Queenstown Hill) to the broader glacial landscape is more legible and adds a sense of grandeur to the outlook.
85. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the basin, to the more irregular steep profile of Pt 781 and the more rounded, albeit rugged, northern side of Sugar Loaf. In closer range views, the expanse of the PA is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some of these views, there is an appreciation of the band of rural living development (Tucker Beach) along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landforms and their generally undeveloped character make them memorable.
86. Highly attractive close and mid-range views across Waipuna (Lake Johnson), seen enclosed by the steeply rising roche moutonnée features of Pt 781 and Ferry Hill (ONF). Scattered largely exotic lake edge, shelterbelt, shade tree, and amenity plantings (around dwellings) add to the scenic appeal.
87. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roches moutonnées and the broader glacial landscape context within which the PA ONL is set.
88. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case

Commented [BG25]: Typographical correction.

of the southern and north-eastern sides of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

89. The 'seemingly' undeveloped character of Western Whakatipu Basin PA ONL set within a largely urban context (Queenstown and Arthurs Point), which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral, recreational, and infrastructure uses are visible, the very low number of buildings and the limited visibility (excepting the gondola etc described below), limits their influence on the character of the area as a natural landscape.
90. The irregular patterning and proliferation of grey shrubland, exposed rock faces, and scrub in places, adds to the perception of naturalness.
91. While the gondola forms a bold manmade 'cut' up the hillside, with a sizeable terminal building and luge development atop Cemetery Hill (Bob's Peak), the movement of the gondola cabins together with the connection the gondola and associated development establishes between the mountain setting and Queenstown adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. Put another way, these landscape modifications make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed together with its strong visual connection to Queenstown also play a role in this regard. At night, the patterning of lights up the mountain slopes forms a bold contrast to the darkness of the surrounding mountain slopes. Again, it is the very close proximity of the area to Queenstown that lends a visual fit.
92. The forestry plantings across the south and southeast flanks of Te Tapunui (Queenstown Hill), Te Taumata-o-Hakitekura (Ben Lomond) and parts of Bowen Peak contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose mountain and roche moutonnée landform character remains legible and dominant, thus ensuring this part of the area displays at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

Memorability attributes and values:

93. The appealing and engaging views of the largely undeveloped mountains and largely undeveloped and legible roche moutonnée landforms from a wide variety of public vantage points. The juxtaposition of the mountains and landforms within a largely urban context, along with the magnificent broader mountain and lake context within which they are seen in many views, are also factors that contribute to memorability.
94. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the tracks and gondola in very close proximity to the town centre).
95. The panoramic alpine landscape views afforded from: the Ben Lomond track, saddle and peak; and the top of Te Tapunui (Queenstown Hill).
96. The sense of Queenstown and Arthurs Point tucked in at the toe of a majestic mountain setting.
97. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.

Transient attributes and values:

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

Remoteness and wildness attributes and values:

100. A strong sense of the sublime as a consequence of the sheer scale, dramatic character and undeveloped appearance of the mountain and roche moutonnée which is evident: on the Ben Lomond track above the Gondola and luge development; along Gorge Road away from existing built development and adventure tourism related activities; and across the northern part of the PA which contributes a sense of remoteness and wildness to the wider setting (including Arthurs Point, Kimiākau (Shotover River) ONF and the western part of the Whakatipu Basin), despite the more developed immediate context.

Commented [BG26]: OS 138.1 Off Road Adventures Queenstown Limited.

Aesthetic qualities and values:

101. The experience of the values identified above from a wide range of public viewpoints.

102. More specifically, this includes:

- a. The highly attractive and memorable composition created by the generally undeveloped, vegetation-dominated, mountain landforms and roche moutonnée juxtaposed beside an urban context and/or an (ONF/L) lake or river context.
- b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The large-scale and dramatic character of the steep mountain landforms backdropping Queenstown and Arthurs Point.
 - ii. The sculptural peaks of Te Taumata-o-Hakitekura (Ben Lomond) and Bowen Peak.
 - iii. The ever-changing play of light and weather patterns across the mountain and roche moutonnée slopes.
 - iv. The more rugged and wild character of the eastern side of Bowen Peak.
 - v. The distinctly rugged character of the west, northwest, north and northeast sides of each of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.
 - vi. The rounded tops of Te Tapunui (Queenstown Hill) and Sugar Loaf, and the more rugged and irregular profile of Pt 781.
 - vii. The open and pastoral character of Pt 781 and the top of Te Tapunui (Queenstown Hill).
 - viii. The contained and enclosed nature of Waipuna (Lake Johnson) set within a largely pastoral context interspersed with largely exotic plantings.
 - ix. The general confinement of visible built development to two three distinct locations: Cemetery Hill (gondola, luge, etc.); parts of the Gorge Road valley floor (rural living, rural buildings, and adventure tourism related buildings, facilities and tracks); and near Arthurs Point (limited scattering of rural living development).

Commented [BG27]: OS 138.1 Off Road Adventures Queenstown Limited.

Commented [BG28]: OS 138.1 Off Road Adventures Queenstown Limited.

Commented [BG29]: Steve Skelton and Richard Kemp EIC for Passion Developments Ltd (OS 186) request that reference is added to visible built development across the lower slopes of Ben Lomond at Fernhill. BG notes that this development is outside the mapped PA, and for this reasons does not merit reference in this part of PA Schedule 21.22.12. This development context is however appropriately referenced at [38] above.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various combined physical, associative, and perceptual attributes and values described above for PA ONL Western Whakatipu Basin can be summarised as follows:

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

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

- a. The mana whenua associations of the area.
- b. The historic features and associations of the area.
- c. The very strong shared and recognised values associated with the area (deriving in part from the proximity of parts of the PA to urban areas).
- d. The significant recreational attributes of Cemetery Hill (Bob's Peak), Ben Lomond and Te Tapanui (Queenstown Hill) and trout fishing in Lake Johnson.

Commented [BG30]: Change made in response to Steve Skelton and Richard Kemp EIC on behalf of Passion Developments Ltd (OS 186).

Commented [BG31]: OS 115.3 Khaylm Marshall.

105. **High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Arthurs Point, Sunshine Bay, Fernhill, Te Nuku-o-Hakitekura (Kelvin Heights), the scenic routes of Glenorchy-Queenstown Road and Gorge Road, parts of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Wakatipu Basin, the airport approach path and the Remarkables Ski Field Access Road (and lookouts), along with the area's transient values, play an important role.
- c. A moderate-high to high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
- d. The identity of the PA as a natural and dramatic landscape backdrop to the urban areas of Fernhill, Sunshine Bay, Queenstown, Arthurs Point, Frankton and the western side of the (more rural) Whakatipu Basin.
- e. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.
- f. A strong sense of remoteness and wildness throughout the elevated parts of Te Taumata-o-Hakitekura (Ben Lomond), along the western and north side of Te Tapanui (Queenstown Hill), the northern sides of Sugar Loaf and Pt 781 and on the slopes of Bowen Peak near Arthurs Point.

Commented [BG32]: Change made in response to Steve Skelton and Richard Kemp EIC on behalf of Passion Developments Ltd (OS 186).

Commented [BG33]: Change made in response to Steve Skelton and Richard Kemp EIC on behalf of Passion Developments Ltd (OS 186).

Commented [BG34]: Recommended changes to landscape capacity rating scale by Ben Farrell EIC for Off Road Adventures and Steve Skelton and Richard Kemp for Passion Development (OS 186) are not supported. Refer BG Rebuttal evidence.

Commented [BG35]: OS 77.5 Kai Tahu ki Otago.

Commented [BG36]: Ben Farrell EIC for Off Road Adventures (OS 138) requests deletion of this qualifying comment. No technical landscape evidence is provided in support of this change. BG does not support this change. Relying on her landscape evaluation as set out in her EIC she considers that these descriptors typically characterise appropriate commercial recreation development within the PA.

Commented [BG37]: OS 109.5 Vineyard Holdings Ltd.

Commented [BG38]: Ben Farrell EIC for Off Road Adventures (OS 138) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.

Commented [BG39]: Steve Skelton and Richard Kemp EIC for Passion Developments (OS 186) request that the reference is changed from 'dwellings' to 'urban areas'. BG does not support this change as there are no urban areas within the mapped PA.

Landscape Capacity

The landscape capacity of the PA ONL Western Whakatipu Basin for a range of activities is set out below.

- i. **Commercial recreational activities** – some landscape capacity for small scale and low key activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** – no landscape capacity; very limited landscape capacity for visitor accommodation associated with existing dwellings and consented platforms

(including on the low lying southern margins of the PA adjacent Hansen Road) and which are: located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **No Extremely limited** landscape capacity for small scale visitor accommodation and small scale tourism related activities in low lying and/or visually discrete parts of the PA where development is located so that existing landform and/or vegetation features provide an appreciable integrating benefit; is designed to be small scale and have a low key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate). elsewhere in the PA. **No landscape capacity for tourism related activities within the PA.**

- iii. **Urban expansions** – **no** landscape capacity.
- iv. **Intensive agriculture** – **no** landscape capacity **unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.**
- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with farm, **adventure tourism** or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **no** landscape capacity **excepting very small scale farm quarries.**
- i. **Transport infrastructure** – **limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONE values. **Very limited to no** landscape capacity for other transport infrastructure.

Utilities and regionally significant infrastructure – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. **In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.**
- viii. **Renewable energy generation** – **no** landscape capacity **for commercial scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. Very limited to no Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- ix. **Production Forestry** – **no** landscape capacity **for exotic forestry.**
- x. **Rural living** – **Very limited to no Extremely limited** landscape capacity. **Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).**
- xi. **Passenger Lift Systems** – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are co-located with existing gondola infrastructure and designed to be recessive in the landscape.

Commented [BG40]: OS 91.3 Columb Family and Off Road Adventures Limited.
OS 75.11 Peter Clark.
OS 142.2 Hansen Family Partnership.
OS 142.41 Hansen Family Partnership
OS 186.7 Richard Kemp.
OS 186.10 Richard Kemp.
OS 189.2 Queenstown Adventure Park (1993) Ltd.
OS 189.3 Queenstown Adventure Park (1993) Ltd.
OS 189.32 Queenstown Adventure Park (1993) Ltd.
OS 109.5 Kiwi Vineyard Holdings Ltd.
OS 138.30 Off Road Adventures Queenstown Ltd.

Commented [BG41]: Ben Farrell EIC for Off Road Adventures Lts (OS 138), Queenstown Adventure Park (OS189) and ors, recommends that the qualifying comments in relation to the rating for visitor accommodation and tourism related activities is expanded beyond existing dwellings and consented platforms near Hansen Road. BG accepts that there may be the odd location where very carefully designed visitor accommodation or small scale tourism related activities may be appropriate within the balance of the lower lying and more discreet parts of the PA as a consequence of the appreciable integrating benefits of existing landform and/or vegetation patterns.

For this reason, BG supports the text changes outlined in the Rebuttal Version of 21.22.12.

Commented [BG42]: OS 71.5 Nathan Pringle.
OS 72.5 Charlotte Pringle.
OS 83.5 Michael McElroy.
OS 87.5 Karen Ramsay.

Commented [BG43]: Steve Skelton and Richard Kemp EIC for Passion Developments (OS 186) request that reference is added to acknowledge that infill urban development can occur near Fernhill. For th

Commented [BG44]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG45]: OS 138.1 Off Road Adventures Queenstown Limited.
OS 138.2 Off Road Adventures Queenstown Limited.

Commented [BG46]: Roman numeral numbering correction required form here on in the Schedule.

Commented [BG47]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG48]: NB Roman numeral numbering error to be corrected in the final version of the Schedule.

Commented [BG49]: Consequential amendment arising from OS 74.2.

Commented [BG50]: OS 74.2. John May and Longview Environmental Trust.
OS 91.3 Columb Family and Off Road Adventures Limited.

Commented [BG51]: OS 91.3 Columb Family and Off Road Adventures Limited.
OS 189.2 Queenstown Adventure Park (1993) Ltd.

Commented [BG52]: OS 70.26 Transpower New Zealand Limited.
189.38

Commented [BG53]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG54]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG55]: OS 109.12 Vineyard Holdings Ltd..
OS 91.3 Columb Family and Off Road Adventures Limited.

Commented [BG56]: Typographical correction.

Commented [BG57]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG58]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

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

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Queenstown Bay Environs PA ONL encompasses the waters of Whakatipu Waimāori ~~or Whakatipu wai māori~~ (Lake Whakatipu) adjacent to Queenstown. The western limit of the area is defined by the ridgeline descending from Taumata-o-Hakitekura (Ben Lomond) along the western side of Sunshine Bay. The eastern limit coincides with the eastern side of Te Nuku-o-Hakitekura (Kelvin Heights Golf Course). The PA takes in much of the lake margin between Sunshine Bay and Two Mile Creek, Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course). The PA excludes the inner waters and lake edge (Queenstown Bay Beach) in Central Queenstown and the Frankton Arm.

Commented [BG1]: Consequential amendment in response to OS 77.40 Kai Tahu ki Otago and OS 188.40 Elisha Young-Ebert.

Physical Attributes and Values

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

Important landforms and land types:

1. The glacier carved basin of the Whakatipu Valley, which split into two ice tongues when it met the Remarkables, with the terminal moraine deposited at its southern end (at Kingston) leading to the damming of the valley and creation of the lake.
2. The small peninsula landforms of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
3. Range of lakeshore and fluvial processes and landforms that have modified the largely glacially-derived and dominated landscape. These landforms tend to be of small scale.

Important hydrological features:

4. Whakatipu Waimāori (Lake Whakatipu), notable for its largely undeveloped mountain context, scale (at 80 km in length, it is New Zealand's longest lake, and, at 291 km², its third largest), depth (with its floor being below sea level), high water quality (used for urban Queenstown water supply), distinctive shape (dog leg), unmodified lake level (with a seiche period of 26.7 minutes, which causes the water level to rise and fall some 200mm in Queenstown Bay) and highly dynamic character (as a consequence of its scale and the effects of weather).
5. Ornamental pond in Te Kararo (Queenstown Gardens).

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Small pockets of remnant mountain beech and grey shrubland along the lake edge between Fernhill and Sunshine Bay. In places that are stands of wilding blue gum (*Eucalyptus globulus*).
7. Other distinctive vegetation types include:
 - a. The proliferation of mature exotic specimen trees along the lake shore between Queenstown and Sunshine Bay and at Te Kararo (Queenstown Gardens). Species include: *Abies grandis* (grand fir), *Abies nordmanniana* (Algerian fir), *Araucaria araucana* (monkey puzzle), *Populus nigra 'italica'* (Lombardy poplar), *Quercus velutina* (black oak), *Quercus rubra* (red oak), *Tsuga heterophylla* (western hemlock), *Sequoiadendron giganteum* (wellingtonia), *Salix babylonica* (weeping willow), *Tilia x europaea* (lime). *Pseudotsuga menziesii* (Douglas fir) is a dominant species at Te Kararo (Queenstown Gardens) forming a protective forest around much of the gardens.
 - b. The rose garden and other largely exotic amenity plantings throughout Te Kararo (Queenstown Gardens).
 - c. Mown grass areas studded with specimen trees along the lake edge between Queenstown and Fernhill.
 - d. Amenity plantings of indigenous trees and shrubs have been established along the walking track between Sunshine Bay and Queenstown.
 - e. Coniferous and amenity plantings throughout Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
 - f. Southern Rata re-establishment on Queenstown Gardens periphery and presence of notable solitary specimen trees.
8. Animal pest species include feral cats, ferrets, stoats, weasels, rabbits, possums, rats and mice.
9. Plant pest species include wilding conifers, hawthorn, buddleia, broom and gorse.

Important land-use patterns and features:

10. Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) with a wide range of recreational uses (described below).
11. Te Kararo (Queenstown Gardens) features include;
 - a. operational facilities to manage the park e.g., the depot;
 - b. Amenity display structures: Conservatory;
 - c. Daytime parking for Freedom Camping.
12. The reserve or open space zoning of almost all of the land-based part of the area under the District Plan.
13. The walkway along the lake edge between Queenstown and Sunshine Bay forms a linkage of the Aotearoa's national walkway, the Te Araroa Trail passing through the ONL along the lakefront via the Wakatipu Track.
14. The Urban Growth Boundary (UGB) of Queenstown and Kelvin Heights which adjoins the lake edge within the PA.

15. Uses on the lake (and the lake margin) including water-based transport, tourism commercial recreation and recreation-based activities (e.g., the TSS Earnslaw, kayaking, scenic cruising/touring, jet boating, sailing, parasailing and recreational boating, jet skiing and water sports, water taxis, barges).
16. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the commercial development in central Queenstown (which includes wharves and jetties around the inner portion of Queenstown Bay), residential development at Sunshine Bay, Fernhill, Queenstown Hill and Kelvin Heights, Glenorchy Queenstown Road, Bob's Peak and the Skyline gondola and building, the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.

Commented [BG2]: Change made by BG in response to Blair Devlin EIC for OS 135 Hydro Attack.

Commented [BG3]: OS 166.2 RealNZ Limited. OS 166.28 RealNZ Limited.

Commented [BG4]: OS 135.2 Hydro Attack Ltd.

Commented [BG5]: OS 166.29 RealNZ Limited.

Important archaeological and heritage features and their locations:

17. The numerous protected exotic specimen trees throughout Te Kararo (Queenstown Gardens) and along the lake shore between Queenstown and Fernhill.
18. Queenstown Gardens and Plantation Reserve Block, including the Queenstown Gardens Gate (District Plan reference 13).
19. William Rees Memorial, Hakitekura Plaque, and Scott Rock Memorial, Queenstown Gardens (District Plan references 24-26).
20. Queenstown Bowling Club Pavilion, Queenstown Gardens (District Plan reference 65).
21. Shipping navigation beacon at the end of the Gardens Peninsula (District Plan reference 221).
22. Rifle butt adjacent to the lake esplanade (District Plan reference 220, archaeological site E41/305).
23. Kelvin Peninsula midden/oven site (archaeological site E41/13).

Mana whenua features and their locations:

24. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
25. Much of the ONL is within the mapped wāhi tūpuna Whakatipu Waimāori (Lake Whakatipu). Whakatipu Waimāori is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
26. It also includes the mapped wāhi tūpuna Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and Te Kararo (Queenstown Gardens).

Associative Attributes and Values

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

Mana whenua associations and experience:

27. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
28. The name ~~Whakatipu wai māori~~ (or Whakatipu Waimāori) originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihautū dug the lakes with his kō known as Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua.

Commented [BG6]: OS 77.40 Kai Tahu ki Otago. OS 188.40 Elisha Young-Ebert.

29. For generations, the lake supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day.
30. Te Nuku-o-Hakitekura is related to the feats of Hakitekura, the famous Kāti Māmoē woman who was the first person to swim across Whakatipu Waimāori Whakatipu-wai-māori.
31. Te Kararo was the site of a kāika (permanent settlement).
32. The mana whenua values associated with this ONL include, but may not be limited to wāhi taoka, tauraka waka, kāika, ara tawhito and mahika kai.

Commented [BG7]: OS 77.40 Kai Tahu ki Otago.
OS 188.40 Elisha Young-Ebert.

Important historic attributes and values:

33. Early Māori occupation around the lakeshore.
34. Historic recreational use of the lake, lakeshore, and gardens.
35. Historic use of the lake for transport (including the TSS Earnslaw).
36. The early establishment and continued use of the gardens as a public reserve.

Commented [BG8]: OS 166.31 RealNZ Limited.
OS 166.2 RealNZ Limited.

Important shared and recognised attributes and values:

37. The descriptions and photographs of the area in tourism publications.
38. The popularity of the postcard views from Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and the waters across the lake to Cecil Peak and Walter Peak and the broader mountain context, as an inspiration/subject for art and photography.
39. The very high popularity of the Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake (including the TSS Earnslaw). The very close proximity of this recreational feature to Queenstown urban area also plays a role.
40. The critical role of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake in shaping the identity of Queenstown.

Commented [BG9]: OS 166.32 RealNZ Limited.
OS 166.2 RealNZ Limited.

Important recreation attributes and values:

41. Te Kararo (Queenstown Gardens), botanical gardens by the town centre that is home to a wide range of recreational uses (children's playground, lawn bowls, frisbee golf, tennis, skate boarding, skating, BMX biking, ice skating, ice hockey, walking and jogging, cycling, picnicking, outdoor events, peaceful contemplation).
42. Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), which includes the golf course and a sculpture walk around the lake edges of the golf course, used by walkers, joggers, cyclists, and picnickers.
43. The Queenstown Trail around the lake edge of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
44. Walking, running, cycling and picnicking along the lake-edge trail between Queenstown and Sunshine Bay.
45. Water-based activities including: swimming, kayaking, sailing, paddle boarding, boating, jet skiing, sightseeing (acknowledging that many of these activities are commercial in nature).
46. Fishing for rainbow trout, brown trout, and chinook salmon in Whakatipu Waimāori Whakatipu-wai-māori.
47. Glenorchy - Queenstown Road as a key scenic route in close proximity.

Commented [BG10]: OS 166.33 RealNZ Limited.
OS 166.2 RealNZ Limited.
OS 135.5 Hydro Attack Ltd.

Commented [BG11]: Change made by BG in response to Blair Devlin EIC for OS 135 Hydro Attack, subject to refinement.

Commented [BG12]: OS 77.40 Kai Tahu ki Otago.
OS 188.40 Elisha Young-Ebert.

48. Band rotunda at the Queenstown Gardens; music, contemplation, performance arts.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

50. The postcard views from Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails, Glenorchy - Queenstown Road and the dynamic waters of the lake to Cecil Peak and Walter Peak and the broader mountain context. The frequent movement of vessels on the lake (including the TSS Earnslaw) adds to the interest of the outlook.
51. Iconic mid to long-range views from central Queenstown, across the waters of Whakatipu Waimāori (Lake Whakatipu) to the rugged and dramatic landforms of Cecil Peak, Walter Peak and the broader mountain context framing the lake. The seemingly undeveloped and green finger of Te Kararo (Queenstown Gardens) and almost continuous fringe of green along the northern lake edge (Queenstown to Sunshine Bay) along with marine craft (including the TSS Earnslaw), adds to the appeal of the outlook.
52. In all views, the striking juxtaposition of urban development alongside the grandeur of the natural landscape adds to the spectacle.

Commented [BG13]: OS 166.34 RealNZ Limited.
OS 166.2 RealNZ Limited.

Commented [BG14]: OS 166.34 RealNZ Limited.
OS 166.2 RealNZ Limited.

Naturalness attributes and values:

53. The very close proximity of urban development and level of human activity within the area inevitably colours the impression of naturalness within the PA ONL. Nonetheless, the contrast created between the area and its urban context due to the dominance of more natural landscape elements (i.e., water or vegetation), together with the largely unmodified underlying landform character (glacial lake and legible peninsulas), means that the area displays at least a moderate-high level of naturalness. Historic forestry land uses throughout the broader mountain context serve to ensure that the exotic vegetation character of much of the landward area is not discordant or incongruous within the wider high-value landscape setting.
54. The general avoidance of structures along the lake edge within the PA, excepting the jetties and boat sheds, etc. on the south side of Te Kararo (Queenstown Gardens).

Memorability attributes and values:

55. The highly memorable experiences associated with using Whakatipu Waimāori (Lake Whakatipu), along with views of the Whakatipu Waimāori (Lake Whakatipu) and its surrounding mountain frame.
56. The sense of Te Kararo (Queenstown Gardens) as a place of beauty and tranquillity close to central Queenstown.

Commented [BG15]: OS 166.35 RealNZ Limited.
OS 166.2 RealNZ Limited.

Transient attributes and values:

57. The ever-changing patterning of light and weather across the lake.
58. Human activity on the lake (including vessels) and its margins.

Commented [BG16]: OS 135.7 Hydro Attack Limited.

59. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation around the lake edges and throughout Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).

Remoteness and wildness attributes and values:

60. A localised sense of remoteness along parts of the lake edge trails within the PA ONL, where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context.

Commented [BG17]: Consequential amendment in response to OS 135.10 Hydro Attack Limited.

Aesthetic attributes and values:

61. The experience of the values identified above from a wide range of public viewpoints.
62. More specifically, this includes:
- a. The highly attractive and engaging large-scale composition created by the tree-lined glacial lake and 'green' peninsulas set within a broader mountain context seen either individually or collectively, juxtaposed beside an urban context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
 - ii. The general absence of structures and the dominance of vegetation along the lake edges.
 - iii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the urban context and imbues an impression of 'green relief'.
 - iv. The mature trees throughout the area which contribute to the scenic appeal.
 - v. Human activity on and around the bay, along with some of the surrounding buildings and marine craft within the bay.

Commented [BG18]: OS 135.9 Hydro Attack Limited.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The combined physical, associative, and perceptual attributes and values described above for PA ONL Queenstown Bay and Environs can be summarised as follows:

63. **High physical values** due to the high-value landforms, vegetation features, hydrological features and mana whenua features in the area.
64. **Very High associative values** relating to:
- a. The mana whenua associations of the area.
 - b. The historic features of the area.
 - c. The strong shared and recognised values associated with the area.

- d. The significant recreational attributes of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and the lake-edge trails.

65. **High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and highly appealing composition of natural landscape elements juxtaposed beside Queenstown. The visibility of the area from Queenstown, Glenorchy-Queenstown Road, and sections of the Queenstown Trail network, along with the area's transient values, play an important role.
- c. A sense of tranquillity and green relief at Te Kararo (Queenstown Gardens).
- d. A localised sense of remoteness and wildness along parts of the lake edge trails in Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) where views to nearby urban development are screened by landforms and/or vegetation.

Commented [BG19]: OS 135.10 Hydro Attack Limited.

Landscape Capacity

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

- i. **Commercial recreational activities – limited** landscape capacity for small scale and low-key activities that integrate with, and complement/enhance, existing recreation features and activities; are located to optimise the screening and/or camouflaging benefit of natural landscape elements (where appropriate); designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.
- ii. **Visitor accommodation and tourism related activities – no** landscape capacity.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with public access tracks and outdoor recreation (including the TSS Earnslaw) that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – no** landscape capacity.
- vii. **Mineral extraction – no** landscape capacity.
- viii. **Transport infrastructure – very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONL values. Very limited to no Extremely limited landscape capacity if associated with water-based transport or the TSS Earnslaw. No landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – very limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need

Commented [BG20]: The changes to the landscape capacity rating scale recommended by Mr Devlin on behalf of OS 135 Hydro Attack (and which adopt Mr Espie's rating scale) and Mr Farrell for RealNZ (OS 166) are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie's landscape capacity rating scale and Mr Farrell's landscape capacity rating scale.

Commented [BG21]: OS 77.6 Kai Tahu ki Otago.

Commented [BG22]: OS 166.39 Hydro Attack.

Commented [BG23]: OS 166.39 Hydro Attack.

Commented [BG24]: Consequential amendment arising from OS 166.39.

Commented [BG25]: OS 166.39 RealNZ Limited.

Commented [BG26]: Ben Farrell EIC for RealNZ (OS 166) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.

Commented [BG27]: Change made by BG in response to Ben Farrell EIC for RealNZ (OS 166).

Commented [BG28]: Ben Farrell EIC for RealNZ (OS 166) requests that this text is deleted. No landscape evidence is provided for this change. For the reasons set out in her EIC, BG considers that this wording is appropriate.

Commented [BG29]: Consequential amendment arising from OS 74.2.

Commented [BG30]: OS 74.2. John May and Longview Environmental Trust.

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

Commented [BG32]: OS 166.42 RealNZ Limited.

for its location and structures are designed and located to limit their visual prominence, including associated earthworks.

Commented [BG33]: OS 70.27 Transpower New Zealand Limited.

- x. **Renewable energy generation – no landscape capacity** for commercial scale renewable energy generation. ~~Very limited to no~~ **Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.

Commented [BG34]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

- xi. **Production #Forestry – no landscape capacity.**

Commented [BG35]: OS 166.44 RealNZ Limited.

- xii. **Rural living – no landscape capacity.**

Commented [BG36]: Typographical correction.

- xiii. **Jetties, and boatsheds, lake structures and moorings – very limited** landscape capacity for additional jetties and boatsheds that are co-located with existing features, designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement (where possible); ~~and enhance public access; and protects the area's ONL values.~~

Commented [BG37]: Ben Farrell EIC on behalf of RealNZ (OS 166) comments that rural living is already provided at Queenstown Golf Club and therefore, in his view, it is unreasonable to suggest that there is no landscape capacity for rural living in 21.22.13. I understand that there is no scope for consideration of this point under OS 166. BG also notes that Mr Farrell provides no evidence in support of his comments in this regard. BG notes that all of the land at the western end of Kelvin Peninsula is zoned either Informal Recreation or Community Purposes and that there are no rural living building platforms recorded in the QLDC GIS mapping.

For these reasons, BG does not support the changes recommended by Mr Farrell in this regard.

Commented [BG38]: OS 77.28 Kai Tahu ki Otago.

Commented [BG39]: Consequential amendment arising from OS 74.2.

Commented [BG40]: OS 74.2. John May and Longview Environmental Trust.

21.22.14 PA ONL NORTHERN REMARKABLES: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Northern Remarkables PA/ONL relates to the northern faces of the Remarkable Range framing the southern side of the Wakatipu Basin. The southern boundary of the PA/ONL corresponds with the mountain peaks and ridgelines of that range around, and east of the Remarkables Ski Area Sub-zone – extending through to near Chard Farm. The Northern Remarkables PA/ONL's northern boundary follows the upper edge of the low-lying Kawarau River terraces on the south side of the Kawarau River to near Chard Farm. In so doing, the PA/ONL captures the steep mountain faces above the Kawarau River valley and terraces at the toe of the Northern Remarkables.

Physical Attributes and Values

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

Important landforms and land types:

1. Steep to very steep mountain slopes with frequent exposed schist outcrops and scree slopes. The northern faces consist principally of large landslides which occurred after the retreat of glaciers at the end of the last glaciation.
2. Alluvial fans and shingle beds associated with the Rastus Burn and Owens Creek.
3. Elevated fans and flat alluvial floodplains and terraces bordered in places by steep escarpments.
4. Located to the north of, and down slope of, the Remarkables Ski Field Access Road, the Remarkables Terrane Boundary and Block Field are identified as a Geopreservation Site of national importance; and the Frankton Block Field is identified as being of regional importance. Both of these features are rated as being robust and not considered to be vulnerable to most human-related activities.
5. This ONL also contains the Lake Alta cirque which is a classic lake-filled cirque with steep rocky sides. There are areas of moraine over the schist bedrock at the front lip.

Important hydrological features:

6. The Rastus Burn.
7. Owens Creek.
8. The cirque lake of Lake Alta (i.e., amphitheatre-shaped basin with precipitous walls at the head of a glacial valley). Identified as a Geopreservation Site of regional significance that is rated as being robust and not considered to be vulnerable to most human-related activities.

9. The series of small tarns in the vicinity of the Remarkables Ski Field.

Commented [BG1]: Ben Farrell EIC for NZSki (OS 165) requests that this text is amended. Addressed in BG EIC. BG does not support the change requested.

Important ecological features and vegetation types:

10. Particularly noteworthy indigenous vegetation features include:
- Extensive areas of regenerating indigenous grey shrubland, particularly in the Owens Creek and Rastus Burn valleys. The larger areas of shrubland are designated as SNA's.
 - Snow tussock grasslands, mixed snow tussock *Dracophyllum* scrub and cushionfields covers the higher slopes generally above c. 900 m, including the Rastus Basin.
 - Alpine cushion bogs are a feature of the Basins in the upper Rastus Burn bordering the streams and tarns.
 - Expansive areas of mixed short tussock – exotic grassland interspersed with grey shrubland occur above the prominent alluvial fans and terraces of the Rastus Burn and Owens Creek.
 - Scattered, locally rare, mature kowhai across the lower and mid slopes especially on bluffy sites.
11. Other distinctive vegetation types include:
- Grazed pasture throughout the flat river terraces while extensive grazing occurs on the lower hillslopes.
12. Valued habitat for a range of lizards, New Zealand falcon, New Zealand pipit and grey warbler, and endemic invertebrates. Mingimingi and the tree daisies (*Olearia sp*) are important to endemic invertebrates during parts of their life cycles while rocky areas amongst low stature shrubs and short and exotic grassland is important habitat for skinks and geckos.
13. The upper part of the PA lies in the DOC managed Remarkables Conservation Area.
14. Animal pest species include feral red deer, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
15. Plant pest species include sweet briar which is often a component of grey shrubland, wildings conifers, buddleia, broom, and gorse.

Commented [BG2]: OS 171.9 Queenstown Park Ltd.

Commented [BG3]: OS 171.10 Queenstown Park Ltd.

Commented [BG4]: OS 171.9 Queenstown Park Ltd.

Commented [BG5]: OS 171.9 Queenstown Park Ltd.

Important land-use patterns and features:

16. Human modification which is concentrated throughout the low-lying river terraces at the base of the mountain slopes (and adjacent the Kawarau River ONF), where pastoral and viticultural land use dominate; in the three elevated basins near Lake Alta within which the ski field is located; and throughout the north-western portion of the PA associated with the ski field access road and communication infrastructure near Double Cone.
17. Built development patterns which, throughout the lower-lying river terraces includes a farmhouse at Owens Creek, the Chard Farm winery, scattered farm buildings, farm tracks, fencing and a power line (on poles) roughly traversing the toe of the steeper slopes. Generally, development is characterised by very carefully located and designed buildings that have an obvious connection with the working rural landscape, are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
18. The location of the Remarkables Ski Field within three interconnected elevated basins which means that it is relatively visually discreet in views from low-lying places in the Wakatipu Basin and Queenstown. The ski field access road, however, is prominent in such views.

Commented [BG6]: Change made by BG in response to Ben Farrell EIC for NZSki (OS 165).

Commented [BG7]: Typographical correction.

19. Gibbston Character Zone in the vicinity of Chard Farm which includes viticulture and commercial activities with and affiliation to viticulture and farming.

19a Queenstown Park Station is a large, farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.

Commented [BG8]: OS 171.11 Queenstown Park Ltd.

Important archaeological and heritage features and their locations:

20. Chard Road (District Plan reference 216) and Chard Farm (archaeological site F41/52).
21. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).

Mana whenua features and their locations:

22. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
23. The western part of the ONL overlaps the mapped Kawarau wāhi tūpuna. Kawarau is the traditional name for the Remarkables.
24. The very northern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna.

Associative Attributes and Values

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

Mana whenua associations and experience:

25. Kai Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
26. As one of the highest and most prominent ranges overlooking Whakatipu Waimāori Whakatipu wai māori (Lake Whakatipu), closeness to the Ātua gives significance to Kawarau.
27. The Kawarau River was a traditional travel route that provided direct access between Whakatipu Waimāori Whakatipu wai māori (Lake Whakatipu) and Mata-au (the Clutha River).
28. The Kawarau River is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
29. The mana whenua values associated with the ONL include, but may not be limited to, mauka, wāhi taoka, ara tawhito, mahika kai and nohoaka.

Commented [BG9]: OS 77.41 Kai Tahu ki Otago.
OS 188.41 Elisha Young-Ebert.

Commented [BG10]: OS 77.41 Kai Tahu ki Otago.
OS 188.41 Elisha Young-Ebert.

Important historic attributes and values:

30. Gold mining in the area and the associated physical remnants.
31. Historic farming, especially early pastoralism.
32. Chard Road, which was part of the old main coach link between Queenstown and Cromwell. Identified in the PDP Inventory of listed Heritage Features, QLDC Category 2 (three categories, 1 to 3, with Category 1 being the most significant).

Important shared and recognised values:

- 33. The descriptions and photographs of the area in tourism publications.
- 34. The popularity of the mountain slopes as an inspiration/subject for art, education, film and photography and as a 'key outlook' from Queenstown, (acknowledging that it is the Western Remarkables (outside the PA) that are the primary focus of interest, with the Northern Remarkables playing a secondary role in the outlook). The close proximity of the area to Queenstown and its visibility from much of the Whakatipu Basin and Whakatipu Waimāori (Lake Whakatipu) play an important role.
- 35. The high popularity of the recreational 'features' listed below.

Commented [BG11]: Change made by BG in response to Ben Farrell EIC for NZSki (OS 165). Mr Farrell requests that reference is also made to the popularity of the area for conferences. Mr Farrell is encouraged to provide evidence in this regard at expert conferencing so that this text amendment can be considered.

Commented [BG12]: Change made by BG in response to S Brown's evidence for OS 171 Queenstown Park Ltd.

Commented [BG13]: OS 165.10 NZSki Ltd.

Important recreation attributes and values:

- 36. The Remarkables Ski Area Field for winter year-round use and recreation; access to the ski area field also offers people the general public close-up, first-hand experience of the Northern Remarkables PA ONL.
- 37. The Remarkables Ski Field Access Road, tracks, trails (and lookouts.) and SH 6 as key scenic routes either within the PA or in close proximity.
- 38. The popular Queenstown Park Station Fun Ride and Kawarau River Run annual events.
- 39. Walking and cycling along the Twin Rivers Trail on the north side of the Kawarau River. Although the trail is outside the Northern Remarkables PA ONL, its close proximity means that the landscape character experienced on the trail is strongly influenced by the PA.
- 40. The Lake Alta and Wye Creek Route walking tracks.
- 41. Climbing in the Rastus Burn Recreation Reserve.
- 42. Jetboating, kayaking, rafting, and fishing on the Kawarau River (ONF), for the same 'proximity' reasons to those described above.
- 43. Chard Farm winery.

Commented [BG14]: OS 165.43 NZSki Ltd.

Commented [BG15]: OS 165.2 NZSki Limited.

Commented [BG16]: OS 165.43 NZSki Ltd.

Commented [BG17]: Change made by BG in response to Ben Farrell EIC for NZSki (OS 165).

Commented [BG18]: Change made by BG in response to Ben Farrell EIC for NZSki (OS 165).

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

- 44. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative glacial and fluvial / alluvial processes.
- 45. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values within the Owen and Rastus Burn catchments.
- 46. More generally, the vegetation cover and land uses found within the area which reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying flat areas and more natural vegetation cover apparent across elevated areas.

Particularly important views to and from the area:

- 47. Impressive and highly appealing mid to longer-range views from the Twin Rivers Trail across the Kawarau River and its floodplains to the largely open pastoral terraces and dramatic mountain slopes, peaks, ridges and valleys of the PA ONL Northern Remarkables.

48. Impressive close-up views across tussock-dominated slopes near the Remarkables Ski Field Road towards the deeply etched valley of the Rastus Burn and up into the valley corridor of the ski field itself.
49. Highly attractive close, mid and longer-range views from the Kawarau River to the edges of the pastoral terraces, backdropped by a vast and rugged mountain setting. The complex river edge landforms and vegetation patterns frame and filter views in places, contributing to views that have highly variable content and a variable character.
50. Complex and highly attractive mid-range views from Lake Hayes Estate, Bridesdale and Shotover Country over intervening riverside vegetation to the exposed, relatively bare, pastoral terraces and mid slopes, either side of the Rastus Burn valley and the crenelated ridges and peaks that top the range.
51. Dramatic longer-range views from the Whakatipu Basin, the Crown Range Road and Queenstown urban area (including the airport and key scenic routes), to the elevated mountain slopes, peaks and ridges.
52. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development and impression of openness underpins the high quality of the outlook.
53. From the more distant vantage points (i.e., Queenstown, Whakatipu Basin and Crown Terrace area), views of the jagged alpine peaks and rugged incised mountain slopes comprise signature views that are critical to the identity of the wider area.
54. From more proximate vantage points, the vegetation-fringed, dynamic waters of the Kawarau River add to the locality's spectacle – acting as the centrepiece to an enclosed, U-shaped valley that becomes increasingly incised east of Morven Hill (ONF). In such views, the seemingly 'tamed' pastoral floodplains and elevated terraces on both sides of the river are also apparent, offering attractive contrast with, and counterpoint to, the sheltered river corridor and its mountain backdrop.

Naturalness attributes and values:

55. The mountain slopes which exhibit a very high level of naturalness, except in the more immediate vicinity of the Remarkables Ski Area Field and its access road. This perception is accentuated by the sheer scale and visual grandeur of the mountain range as a whole. While modifications related to the ski area field and its access road are visible from much of the catchment associated with the Kawarau River, Queenstown, and the southern Whakatipu Basin (albeit to varying degrees), their confined location and limited scale – relative to that of the Northern Remarkables in totality – limits impact on those areas and means that they are not dominant elements. These landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
56. The elevated river terraces closer to the Kawarau River, where pastoral and viticultural land uses dominate, giving rise to a lower level of perceived naturalness within this part of the PA ONL Northern Remarkables. Scattered farm dwellings, rural buildings, shelterbelts, woodlots, power lines, fencing, and tracks add to this impression in places and its 'cultural' dimension is further amplified by the predominance of exotic plant species near the river, including willows, poplars, broom, gorse and rosehip.

Commented [BG19]: OS 165.43 NZSki Ltd.
OS 165.14 NZSki Ltd.

Commented [BG20]: OS 165.43 NZSki Ltd.
OS 165.14 NZSki Ltd.

Commented [BG21]: OS 165.43 NZSki Ltd.
OS 165.14 NZSki Ltd.

Memorability attributes and values:

57. Views of the steep mountain slopes and crenelated ridges and peaks that top the range are highly memorable.
- 57a Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable.

Commented [BG22]: OS 165.15 NZSki Ltd.

Transient attributes and values:

58. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
59. The changing colours of pasture areas, which are green in some seasons and tawny brown in others.

- 60. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars in particular).

Remoteness and wildness attributes and values:

- 61. A strong sense of the sublime associated with the Northern Remarkables' main slopes, which contribute a sense of remoteness and wildness to their wider setting. Such feelings are less apparent near the valley floor, due to the more obvious influence of rural production, mostly on the south side and the presence of residential development along the northern edge of the ONL – most notably near Bridesdale, Lake Hayes Estate and Shotover Country. The valley corridor reveals significant landscape transition; from the sublime and predominantly natural, to the picturesque and cultural.

Commented [BG23]: Change made by BG in response to Stephen Brown's evidence for Queenstown Park Ltd. (OS 171).

Aesthetic qualities and values:

- 62. The experience of the values identified above from a wide range of public viewpoints.
- 63. More specifically, this includes:
 - a. The highly attractive and striking composition created by the powerful and dramatic mountain slopes and peaks juxtaposed beside the more modified and 'tamed' river terraces.
 - b. At a broad scale, this 'natural' large-scale landscape scene forms a bold contrast with, and backdrop to, Queenstown and the Wakatipu Basin.
 - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the sculpted exposed schist outcrops and scree slopes throughout the elevated slopes;
 - ii. the steeply incised Rastus and Owen Burns;
 - iii. the bold patterning of elevated fans and flat alluvial floodplains and terraces interspersed with steep escarpments;
 - iv. the picturesque glacial Lake Alta;
 - v. the relatively low-key and 'rural vernacular' or sympathetic style of the majority of built development; and
 - vi. the poplars along the river edge, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The combined physical, associative, and perceptual attributes and values described above for PA ONL Northern Remarkables can be summarised as follows:

- 64. **Very High physical values** due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area, acknowledging that these attributes are counterbalanced by the presence of pastoral and viticultural

land uses, scattered farm buildings, rural buildings, shelterbelts, woodlots, powerlines, fencing, tracks and exotic vegetation near the river.

65. **Very High associative values** relating to:

- a. The mana whenua associations of the area.
- b. The historic features and associations of the area.
- c. The very strong shared and recognised values associated with the area.
- d. The significant recreational attributes.
- e. The significant scenic values associated with the Remarkables Ski Area Field Access Road.

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

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The very high aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains (and river), are critical features of the area. The proximity of the area to Queenstown, the Whakatipu Basin, key gateways/scenic routes, accessibility and popular recreational features, which allows the experience of these values along with the area's transient values, also play a role.
- c. An impression of high naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
- d. A strong sense of remoteness and wildness associated with large-scale steep slopes and rugged peaks, which is heightened as a consequence of the area's close proximity to Queenstown and the Whakatipu Basin.

Landscape Capacity

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

- 67. **Commercial recreational activities** – some landscape capacity for small scale and low key activities (including at Chard Farm) that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; are designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values. It is acknowledged that larger scale commercial recreation activities are anticipated as part of the Remarkables Ski Area Sub Zone.
- 68. **Visitor accommodation and tourism related activities** – some landscape capacity for activities on the very gently sloping to flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access; and protect the area's ONL values. No landscape capacity on the mountain slopes and fans except for sensitively located and designed glamping activities.
- 69. **Urban expansions** – no landscape capacity.

Commented [BG24]: Change made by BG in response to Stephen Brown's evidence for Queenstown Park Ltd. (OS 171).

Commented [BG25]: OS 165.16 NZSki Ltd.

Commented [BG26]: OS 165.16 NZSki Ltd.

Commented [BG27]: OS 165.17 NZSki Ltd.

Commented [BG28]: Recommended changes to landscape capacity rating scale by Ben Farrell EIC for NZSki (OS 165) are not supported. Refer BG Rebuttal evidence.

Commented [BG29]: Numbering to be corrected in the Capacity section so that it is consistent with the other PA Schedules (ie uses roman numerals).

Commented [BG30]: OS 171.17 Queenstown Park Ltd.

Commented [BG31]: OS 77.5 Kai Tahu ki Otago.

Commented [BG32]: Stephen Brown's evidence for Queenstown Park Ltd. (OS 171) questions the appropriateness of reference to 'small scale and low key' given the distinctive nature of Chard Farm. While I agree with Mr Brown's observations in regard to the landscape characteristics of Chard Farm, I consider that the landscape capacity comments are 'forward focussed'. In my opinion, appropriate commercial recreation development within the PA is, at a high level, likely to be characterised as being 'low key' and/or 'small scale', noting that this is a starting point only and 'other development' would be subject to an assessment under PDP 3.3.45. I do not have the same difficulties with this language to that expressed by Mr Brown and consider that it is reasonably well accepted terminology. Further, I expect that the design and location of even quite large commercial recreation activities and development (as defined in PDP Chapter 2) can take on the impression of qualifying as 'low key' via appropriate siting and design. For these reasons I do not support the text change recommended by Mr Brown.

Commented [BG33]: Consequential amendment arising from OS 74.2

Commented [BG34]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG35]: Change made by BG in response to Ben Farrell EIC on behalf of NZSki (OS 165).

Commented [BG36]: Ben Farrell EIC for NZSki (OS 165) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.

Commented [BG37]: OS 171.17 Queenstown Park Ltd.

Commented [BG38]: OS 171.18 Queenstown Park Ltd.

Commented [BG39]: Mr Brown's evidence for OS 171 Queenstown Park Ltd recommends a range of text changes to the first part of the capacity 'qualifying' comments in relation to visitor accommodation and tourism related activities.

Relying on my site visit to the appellant's land (including the urban context and proximate trail network), I remain of the opinion that the s42A text is appropriate with the addition of the word 'reasonably'. This is because the impression of a lower lying part of the PA as reasonably undeveloped is of key importance to the landscape character and visual amenity values experienced from the various visual audiences signalled in the text. In my opinion, Mr Brown's recommended wording serves to undermine this characteristic for these audiences. Further, I consider that the relatively

Commented [BG40]: OS 171.18 Queenstown Park Ltd.

Commented [BG41]: OS 171.18 Queenstown Park Ltd.

Commented [BG42]: Consequential amendment arising from OS 74.2

Commented [BG43]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG44]: OS 171.17 Queenstown Park Ltd.

Commented [BG45]: OS 171.18 Queenstown Park Ltd.

70. **Intensive agriculture** – no landscape capacity.
71. **Earthworks** – **limited** landscape capacity for earthworks associated with farming, viticulture, existing recreational facilities (including the Remarkables Ski Area), natural hazard mitigation risk or public access tracks, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
72. **Farm buildings** – in those areas of the ONL with pastoral and viticultural land uses, **limited** landscape capacity for modestly scaled or sympathetically located and designed buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.
73. **Mineral extraction** – no landscape capacity for extraction larger than farm/vineyard-scale quarries. **Limited** capacity for farm/vineyard-scale quarries that protect the naturalness and aesthetic attributes and values of the ONL.
74. **Transport infrastructure** (excluding Passenger Lift Systems) – **very limited** landscape capacity for trails and 'low key' rural roading that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protect the area's ONL values. **No** landscape capacity for other transport infrastructure.
75. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried, co-located with existing infrastructure or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, or cell phone towers, or navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent.
- 75a. **Renewable energy generation** – no landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** capacity for discreetly located and small-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation on the flat and low-lying terraces and floodplains or in association with existing structures in the Remarkables Ski Area.
76. **Production forestry** – no landscape capacity for exotic forestry.
77. **Rural living** – **very limited** landscape capacity for activities on the flat and low-lying terraces and floodplains that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; and enhance public access; and protect the area's ONL values. **No** landscape capacity on the mountain slopes and fans.
78. **Gondolas Passenger Lift Systems** – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Remarkables Ski Area Sub Zone, and within the Sub Zone) via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape, and protect the area's ONL values.

- Commented [BG46]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG47]:** Ben Farrell EIC for NZSki (OS 165) requests that this text is amended. Addressed in BG EIC. BG does not support the change requested in this regard.
- Commented [BG48]:** OS 165.20 NZSki Ltd.
- Commented [BG49]:** OS 171.19 Queenstown Park Ltd.
- Commented [BG50]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG51]:** OS 171.20 Queenstown Park Ltd.
- Commented [BG52]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG53]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS165).
- Commented [BG54]:** Change made by BG in response to Ben Farrell EIC for NZSki (OS165).
- Commented [BG55]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG56]:** Consequential amendment arising from OS 74.2
- Commented [BG57]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG58]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG59]:** Change made by BG in response to S Brown's evidence for OS 171 Queenstown Park Ltd.
- Commented [BG60]:** OS 86.10 Melissa Brook OS 70.28 Transpower New Zealand Limited.
- Commented [BG61]:** OS 165.24 NZSki Ltd.
- Commented [BG62]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG63]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG64]:** OS 165.24 NZSki Ltd.
- Commented [BG65]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG66]:** OS 165.24 NZSki Ltd.
- Commented [BG67]:** Typographical correction.
- Commented [BG68]:** Change made by BG, relying on OS 67.28 (UCESI).
- Commented [BG69]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG70]:** Stephen Brown's evidence for OS 171 Queenstown Park Ltd recommends a number of text changes to the landscape capacity 'qualifying' comments in relation to rural living.
- Relying on my site visit to the appellant's land (including the urban context and proximate trail network), I remain of the opinion that the s42A text is appropriate with the addition of the word 'reasonably'. This is because the impression of the lower lying part of the PA as reasonably undeveloped is of key importance to the landscape character and visual amenity values experienced from the various visual audiences signalled in the text. In my opinion, Mr Brown's recommended wording serves to undermine this characteristic for these audiences. Further, I consider that the relatively close proximity of the lower lying parts of the PA to an urban part of the
- Commented [BG71]:** Consequential amendment arising from OS
- Commented [BG72]:** OS 74.2. John May and Longview
- Commented [BG73]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG74]:** OS 74.2. John May and Longview
- Commented [BG75]:** Stephen Brown's evidence for OS 171
- Commented [BG76]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG77]:** Change made by BG in response to Ben Fa
- Commented [BG78]:** OS 74.2. John May and Longview

21.22.15 PA ONL Central Whakatipu Basin: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Central Whakatipu Basin PA ONL encompasses the steep western end southern slopes of Mount Dewar and the steep south-facing slopes of Coronet Peak, Brow Peak and Pt 1120 near Big Hill, taking in German Hill and Pt 675. Collectively the mountain slopes form the northern backdrop to the Whakatipu Basin and Arrowtown. The western edge of the PA ONL adjoins Kimiäkau (Shotover River) PA ONF and the eastern end adjoins the Haehaenui (Arrow River) PA ONF.

Physical Attributes and Values

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

Important landforms and land types:

1. The steeply sloping, foliated, schistose mountain landforms of Mount Dewar (1,310m), Skippers Saddle (1,036m), Coronet Peak (1,651m), Brow Peak (1,456m) and Pt 1,120 near Big Hill which form part of the wall of mountains framing the northern side of the Whakatipu Basin.
2. Scree slopes throughout the elevated, very steep and rugged areas towards the eastern end of the area.
3. The secondary mountain landforms of German Hill (780m) and Pt 716 that enclose the southern side of Sawpit Gully (north of Arrowtown).
4. The secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook), that takes in Pt 897, Pt 929, Pt 842 and Pt 876.
5. The ridgeline descending south-westwards from Mount Dewar summit to Pt 965 and which frame the eastern side of Devils Creek.
6. A small roche moutonnée along the foot of the Coronet Peak slopes between the Skippers Road junction and Willowbank, all on the north side of Malaghans Road. A well-preserved relic glacial landform from the last ice age. This feature exists as several landforms within the PA. Identified as a Geopreservation Site of national scientific, aesthetic, or educational value and being vulnerable to significant damage by human related activities.
7. Exposed schist outcrops and bluffs throughout the south-facing mountain slopes and along the east side of the small ice-melt basin in the vicinity of Littles Road.

8. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the northern side of the Whakatipu Basin and throughout the more gently sloping lower reaches of gullies near German Hill.

Important hydrological features:

9. Devils Creek and its steeply incised tributaries draining the south-western flanks of Mount Dewar and the northern slopes of the secondary ridgeline descending from Mount Dewar to Pt 965, to Kimiākau (Shotover River).
10. The unnamed relatively gently sloping streams and kettle lake in the ice-melt basin around Littles Road which drain south-westward to Kimiākau (Shotover River).
11. The numerous steeply incised streams draining the southern side of the range extending from Mount Dewar across to Coronet Peak, including Dan O'Connell Creek, Station Creek and McMullan Creek.
12. The numerous unnamed streams draining the southern slopes of Brow Peak to Bush Creek, which discharges to the Arrow River.
13. The series of unnamed streams draining to Sawpit Gully and the Haehaenui (Arrow River) from the mountain slopes extending between Brow Peak and Pt 1120 (near Big Hill) and German Hill.
14. The series of small tarns in the vicinity of Coronet Peak ski field and near Skippers Saddle.

Important ecological features and vegetation types:

15. Particularly noteworthy indigenous vegetation features include:
 - a. Pockets of mountain beech forest remnants confined to gullies in the Bush Creek and Sawpit Gully catchments behind Arrowtown, on the Coronet Peak front faces and in the Devils Creek catchment on Mount Dewar.
 - b. Swathes of beech restoration plantings throughout Mount Dewar (as part of consented development).
 - c. Extensive areas of grey shrubland dominated by matagouri (*Discaria toumatou*) and mingimingi (*Coprosma propinqua*) occur in the mid to upper reaches of the Bush Creek catchment, Sawpit Gully catchment and across the steep terrain associated with the lower Haehaenui (Arrow River) Gorge. Scattered patches of grey shrubland occur across the lower slopes of Coronet ~~peak~~ Peak and Mount Dewar.
 - d. Above about 900 m the vegetation is dominated by snow tussock grassland and in places, patches of *Dracophyllum* shrubland.
 - e. Indigenous vegetation is more extensive and diverse towards the Arrowtown end of the PA.
 - f. Rough to semi-improved pasture occurs on the mid to lower slopes of Coronet Peak mixed with patches of short tussock grasslands and grey shrubland.
 - g. Woody exotic weeds prevail throughout the PA but are most extensive on the lower slopes of Mount Dewar, where there are dense thickets of mature hawthorn, sweet brier, broom, elderberry and scattered wilding conifers.

Commented [BG1]: Typographical correction.

Commented [BG2]: Typographical correction.

16. Rocky outcrops, beech forest, grey shrublands and snow tussock grasslands provide a diverse range of habitats for New Zealand falcon, New Zealand pipit, South Island tomtit. Grey warbler, skinks and geckos and a diverse assemblage of native invertebrates.
17. Areas of production forestry (Douglas fir) occur:
 - a. across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876.
 - b. on the lower slopes of Mount Dewar.
18. Wilding conifer spread in the Bush Creek and Sawpit Gully catchments, across Big Hill and in the Devils Creek catchment from areas of production of forestry. Control measures are being implemented.
19. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Important land-use patterns and features:

20. Human modification which is concentrated throughout the low-lying glacier carved terrace areas along the northern edge of the Whakatipu Basin; on the western flanks of Mount Dewar and across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876 where production forestry dominates; across Mount Dewar more generally, where development is anticipated; on the elevated south-facing slopes of Coronet Peak where the ski area field (including carparks, buildings, structures, infrastructure) and roading (including Skippers Road, which provides access to the Skippers Bungy site, outside the PA) is located; and throughout the western portion of the PA at Coronet Peak Road.
21. Built development patterning which includes a very limited scattering of rural and rural living dwellings around the margins of Arthurs Point; the scattering of small-scale rural living and visitor accommodation development (including commercial recreation uses, cabins, chalets, amenity facilities and a lodge) within regenerating beech forest at across the lower southern slopes of Mount Dewar along with approximately 50km of publicly accessible hiking and biking trails; and the occasional farm building or dwelling towards the eastern end of the unit (adjacent the southern boundary of the PA). Generally, development is characterised by very carefully located and designed buildings that are well integrated by plantings and remain subservient to the more 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
22. Pastoral farming including rural and farm buildings (as described above), fencing, shelterbelts, tracks, ponds and the like.
23. The location of the Coronet Peak Ski Field Area (inclusive of all associated activities and built development) across the elevated south-facing slopes, together with the exposed nature of the access road climbing up the steep slopes at the western end of the area, make this development prominent in views from much of the western and northern portion of the Whakatipu Basin. Night-time lighting of the ski field during the winter season adds to its prominence.
24. The Shotover Canyon Track, the Mount Dewar Track, Hot Rod and Devils Creek track on Mount Dewar; the Dan O'Connell Track and Coronet Face Water Race Trail across the lower slopes of Coronet Peak; the ridgeline track linking between Coronet Peak and Big Hill that runs along the northern edge of the PA; the Bush Creek Track between Coronet Peak and Arrowtown; the Te Araroa Trail that winds its way to the west of German Hill (between Arrowtown and Big Hill) and the Sawpit Gully Track; the Rude Rock, Zoot, DH, XC mountain bike trails within the Coronet Peak ski area. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
25. The general absence of rural and rural living buildings throughout the eastern end of the PA.

Commented [BG3]: OS 165.26 NZSki Limited.

Commented [BG4]: OS 84.8 Sir Robert Stewart.
OS 96.3 Treespace No 1 Limited Partnership.

Commented [BG5]: OS 165.27 NZSki Limited.

26. Infrastructure is evident within the corridor and includes: the power line (on poles) traversing the steep slopes up to Coronet Ski Area and Coronet Peak Field; telecommunication masts at the top of Mount Dewar; forestry tracks; farm fencing; and farm tracks.
27. The Arthurs Point Urban Growth Boundary (UGB) which adjoins the south-western margins of the PA and the Arrowtown UGB which adjoins the south-eastern end of the PA.
28. The Coronet Peak Ski Area Sub Zone which provides for the ongoing use and development of that area for ski field related activities.
29. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the urban residential and commercial development adjoining the south-western edge of the PA at Arthurs Point; the urban residential and commercial development adjoining the south-eastern edges of the area at Arrowtown; the rural living development throughout the western and northern sides of the Whakatipu Basin; Millbrook Resort towards the north-eastern end of the Whakatipu Basin; and Malaghans Road which runs along the northern side of the Whakatipu Basin, roughly parallel with the PA.

Commented [BG6]: OS 165.28 NZSki Limited.

Commented [BG7]: OS 165.29 NZSki Limited.

Important archaeological and heritage features and their locations are:

30. The Macetown Heritage Area Overlay (MHAO) which extends throughout the eastern end of the PA roughly coinciding with Sawpit Gully. This forms part of the much larger area of heritage significance due to its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930s. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. Macetown (outside the PA) is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants, and demise. Situated within its larger mining heritage context (which includes part of the PA), Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.
31. Various inter-related complexes of gold sluicings, tailings, water races, dams, etc., and associated domestic sites in the area (for example, archaeological sites F41/288, F41/851, and F41/653).
32. Cockburn Homestead, Malaghans Road (District Plan reference 125).
33. William Fox Memorial, Police Camp Building, and Stone Wall, Arrowtown (District Plan references 309, 375, and 311).
34. Macetown Road (District Plan reference 6).
35. Scholes Tunnel (District Plan reference 304).
36. Coronet Peak ski area.
37. Skippers Hotel (Part Lot2 DP16632).

Commented [BG8]: Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.

Mana whenua features and their locations:

38. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

40. Gold mining in the area and the associated physical remnants (including Skippers Road). The sites associated with Macetown represent a particularly rich archaeological landscape.
41. Early pastoral farming across the area.
42. The historic significance of Coronet Peak (New Zealand's first commercial ski field) as one of New Zealand's earliest commercial ski fields.

Commented [BG9]: OS 165.30 NZSki Limited.

Important shared and recognised attributes and values:

43. The descriptions and photographs of the area in tourism publications.
44. The popularity of the postcard views from Coronet Peak and the ski field access road (which has several lookout points) out over the Whakatipu Basin to the Remarkables, as an inspiration/subject for art and photography.
45. The identity of Coronet Peak Ski Area Field as an integral part of the Whakatipu Basin. The very close proximity of this recreational feature to Queenstown urban area and its visibility from much of the Whakatipu Basin (and including from the airport, particularly at night when the ski field is lit for night skiing) play an important a role.
46. Skippers Road is popular with commercial tourism activity providers using the access road for scenic tours and white-water rafting. The road is used for mountain bike access out of the valley.
47. The identity of the sequence of mountains stretching from Mount Dewar across to Big Hill as a dramatic (northern) backdrop to the Whakatipu Basin (including Arrowtown).
48. The identity of Mount Dewar as part of the dramatic backdrop to Arthurs Point.

Commented [BG10]: OS 165.31 NZSki Ltd.

Important recreation attributes and values:

49. Very popular year-round destination for outdoor recreation including skiing, snowboarding, walking, running, mountain biking, paragliding, hiking, orienteering and enjoying the view from the various trails and lookouts and café/restaurant facilities at Coronet Peak.
50. Aotearoa's National Walkway, the Te Araroa Trail passes through the eastern side of the ONL via the Motatapu Alpine Track connecting with the Whakatipu Track heading to Lake Hayes.
51. Walking, running, and mountain biking on trails and tracks in the area.
52. Coronet Peak Road, Skippers Road and Malaghans Road as key scenic routes either within the PA or in close proximity.
53. The recreation area to the north of Millbrook.

Commented [BG11]: Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

54. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.
55. Indigenous gully plantings and remnant beech stands which reinforce the legibility and expressiveness values throughout the area.
56. Good examples of landscape evolution in response to slope and fluvial processes and alternating climatic conditions.

Particularly important views to and from the area:

57. The postcard views from various lookouts on Coronet Peak Road and the ski **area field** but over the Whakatipu Basin, Waiwhakaata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), the Remarkables and the broader mountain context.
58. The spectacular panoramic views from Mount Dewar and the summit of Coronet Peak, of the Whakatipu Basin to the south and the rugged and dramatic expanse of the Harris Mountain range to the north.
59. The highly attractive short to long-range views from parts of the Devils Creek Track, the Hot Rod, the Mount Dewar Track, the Dan O'Connell Track, the Coronet Face Water Race Trail, the ridgeline track linking Coronet Peak and Big Hill that runs along the northern edge of the PA, the Bush Creek Track, the Te Araroa Trail west of German Hill, and the Sawpit Gully Track out over the Whakatipu Basin, the Remarkables and the broader mountain context.
60. The appealing short to long-range views from the Shotover Canyon Track and parts of the Devils Creek Track along the gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Bowen Peak and northwards to The Point.
61. The dramatic mid and long-range views from Arthurs Point, the Kimitākau (Shotover River) ONF, Arrowtown, the western and northern parts of the Whakatipu Basin (including Malaghans Road), and sections of the Queenstown Trail network coinciding with those parts of the basin, to the coherent sequence of mountains framing the northern side of the basin. In these views the continuity of the large-scale and largely open, dramatic landforms, together with their seemingly undeveloped appearance (as a consequence of the diminishing influence of distance in relation to the ski field and access road), means that the PA is of critical importance in shaping the visual amenity values of the area from which they are viewed.
62. The engaging early evening views from Frankton and the airport to the Coronet Peak Ski **Area Field** when the ski field is lit for night skiing.
63. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road, Tobins Track (east of Arrowtown), and the Crown Range Zig Zag lookout in which the scale and shape of the glacial valley landscape, of which the PA is a part, is legible in its entirety and confers a sense of grandeur to the outlook.
64. The highly engaging short-range views from Littles Road, Arthurs Point Road and trails in the vicinity across the pastoral ice-melt basin to the dramatic and rugged bluffs and rocky outcrops near Pt 558.

Commented [BG12]: OS 165.31 NZSki Ltd.

Commented [BG13]: OS 165.33 NZSki Ltd.

65. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case of the western and eastern ends of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

66. The open, and in places, seemingly undeveloped character of Central Whakatipu Basin PA ONL positioned adjacent set within an urban (Arthurs Point and Arrowtown) or mixed working rural and rural living (Whakatipu Basin) context, which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral (including farm buildings, rural dwellings, ponds, fencing, tracks, shelterbelts and the like), rural living and a visitor accommodation (including the consented development across the lower southern slopes of Mount Dewar), recreational (including the ski area and access road), and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape and extent of restoration planting that forms part of the consented development at Mount Dewar recreational, and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape ensures that, for the most part, these elements remain subservient to more natural landscape elements, patterns, and processes.
67. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.
68. While the ski area field and its access road form a bold manmade element on the southern slopes of Mount Dewar and Coronet Peak, the connection this development establishes and enables between the mountain setting and the inhabited Whakatipu Valley adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed, together with its identity as a popular recreational feature, also play a role in this regard. Because these landscape modifications also make an important contribution to Queenstown's recreational values (see above), there is a degree of landscape 'fit' associated with them. During the ski season the patterning of lights throughout the groomed slopes forms an engaging element.
69. The forestry plantings and wilding spread at the western and eastern ends of the area (noting that recreational landuses are anticipated across the slopes at the eastern end, north of Millbrook) contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose landform character of the area remains legible and dominant, thus ensuring these parts of the PA display at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

Commented [BG14]: Change made by BG in response to Steve Skelton EIC for OS 96 Treespace, with minor refinement to acknowledge the variable level of development across the PA.

Commented [BG15]: Change made by BG in response to Steve Skelton EIC for OS 96 Treespace, with minor refinement.

Commented [BG16]: Change made by BG in response to Steve Skelton EIC for OS 96 Treespace.

Commented [BG17]: OS 84.8 Sir Robert Stewart. OS 96.4 Treespace No 1 Limited Partnership.

Commented [BG18]: OS 165.31 NZSki Ltd.

Memorability attributes and values:

70. The appealing and engaging views of the continuous ‘wall’ of mountains framing the north side of the Whakatipu Basin and the interplay of the mountain's humps and hollows with diurnal and seasonal variations from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the basin landform, along with the magnificent broader mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.
71. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the ski field access road, ski field and tracks, gondola and chairlifts in close proximity to Queenstown and Arrowtown)
72. The panoramic alpine landscape views afforded from Mount Dewar, Coronet Peak Road, Coronet Peak Ski Area Field and Coronet Peak.

Commented [BG19]: Change made by BG in response to Steve Skelton EIC for OS 96 Treespace.

Commented [BG20]: Change made by BG in response to Steve Skelton EIC for OS 96 Treespace.

Commented [BG21]: OS 165.31 NZSki Ltd.

Transient attributes and values:

73. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.

- 74. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.
- 75. Night lighting of the ski field during the ski season winter months.

Commented [BG22]: Change made by BG in response to Ben Farrell EIC on behalf of NZSki (OS165) subject to minor refinement.

Remoteness and wildness attributes and values:

- 76. A strong sense of remoteness across the upper northern slopes and ridges at the western end of the PA and at the north-eastern ends of the PA despite their respective proximity to Arthurs Point and Arrowtown, due to the contained nature of the area and the limited level of built development evident. Elsewhere the proximity of the PA to urban areas and proliferation of recreation-based activities and facilities, roading and the ski area, reduce the impression of remoteness, particularly during peak seasonal use.
- 77. A limited sense of wildness across parts much of the PA as a consequence of the large scale and continuity of the majestic mountain range framing the northern side of the basin along with its generally 'undeveloped' or open and in places, seemingly unkempt or rugged character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard. Such feelings impressions are lesser reduced in the parts of the PA where forestry and the ski field/access road are located and where there is a concentration of recreation activities such as trails and paragliding and across the lower southern slopes of Mount Dewar where rural living and visitor accommodation development is consented.

Commented [BG23]: OS 84.8 Sir Robert Stewart. OS 96.6 Treespace No 1 Limited Partnership. OS 96.7 Treespace No 1 Limited Partnership.

Commented [BG24]: Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with minor refinement.

Commented [BG25]: Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with minor refinement.

Commented [BG26]: OS 84.8 Sir Robert Stewart. OS 96.3 Treespace No 1 Limited Partnership. OS 96.4 Treespace No 1 Limited Partnership.

Aesthetic qualities and values:

- 78. The experience of the values identified above from a wide range of public viewpoints.
- 79. More specifically:
 - a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains framing the northern side of the Whakatipu Basin.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The large scale and dramatic character of the steep mountain landforms backdropping Arthurs Point and Arrowtown.
 - ii. The precipitous bluffs and rocky outcrops along the east side of the small ice-melt basin in the vicinity of Littles Road.
 - iii. The everchanging play of light and weather patterns across the mountain slopes.
 - iv. The openness of the mountain landforms and scree slopes.
 - v. The rugged and wild character of the western and north-eastern ends of the PA.
 - vi. The confinement of appreciably visible built development to the Coronet Peak Ski Area Field and its access road.

Commented [BG27]: OS 165.31 NZSki Ltd.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various combined physical, associative, and perceptual attributes and values described above for Central Whakatipu Basin PA ONL can be summarised as follows:

- 80. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 81. **Very high associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The historic features in the area.
 - c. The very strong shared and recognised values associated with the area.
 - d. The significant recreational attributes of Coronet Peak Ski Field, Skippers Road and the network of walking and biking tracks in the area.
 - e. The scenic values associated with Coronet Peak Road.
- 82. **High perceptual values** relating to:
 - a. The high legibility and expressive values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arthurs Point, Arrowtown, the Whakatipu Basin, the scenic route of Malaghans Road, parts of the Queenstown Trail network, the Remarkables Ski Area Field Access Road, the Zig Zag lookout, and Tobins Track, along with the areas' transient values, play an important role.
 - c. A moderate-high to high perception of naturalness arising from the dominance of natural landscape elements and patterns across the PA. **Impressions of naturalness are reduced in localised areas of the PA where forestry and recreational uses (including the ski area) are concentrated.**
 - d. A **strong sense of remoteness and wildness throughout the north facing slopes at the western end and the upper north-eastern portions of the PA.**

Commented [BG28]: OS 165.31 NZSki Ltd.

Commented [BG29]: Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with minor refinement.

Commented [BG30]: OS 96.9 Treespace No 1 Limited Partnership.

Commented [BG31]: Changes made by BG in response to Steve Skelton EIC for OS 96 Treespace with refinement in recognition of the fact that this is a summary statement that is to be read in combination with the rest of the PA Schedule text.

Commented [BG32]: Recommended changes to landscape capacity rating scale by Blair Devlin and Ben Espie (OS 84), Ben Farrell (OS 165) and Steve Skelton (OS 96) are not supported. Refer BG Rebuttal evidence.

Commented [BG33]: OS 165.37 NZSki Ltd.

Commented [BG34]: OS 77.5 Kai Tahu ki Otago.

Commented [BG35]: Consequential amendment arising from OS 74.2.

Commented [BG36]: OS 74.2. John May and Longview Environmental Trust. OS 165.37 NZSki Limited.

Commented [BG37]: Change made by BG in response to Ben Farrell EIC on behalf of NZSki (OS 165).

Commented [BG38]: Ben Farrell EIC for NZSki (OS 165) requests that reference to 'tourism related activities' is changed to 'resorts'. BG notes that this is not supported by RE for the reasons set out in s42A Report.

Commented [BG39]: Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

Commented [BG40]: Change made by BG in response to Ben Farrell EIC for NZSki (OS165).

Commented [BG41]: Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.

Commented [BG42]: OS 167.7 Chilcotin Holdings Limited.

Landscape Capacity

The landscape capacity of the PA ONL Central Whakatipu Basin for a range of activities is set out below.

- i. **Commercial recreational activities** – **limited some** landscape capacity for **small scale and low key** activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values. **It is acknowledged that larger scale commercial recreation activities are anticipated as part of the Coronet Peak Ski Area Sub Zone.**
- ii. **Visitor accommodation and tourism related activities** – **no extremely limited** landscape capacity for tourism related activities **outside the Coronet Peak Ski Area Sub Zone.** **Very limited** landscape capacity for visitor accommodation activities that are: co-located with existing development **(including sensitive development associated with Skippers Hotel)**; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, **of a modest scale small scale** and have a 'low key' rural character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.

- iii. **Urban expansions – no landscape capacity.**
- iv. **Intensive agriculture – no landscape capacity, unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.**
- v. **Earthworks – very limited landscape capacity for earthworks associated with farming, existing recreational facilities, sensitive development associated with historic heritage, consented rural living and visitor accommodation development, or public access tracks, that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with natural landform patterns. Some landscape capacity for earthworks associated within the Coronet Peak Ski Area that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.**
- vi. **Farm buildings – in those areas of the ONL with pastoral land uses very limited landscape capacity for modestly scaled buildings that reinforce existing rural character.**
- vii. **Mineral extraction – no landscape capacity, excepting very small-scale farm quarries.**
- i. **Transport infrastructure (excluding Passenger Lift Systems) – very limited landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement – and protects the area's ONL values. Limited landscape capacity for transport infrastructure associated with Coronet Peak Ski Area provided it is positioned in a way that is sympathetic to the landform, is located and designed to be recessive in the landscape and protect the area's ONL values. No landscape capacity for other transport infrastructure.**
- viii. **Utilities and regionally significant infrastructure – limited landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.**
- ix. **Renewable energy generation – no landscape capacity for large scale renewable energy developments, unless it is very discreetly located so that it is reasonably difficult to see from outside the site. Very limited landscape capacity for discreetly located and small-scale renewable energy generation.**
- x. **Production Forestry – no landscape capacity for exotic forestry.**
- xi. **Rural living – very limited to no extremely limited landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development (including sensitive development associated with Skippers Hotel); sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).**
- xii. **Passenger Lift Systems - limited landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Coronet Peak Ski Area Sub Zone, and within the Sub Zone) via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.**

- Commented [BG43]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG44]:** Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.
- Commented [BG45]:** OS 96.11 Treespace No. 1 Limited Partnership. OS 167.8 Chilcotin Holdings Limited. OS 172.14 Arthurs Point Trustees Limited.
- Commented [BG46]:** Ben Farrell EIC for NZSKI (OS 165) recommends deletion of this text. No technical landscape evidence is provided in support of this change. Relying on her EIC, BG does not support this change and considers that the text is appropriate from a landscape perspective.
- Commented [BG47]:** OS 165.39 NZSKI Ltd.
- Commented [BG48]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG49]:** Roman numeral numbering correction required (and subsequent numbering correction for the subsequent capacity items).
- Commented [BG50]:** Text amendment by BG to align with other PA Schedules (where PSL are relevant).
- Commented [BG51]:** Consequential amendment arising from OS 74.2.
- Commented [BG52]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG53]:** Change made by BG in response to Ben Farrell EIC for NZSKI (OS165). Other changes requested by Mr Farrell are not considered appropriate or necessary for the following reasons:
 - it is implicit in the s42A wording that such infrastructure is not confined to the Ski Area Sub Zone
 - In my experience of reviewing applications for such infrastructure, the location and design of PSL can result in development that is recessive in the landscape. (For example, by siting a PSL corridor in a gully or 'gut' in the landscape and by designing the PSL elements to form elegant elements that are finished in visually recessive materials and colours).
- Commented [BG54]:** Text moved by BG to separate Passenger Lift Systems 'header' to better align with the structure of the other PA Schedules.
- Commented [BG55]:** OS 165.40 NZSKI Ltd.
- Commented [BG56]:** Ben Farrell EIC for NZSKI (OS165) requests that reference to transport infrastructure is excluded from consideration under regionally significant infrastructure is required here. BG considers that this unnecessary given that transport infrastructure is separately listed.
- Commented [BG57]:** OS 70.29 Transpower New Zealand Limited.
- Commented [BG58]:** OS 96.12 Treespace No. 1 Limited Partnership. OS 165.42 NZSKI Ltd.
- Commented [BG59]:** Steve Skelton EIC for OS96 Treespace requests the following text is added: *Small scale is defined as being the supply of renewable energy to 100 residential dwellings or less.* No ...
- Commented [BG60]:** Typographical correction.
- Commented [BG61]:** Change made by BG, relying on OS 67.28 (UCESI).
- Commented [BG62]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.
- Commented [BG63]:** Change made by BG in response to Ben Espie and Blair Devlin EIC for OS 84 Sir Robert Stewart.
- Commented [BG64]:** OS 96.13 Treespace No. 1 Limited Partnership. OS 167.6 Chilcotin Holdings Limited. ...
- Commented [BG65]:** Change made by BG in response to Ben Farrell EIC for NZSKI (OS165) ie to specifically acknowledge PSL in the Ski Area ...
- Commented [BG66]:** Text moved by BG from 'Transport Infrastructure' header to better align schedule structure with other PA ...

21.22.16 PA ONL Eastern Whakatipu Basin: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Eastern Whakatipu Basin PA ONL encompasses the steep predominantly west-facing slopes of the mountain range framing the east side of the Whakatipu Basin stretching from the Arrow River to the Kawarau River. The PA ONL takes in Pt 1108, Pt 1080, Pt 1331, Crown Peak, and Pt 1426. It also includes Mt Beetham, the New Chum Gully and the Crown Terrace Escarpment, and the lower reaches of feeder gullies on the Crown Terrace.

Physical Attributes and Values

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

Important landforms and land types:

1. The steeply sloping, foliated (in the geological sense, not botanical), schistose mountain landforms of Pt 1108, Pt 1080, Pt 1331, Crown Peak (1,731m), and Pt 1426 (including much of the western sides of Mt Scott), which form part of the wall of mountains framing the eastern side of the Whakatipu Basin.
2. The numerous secondary and varying steep to more rounded ridgeline 'shoulders' extending westwards from the continuous (eastern) mountain 'frame' to the Crown Terrace Escarpment.
3. The cone-shaped roche moutonnée glacial landform of Mt Beetham with the smooth 'up-glacier' face along its west side and a steeper rough 'plucked' 'down-glacier' slope to the east. Rock outcrops throughout the elevated north-eastern flanks. Highest point: 929m.
4. Partly collapsed solifluction slopes above the Crown Terrace. (NB Solifluction is a collective name for gradual processes by which regolith (unconsolidated material overlying bedrock) moves down a slope ("mass wasting") generally caused by freeze-thaw activity.)
5. The steep large-scale and continuous remnant river terrace escarpment landform along the western edge of the Crown Terrace ~~and the elevated glaciated terrace of the Crown Terrace itself (noting that the majority of which is the escarpment and terrace are~~ outside the PA ONL).
6. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the eastern side of the Whakatipu Basin and along the finger of the Crown Terrace that extends between the western side of Mt Beetham and the Crown Escarpment (including New Chums Gully).
7. The distinctive Judge and Jury rock formations near the Kawarau Bridge.

Commented [BG1]: Changes made by BG in response to James Bentley's and Chris Ferguson's Eic on behalf of Darby et al (OS 177).

Commented [BG2]: OS 177.14 Glencoe Station Limited and Glencoe Land Development Company Limited.

8. Located on the western side of Mt Scott, the Crown Range Superimposed Folds formed in greenschist are identified in the NZ Geopreservation Inventory as a site of national importance and is rated as being robust and not considered to be vulnerable to most human-related activities.

Important hydrological features:

9. The numerous unnamed streams in the northern portion of the PA draining to the Arrow River, including along New Chums Creek along the New Chums Gully.
10. The numerous streams draining from the eastern mountain range across the Crown Terrace and down to the Arrow River via the Crown Escarpment. Including Royal Burn, Swift Burn, along with several unnamed watercourses. Generally the watercourses are steeply incised where they cross the Crown Escarpment.

Important ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
 - a. Below approximately 800m on the slopes facing the Arrow River and the lower section of New Chums Gully, a dense mosaic of shrubland with scattered areas of trees. The shrubland is dominated by sweet briar (*Rosa rubiginosa*) and matagouri (*Discaria toumatou*). Other shrub species include mingimingi (*Coprosma propinqua*), *Coprosma rugosa*, tutu (*Coriaria arborea*), NZ broom (*Carmichaelia arborea var arborea*), bush lawyer (*Rubus cissoides*) and koromiko (*Veronica salicifolia*).
 - b. Kowhai (*Sophora microphylla*) behind the Glencoe homestead in New Chums Gully.
 - c. Pockets of a diverse range of native shrubs in more inaccessible gullies (such as the narrow gorge at the head of New Chums Creek), including turpentine scrub (*Dracophyllum uniflorum*), *Astelia nervosa*, shrub daisy (*Olearia nummulariifolia*), native broom (*Carmichaelia petriei*), bush snowberry (*Gaultheria antipoda*), and mountain ribbonwood (*Hoheria lyallii*).
 - d. Pockets of matagouri and mingimingi across the Crown Terrace Escarpment and throughout gullies.
 - e. Expansive areas of short and snow tussock grassland throughout the eastern mountain frame between approximately 800m and 1,700m. Tall tussock (*Chionochloa rigida*) dominates on cool aspects with short tussock (*Festuca novae-zelandiae*) increasing in dominance with decreasing altitude. Pockets of grey shrubland dominated by matagouri and mingimingi throughout lower slopes.
 - f. Strong cover of silver tussock (*Poa cita*) throughout the eastern flank of Mt Beetham.
 - g. Narrow leaved snow tussock (*Chionochloa rigida amara*) dominates above 1,000m.
 - h. Cushionfields on ridge crest in vicinity of Crown Peak.
12. Other distinctive vegetation types include:
 - a. Exotic grasses and herbs mixed with tussock throughout the slopes below approximately 1,000m.
 - b. Sycamore and black poplars throughout the Crown Terrace Escarpment in the vicinity of Tobins ~~Track~~ Track and the Arrow River, and in parts of New Chums Gully below the shearing shed.
 - c. Sweet briar, broom, scrub, hawthorn, wilding conifers, and pockets of plantation forestry (larch and Douglas fir) across the Crown Terrace Escarpment.
 - d. ~~Grazed pasture associated with the Glencoe Station land~~ with mature exotic shade and amenity trees, orchard trees and pockets of bush and patches of scrub in gullies

Commented [BG3]: Typographical correction.

Commented [BG4]: OS 177.25 Glencoe Station Limited and Glencoe Land Development Company Limited.

Commented [BG5]: Changes made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 177).

13. Diverse vegetation types and rocky terrain associated with the Crown Range and lower landforms including escarpments provide suitable habitat for New Zealand falcon, New Zealand pipit, grey warbler, fantail and silvereye and skink and gecko species.
14. Animal pest species include feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, and rabbits.
15. Plant pest species include wilding pines, sweet briar, hawthorn, buddleia, sycamore, broom and gorse.

Important Land-use patterns and features:

16. Human modification which is concentrated: around the Glencoe Station homestead in New Chum Gully (north of Mt Beetham); roughly in the centre of the Crown Terrace Escarpment, where the Crown range (or 'Zig Zag') Road winds its way up the escarpment; and the southern end of the PA where the Crown Range Road winds its way around the southwestern flanks of Mt Scott.
17. Built development patterning which includes a cluster of rural dwellings and farm buildings associated with Glencoe Station in New Chum Gully (to the north of Mt Beetham); a limited scattering of rural living dwellings to the northwest of Mt Beetham (including consented but unbuilt platforms); two rural living dwellings to the north of the Zig Zag Road (one located at the base of the escarpment and one near the top); and a small cluster of rural living dwellings towards the southern end of the PA, northwest of the Kawarau Bridge (and accessed from Gibbston Highway). Generally development is characterised by carefully located and designed buildings that are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character, ensures that they sit comfortably into the setting.
18. Several rural and rural living dwellings and farm buildings are located along the edges of the PA within the Crown Terrace and along the toe of the escarpment, south of the point where the course of Arrow River diverges from the base of the escarpment. With the exception of New Chum Gully environs, generally built development has been carefully located outside of the PA.
19. Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track (small section). Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
20. Infrastructure is evident within the northern and southern portions of the PA and includes: a section of the Cromwell Frankton. A 110kV overhead transmission line that forms part of the National Grid transmission corridor in the vicinity of the Kawarau bridge (southern end of PA); a short section of power lines on poles servicing the rural living cluster near the Kawarau Bridge; the power/telephone lines (on poles) servicing Glencoe station and farm fencing / farm tracks.
21. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the rural living development along the toe of the Crown Terrace Escarpment and the base of the range of mountains framing the eastern side of the Whakatipu Basin (on the Crown Terrace); the close proximity of SH 6 (Gibbston Highway) which is on the western side of the southern end of the Crown Terrace Escarpment and the Crown Range Road, where it runs across the Crown Terrace.

Commented [BG6]: OS 70.30 Transpower New Zealand Limited.

Commented [BG7]: OS177.16 Glencoe Station Limited and Glencoe Land Development Company Limited.

Commented [BG8]: OS 70.31 Transpower New Zealand Limited.

Important archaeological and heritage features and their locations:

22. The Judge and Jury Rocks near the Kawarau Bridge (District Plan reference 9).
23. Historic farmstead at Glencoe Station and associated outbuildings.
24. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites F41/743, F41/632, and F41/633).
25. Notable transport routes and associated infrastructure, including Tobin's Track.

Mana whenua features and their locations:

26. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
27. Parts of the ONL overlap the mapped Haehaenui (Arrow River) wāhi tūpuna. The southern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna. These wāhi tūpuna were part of a network of mahika kai areas, with the Kawarau River also being a traditional travel route between the Mata-au (Clutha River) and Whakatipu Waimāori (Lake Wakatipu).

Associative Attributes and Values

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

Mana whenua associations and experience:

28. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
29. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea settlement on the south side of the Kawarau river and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
30. The mana whenua values associated with the Eastern Wakatipu Basin ONL include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Important historic attributes and values:

31. Gold mining in the area and the associated physical remnants including sluiced faces and water races.
32. Use of the Crown Terrace for pastoralism.
33. Glencoe homestead and remaining historic buildings from William Paterson's establishment of the Glencoe Run.
34. Historic transport tracks and infrastructure, including Tobins Track (constructed 1874) and features associated with the construction of SH6 (eg. F41/744).

Important shared and recognised attributes and values:

35. The descriptions and photographs of the area in tourism publications.
36. The popularity of the postcard views from the Zig Zag lookout (on the Crown Range Road, where it scales the Crown Terrace Escarpment) out over the Whakatipu Basin and surrounding mountains, as an inspiration/subject for photography.
37. The high popularity of Tobins Track in part due to its very close proximity to Arrowtown.
38. The identity of the line of mountains along the eastern side of the PA in forming the dramatic 'eastern frame' of the Whakatipu Basin.
39. The identity of the Crown Terrace Escarpment (and distinctive 'zig zag' section of the Crown Range Road) as marking the transition between the mixed rural and rural residential landscape of the low-lying part of the Whakatipu Basin and the more overtly 'working' rural landscape of the Crown Terrace.

40. The identity of the sequence of mountains and the escarpment at the northern end of the PA as a dramatic (western) backdrop to Arrowtown.

Important recreation attributes and values:

41. Enjoying the view from the Zig Zag lookout on the Crown Range Road.
42. Walking, running, dog walking (where allowed) and mountain biking on Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track.
43. SH 6 Gibbston Highway and the Crown Range Road as key scenic routes either within the PA or in close proximity.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

46. The postcard views from the Zig Zag lookout (on the Crown Range Road), out over the Whakatipu Basin, Te Whaka-ata (Lake Hayes), Whakatipu Waimāori ~~Whakatipu Wai Māori~~ (Lake Whakatipu), Morven Ferry roche moutonnée, the Remarkables, Coronet Peak and the broader mountain context. The 'bird's eye' like quality of the vista across a complex mixed rural and rural living/resort landscape adds to its appeal. The accessibility of the vantage point also plays an important role.
47. The spectacular panoramic views from the Crown Peak Track, and the New Chum Ridge Track out over the Whakatipu Basin to the west and/or the rugged and dramatic expanse of the Crown Range to the east and north.
48. The highly attractive and engaging short to long-range views from Tobins Track and Tobins Drop, Mt Beetham Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, out over the PA, the Whakatipu Basin, the Remarkables, and the broader glacial valley and mountain context.
49. The dramatic mid and long-range views from Arrowtown, the Arrow River ONF, the scenic routes of the Crown Range Road and SH6 Gibbston Highway, much of the Whakatipu Basin (including sections of the Queenstown Trail network) to the large-scale and coherent river terrace escarpment landform and/or the continuous sequence of mountains that frame the eastern side of the Crown Terrace. From more distant vantage points, the contrast established between these more natural landscape elements seen in combination with the gently sloping (predominantly) working rural 'plinth' of the Crown Terrace adds to the memorability and appeal of such views. At closer range, the large-scale, rugged and unkempt appearance of much of the Crown Terrace Escarpment reinforces its role as a 'break' between the more developed low-lying basin to the west and the (predominantly) working rural landscape of the Crown Terrace.
50. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road and Coronet Peak Road in which the scale and shape of the glacial valley and river

Commented [BG9]: OS 77.42 Kai Tahu ki Otago. OS 188.42 Elisha Ebert-Young.

Commented [BG10]: OS177.37 Glencoe Station Limited and Glencoe Land Development Company Limited.

Commented [BG11]: OS177.37 Glencoe Station Limited and Glencoe Land Development Company Limited.

terrace landscape that underpins the PA is legible in its entirety and confers a sense of grandeur to the outlook.

51. The highly engaging mid-range views from Glencoe Road, in which the roche moutonnée profile of Mt Beetham is clearly legible. The contrast between the landform feature and planar working rural context adds to the appeal of the outlook.
52. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Gibbston Valley. Such views offer an appreciation of the broader glacial landscape context within which the PA ONL is set.
53. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the PA ONL, along with the generally subservient nature of built development within the PA ONL, underpins the high quality of the outlook.

Commented [BG12]: OS177.38 Glencoe Station Limited and Glencoe Land Development Company Limited.

Naturalness attributes and values:

54. The 'seemingly' undeveloped character of Eastern Whakatipu Basin PA ONL set within the mixed working rural and rural living (Whakatipu Basin) context and/or the working rural setting of the Crown Terrace, which conveys a relatively high perception of naturalness. While modifications related to rural living, farming, forestry, recreational, and infrastructure uses are visible, the sheer scale and continuity of the high mountain-scape along the eastern side of the Crown Terrace and the river terrace escarpment landform along its western edge ensures that, for the most part, these elements remain subservient to natural landscape elements, patterns, and processes.
55. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.
56. While the Crown Range Road forms a bold manmade element within the PA ONL, the connection this development establishes and enables between the mountain setting, the inhabited Whakatipu Valley and further afield, Wanaka, adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' escarpment and mountain setting within which this development is viewed, together with its identity as a popular scenic route, also play a role. Put another way, these landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
57. The localised forestry plantings across parts of the Crown Terrace Escarpment contribute a reduced perception of naturalness in places. However, the underlying natural (and largely unmodified) rugged river terrace landform character of the area remains legible and dominant, thus ensuring these parts of the PA display at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

Memorability attributes and values:

58. The appealing and engaging views of the continuous 'wall' of mountains framing the eastern side of the Whakatipu Basin from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the elevated 'farmed' river terrace landform of the Crown Terrace contributes to its memorability.
59. In some instances, the more developed context of the low-lying basin appreciated within the seemingly untouched mountain-scape beyond that signals the role of this part of the PA ONL as a gateway between the developed basin and seemingly untouched mountain-scape beyond. This factor, along with the magnificent broader mountain setting within which it the PA is seen in many views, are also factors that contribute to its memorability.

Commented [BG13]: OS177.45 Glencoe Station Limited and Glencoe Land Development Company Limited.

60. The dramatic closer-range views from low-lying vantage points throughout the eastern side of the basin to the rugged and large-scale escarpment which forms a bold contrast with the developed setting throughout the basin floor.
61. The distinctive landscape layering that is apparent in longer-range views where the patterning of the escarpment, stepping up to the farmed terrace and backdropped by the line of mountains (along the eastern edge of the terrace) is visible.
62. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area via the Crown Range Road.
63. The panoramic alpine landscape views afforded from ridgeline tracks.

Transient attributes and values:

64. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
65. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.

Remoteness and wildness attributes and values:

66. A sense of remoteness across the mountains along the eastern side of the Crown Terrace, due to their coherent and continuous large-scale character and the limited level of built development evident.
67. A sense of wildness across the Crown Terrace Escarpment portion of the PA as a consequence of its continuous rugged character along with its generally 'undeveloped' and, in places, seemingly unkempt character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard.
68. Such feelings reduce in the parts of the PA where forestry forestry, rural living, farm dwellings and sheds and the Crown Range Road are located.

Commented [BG14]: OS177.19 Glencoe Station Limited and Glencoe Land Development Company Limited.
OS177.50 Glencoe Station Limited and Glencoe Land Development Company Limited.

Aesthetic attributes and values:

69. The experience of the values identified above from a wide range of public viewpoints.
70. More specifically:
 - a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains backdropping the distinctive river terrace escarpment, which together frame the eastern side of the Whakatipu Basin.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The cone like peak of Mt Beetham and its distinctive roche moutonnée profile.
 - ii. The uninterrupted and muscular sequence of predominantly tussock-clad steep to more rounded mountains and ridges along the eastern side of the Crown Terrace.
 - iii. The seemingly wild escarpment landform that forms a 'wall' along the eastern side of the basin floor and serves as a transition between the basin floor and the predominantly working rural landscape of the Crown Terrace.
 - iv. The ever-changing play of light and weather patterns across the mountain slopes.
 - v. The confinement of appreciable visible built development within the PA to lower lying flat to gently sloping land near Glencoe Road the Crown Range Road.
 - vi. The very limited level of built modification evident through the ONL.

Commented [BG15]: OS177.51 Glencoe Station Limited and Glencoe Land Development Company Limited.

Commented [BG16]: OS177.52 Glencoe Station Limited and Glencoe Land Development Company Limited.

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

Commented [BG17]: Typographical correction.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various combined physical, associative, and perceptual attributes and values described above for PA ONL Eastern Whakatipu Basin can be summarised as follows:

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

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

- a. The mana whenua associations of the area.
- b. The strong shared and recognised values associated with the area.
- c. The significant recreational attributes of the network of walking and biking tracks in the area.
- d. The scenic values associated with Crown Range Road.

74. **High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arrowtown, the Whakatipu Basin, the scenic routes of the Crown Range Road and SH6, parts of the Queenstown Trail network, the Remarkables Ski Field Access Road, Coronet Peak Road, and the airport approach path, along with the area's transient values, play an important role.
- c. A high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
- d. A strong sense of remoteness and/or wildness across much of the PA. Such feelings are reduced in the parts of the PA where forestry, rural living, farm dwellings and sheds and the Crown Range Road are located.

Commented [BG18]: OS177.60 Glencoe Station Limited and Glencoe Land Development Company Limited. OS177.19 Glencoe Station Limited and Glencoe Land Development Company Limited.

Landscape Capacity

The landscape capacity of the PA ONL Eastern Whakatipu Basin for a range of activities is set out below.

Commented [BG19]: The changes to the landscape capacity rating scale recommended by James Bentley's and Chris Ferguson's EIC for Darby Partners et al (OS 177) and which adopt Mr Bentley's rating scale are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Bentley's landscape capacity rating scale.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low key activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic

Commented [BG20]: OS 77.5 Kai Tahu ki Otago.

scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.

Commented [BG21]: Consequential amendment arising from OS 74.2.

- ii. **Visitor accommodation and tourism related activities – very limited** landscape capacity for visitor accommodation in low lying locations and clustered with existing buildings, that is of a modest small scale; have and has a low-key rural character; integrates landscape restoration and enhancement; and enhances public access; and protects the area's ONL values. **No Extremely limited** landscape capacity for tourism related activities in visually discreet low-lying locations, that is designed to be small scale and have a low-key, rural character; integrate landscape restoration and enhancement; and enhance public access.

Commented [BG22]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG23]: Typographical correction.

Commented [BG24]: OS 177.62 Glencoe Station Limited and Glencoe Land Development Company Limited.

Commented [BG25]: Typographical correction.

Commented [BG26]: Typographical correction.

Commented [BG27]: Typographical correction.

Commented [BG28]: Consequential amendment arising from OS 74.2.

- iii. **Urban expansions – no** landscape capacity.

Commented [BG29]: Typographical correction.

- iv. **Intensive agriculture – no** landscape capacity, unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.

Commented [BG30]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG31]: OS 177.62 Glencoe Station Limited and Glencoe Land Development Company Limited.

- v. **Earthworks – very limited** landscape capacity for earthworks associated with farm, existing recreational facilities, or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

Commented [BG32]: Changes made by BG in response to James Bentley's and Chris Ferguson's EIC on behalf of Darby et al (OS 177), factoring the definition of tourism related activities as outlined in the s42A Report. Refer BG Rebuttal for discussion of this change in landscape capacity rating. NB It is BG's understanding that many of the activities mentioned in Mr Bentley's discussion of this matter fall within the definition of commercial recreation activities.

- vi. **Farm buildings – in** those areas of the ONL with pastoral land uses, **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.

- vii. **Mineral extraction – no** landscape capacity, excepting very small-scale farm quarries.

Commented [BG32]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG33]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG34]: Roman numeral numbering correction required.

Commented [BG35]: Typographical correction.

Commented [BG36]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

- i. **Transport infrastructure – very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONL values. **No Extremely limited** landscape capacity for other transport infrastructure.

- viii. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid there is landscape capacity for the upgrade of existing infrastructure within the same corridor and limited landscape capacity in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence, including associated earthworks.

Commented [BG37]: OS 70.32 Transpower New Zealand Limited.

- ix. **Renewable energy generation – no** landscape capacity for commercial-scale renewable energy generation, unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.

Commented [BG38]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

- x. **Production forestry – no** landscape capacity for exotic forestry.

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

- xi. **Rural living – very limited** landscape capacity for rural living in low lying locations and clustered with existing buildings, that is: of a modest scale; have a small scale and low-key rural character; integrates landscape restoration and enhancement; and enhances public access; and protects the area's ONL values.

Commented [BG40]: OS 177.66 Glencoe Station Limited and Glencoe Land Development Company Limited.

Commented [BG41]: Typographical correction.

Commented [BG42]: Consequential amendment arising from OS 74.2 and OS 177.66.

Commented [BG43]: Typographical correction.

Commented [BG44]: OS 74.2. John May and Longview Environmental Trust. OS 177.66 Glencoe Station Limited and Glencoe Land Development Company Limited.

21.22.21 PA ONL West Wānaka: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The West Wānaka PA extends from the Mātakitaki (Matukituki River) mouth to Damper Bay on Wānaka (Lake Wānaka). This includes Roys Peninsula, the Motatapu River valley, the roche moutonnée down its eastern side, and much of the Alpha Range. It also encompasses parts of Wānaka (Lake Wānaka), including Paddock Bay, Bishops Bay, Parkins Bay, and Glendhu Bay. The Fern Burn Valley also falls within this area.

Physical Attributes and Values

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

Important landforms and land types:

1. The Harris Mountains: these form the western boundary of the Fern Burn and Motatapu Valleys. These contain extremely steep and visually rugged landforms, including deeply incised gorges and canyons, extensive rock outcrops, and bluffs. Treble Cone and End Peak are prominent features along the eastern ridge of the range.
2. The Alpha Range: which defines the eastern side of the Fern Burn valley, capped by the distinctive peaks of Mt Alpha and Roys Peak.
3. A series of roche moutonnées to the north-west include:
 - a. Pt 782m between Hospital Flat and Parkins Bay and the Glendhu and Emerald Bluffs;
 - b. Rocky Mountain north of Hospital Flat; and
 - c. Roys Peninsula north of Glendhu/Parkins Bay.
4. A number of moraine outwash areas: which are located below these features, including along the western side of Fern Burn Valley. These contain material deposited by retreating ice and now have the form of long moraine ridges that are characterised by their undulating profiles, together with extensive ablation and terminal moraine material.
5. The fan of the braided Mātakitaki (Matukituki River): comprising fluvial gravels with sand and loess deposits around Paddock Bay and the base of Roys Peninsula. The river flats, delta, and fluvial terraces of the Mātakitaki (Matukituki River) include that system's valley floors and floodplains.

6. The western Wānaka (Lake Wānaka) shoreline: comprising the indented bays of Parkins, Paddock and Glendhu Bays, which are separated from the main lake by Roys Peninsula. A gravel foreshore and low-lying lake and river terraces, resulting from both lake shore deposits and post-glacial river alluvium, are apparent towards the south, interspersed with distinctive steep banks and escarpments. The outwash material of the Fern Burn Fan separates Glendhu Bay from Parkins Bay.

Important hydrological features:

7. The western arm of Wānaka (Lake Wānaka) notable for its scale, largely undeveloped mountain context, intricate patterning, unmanaged lake level, high water quality and clarity, clear visibility, and attractive water colour.
8. The Mātakitaki (Matukituki River). Corresponds to the lower reaches of a largely glacier-fed braided river system draining broadly south eastwards from the Main Divide in Mt Aspiring National Park to Wānaka (Lake Wānaka). Subject to periodic flooding and inundation of the adjacent floodplain.
9. The Motatapu River is part of the lower reaches of a larger river system draining north eastwards from Roses Saddle to Wānaka (Lake Wānaka). Consists of comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
10. The Fern Burn and Alpha Burn rivers which comprise comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
11. Wetland to the west of Damper Bay.

Commented [BG1]: OS 176.38 Glendhu Bay Trustees Ltd.

Important ecological features and vegetation types:

12. Particularly noteworthy indigenous vegetation features include:
 - a. The stands of beech forest through the steeply incised gullies on the western side of the Alpha Range.
 - b. The subalpine and alpine vegetation across the Alpha Range, including snow tussocklands, cushionfields and herbfields.
 - c. The diverse broadleaved shrublands throughout the roche moutonnée west of Fern Burn, the steep north-eastern slopes of the Glendhu Bluff Conservation Area, the bluffs and slopes of the Roys Peninsula, in gullies around Rocky Mountain and across the Emerald Bluff. The shrublands occur in association with large areas of bracken fernland and to a lesser extent matagouri-mingimingi dominant shrublands. It is noted that fernland and shrubland signal early successional stages of native regeneration.
13. Other distinctive vegetation types include:
 - a. Grazed pasture with shelterbelts and clusters of shade trees typical of the Fern Burn valley floor, the Fern Burn fan, the Alpha Burn, Motatapu River, Fern Burn and the flats either side of Buchanan Road leading out to Roys Peninsula. Willows line much of the Alpha Burn and Fern Burn and parts of the Motatapu River.
 - b. The grazed and gently flat river terraces behind Parkins Bay and Glendhu Bay.
 - c. The willows and poplars that dominate the majority of the lake shore between Damper Bay and Roys Peninsula.
14. High value wetlands (sedgeland) are located in natural depressions bordering roche moutonnée west of Damper Bay.
15. The PA possesses a diverse range of valued habitats from the lake to the mountain tops for New Zealand falcon, Australasian harrier, kea, tui, bellbird, New Zealand pipit, grey warbler, fantail, tomtit, NZ New

Commented [BG2]: Change made by BG in response to Di Lucas EIC for UCESI (OS 67).

Commented [BG3]: OS 176.40 Glendhu Bay Trustees Ltd.

Commented [BG4]: Di Lucas EIC for UCESI (OS 67) recommends that this point is relocated to the heritage section of the PA Schedule. BG is of the view that this is correctly located under the sub header of 'other distinctive vegetation types' and that no change is needed in this regard.

~~Zealand shoveler, paradise shelduck, grey teal, crested grebe, Black shag, Little shag and New Zealand scaup. Kea are nationally threatened with a threat status of nationally endangered.~~

Commented [BG5]: Typographical correction.

Commented [BG6]: OS 176.42 Glendhu Bay Trustees Ltd.

Commented [BG7]: Typographical correction.

Commented [BG8]: Typographical correction.

16. The lower braided reach of the Mātakitaki (Matukituki River) north of Roys Peninsula is likely to provide favoured feeding and nesting habitat for the nationally threatened black-fronted tern (nationally endangered) and banded dotterel (nationally vulnerable).

17. Valued habitats for koaro, brown trout, rainbow trout, Chinook salmon, common bully, brook char, banded kokopu and long-finned eels.

~~18. Valued habitat for sports fishing spawning in Fern Burn and Motatapu River.~~

Commented [BG9]: OS 115.8 Khaylm Marshall

~~19. Valued habitat for game birds at Paddock Bay.~~

Commented [BG10]: Change made by BG in response to Di Lucas EIC for UCESI (OS 67). NB these landscape characteristics are referenced under Recreation Attributes and Values.

20. High indigenous invertebrate values associated with high alpine and tussock areas, including a potentially new species of weevil. Aquatic invertebrate communities throughout the high alpine areas are healthy and consistent with a pristine environment.

21. Valued habitat for skink and gecko, particularly in the rock outcrops, boulderfields and rock strewn tussock and exotic grasslands. ~~This includes the nationally threatened Roys Peak (*Haplodactylus* sp. "Roys Peak") and Cromwell geckos (*Hoplodactylis* aff. *maculatus* "Cromwell") have been recorded in the PA. Both species are classified as At-Risk Declining.~~

Commented [BG11]: OS 176.43 Glendhu Bay Trustees Ltd.

Commented [BG12]: OS 176.43 Glendhu Bay Trustees Ltd.

22. Animal pest species include red deer, chamois, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.

23. Plant pest species include sweet briar, broom, gorse and wilding pines.

Commented [BG13]: Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in her EIC and Rebuttal, BG supports retention of reference to pest species in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

BG notes that the expert ecology review of the PA Schedules by Mr Simon Beale supported the inclusion of [21]. For this reason, this aspect of Ms Lucas's request is not supported.

Commented [BG14]: Change made by BG in response to Di Lucas EIC for UCESI (OS 67).

Important land-use patterns and features:

24. Human modification which is currently concentrated around Glendhu Bay ~~and Parkins Bay~~, with its existing campground, woolshed wedding/ ~~events~~ venue, Bike Glendhu ~~bike trails and facility development (including bike trails, pump park, bike hub facility), farmhouses (and associated curtilages), driveways/tracks, airstrip~~ and farm buildings, as well as Parkins Bay with its consented golf resort/homesite development ~~and associated restoration planting strategy~~.

Commented [BG15]: OS 137.3 Robert and Pamela McRae. OS 137.5 Robert and Pamela McRae. OS 137.8 Robert and Pamela McRae. OS 176.12 Glendhu Bay Trustees Ltd. OS 176.20 Glendhu Bay Trustees Ltd.

Commented [BG16]: OS 116.1 Bike Glendhu.

Commented [BG17]: OS 137.3 Robert and Pamela McRae. OS 137.5 Robert and Pamela McRae. OS 137.8 Robert and Pamela McRae. OS 176.12 Glendhu Bay Trustees Ltd. OS 176.20 Glendhu Bay Trustees Ltd.

25. Throughout the remainder of the area, development is largely restricted to isolated farm buildings and a scattering of rural residential dwellings around Emerald Bluff ~~(associated with the pocket of Rural Lifestyle zoned land)~~ and Roys Peninsula. Generally, such development is characterised by very carefully located and designed buildings, accessways, and infrastructure, which is subservient to the 'natural' landscape patterns. Typically this sees buildings well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.

26. Several moorings at Glendhu Bay and along the western side of Paddock Bay. Marked water ski lanes to the northwest of Parkins Bay. ~~Consented jetty at Parkins Bay.~~

Commented [BG18]: OS 137.3 Robert and Pamela McRae. OS 137.5 Robert and Pamela McRae. OS 137.8 Robert and Pamela McRae. OS 176.12 Glendhu Bay Trustees Ltd. OS 176.20 Glendhu Bay Trustees Ltd.

Commented [BG19]: OS 48.2 Second Star

Commented [BG20]: Change made by BG in response to Di Lucas EIC for UCESI (OS 67).

Important archaeological and heritage features and their locations:

27. Sites associated with historic farming in the area. For example, the remains of the Motatapu homestead site (including archaeological sites F40/121-123).

28. Māori archaeological sites (e.g. F40/3 and F40/5).

Mana whenua features and their locations:

29. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.

30. Much of the ONL is mapped within the wāhi tūpuna: Wānaka (Lake Wānaka), Mātakitaki (Matukituki River), or Area surrounding Te Poutu Te Raki.
31. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

Associative Attributes and Values

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

Mana whenua associations and experience:

32. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
33. Wānaka is one of the lakes referred to in the tradition of "Ngā Puna Wai Karikari o Rākaihautū" which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
34. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna (eels), kāuru (cabbage tree root), weka, kākāpō and aruhe (fern root) were gathered throughout the area.
35. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, urupā, kāika and nohoaka.

Important historic attributes and values:

36. Early Māori occupation associated with the lakeshore and local rivers.
37. Historic farming patterns, especially early pastoralism.
38. Historic recreational use of the lake and lakeshore.

Important shared and recognised attributes and values:

39. The photographic references and descriptions of the area in tourism publications.
40. The very high popularity of Roys Peak Track (noting that most of the track is in Mount Alpha PA ONL) but parts of it afford views out over the eastern portion of West Wanaka PA ONL.
41. The very high popularity of the Roys Peak Track Lookout as a vantage point for social media photographs.
42. The high popularity of the biking routes, walking trails and camping grounds/spots in the area.
43. The importance of the natural heritage area to the local community as evidenced by the efforts of Wai Wanaka in the area.
- 43(a) The impression of the Fern Burn valley as the entrance to the Motatapu Valley that displays a more structured appearance as a consequence of the pastoral landuse and patterning of shelterbelts, hedges and small conifer plantations.

Commented [BG21]: OS 176.47 Glendhu Bay Trustees Ltd.

Commented [BG22]: OS 176.47 Glendhu Bay Trustees Ltd.

Commented [BG23]: OS 176.39 Glendhu Bay Trustees Ltd.

Important recreation attributes and values:

- 44. Aotearoa’s National Walkway, the Te Araroa Trail runs along the lakeshore between Damper Bay and Glendhu Bay, Motatapu Road, and the Motatapu Track (adjacent Fern Burn).
- 45. The highly popular walking trail of Roys Peak Track.
- 46. Wānaka Mt Aspiring Road as a key scenic route providing access to Treble Cone ski field and Mt Aspiring National Park.
- 47. Popular walking trails including: Spotts Creek Track; Roys Peak Track; the Motatapu River track; the northern flanks of Pt 782 (Main Wall Track and Little Big Wall Track); the trail to the crest of Pt 442 (to the east of Paddock Bay); and the trail to the crest of Roys Peninsula.
- 48. Boating, water skiing, kayaking, fishing, and swimming at Wānaka (Lake Wānaka).
- 48(a) Trails, open space, jetty and (consented but largely unbuilt) golf course amenities at Parkins Bay.
- 49. Nationally significant fishery at Wānaka (Lake Wānaka), sports fishing spawning habitat in the Fern Burn. Brun recreational angling in the Motatapu River and game bird habitat at Paddock Bay.
- 50. Picnicking around the lake shoreline.
- 51. Highly popular mountain and road biking routes throughout the area, including at Bike Glendhu, along the Glendhu Bay Track, and along Wānaka Mt Aspiring Road.
- 52. Highly popular public campground at Glendhu Bay.
- 53. Fishing and duck shooting on the Mātakitaki (Matukituki River).
- 54. Canoeing, tubing, rock climbing, and informal camping on the Motatapu River.
- 55. Extensive rock climbing at Hospital Flat and Diamond Lake Conservation Area.

Commented [BG24]: OS 176.52 Glendhu Bay Trustees Ltd.

Commented [BG25]: Typographical correction.

Commented [BG26]: OS 115.9 Khaylm Marshall.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

- 56. The area’s natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape’s formative processes and in particular, the distinction between bedrock and deposition country.
- 57. Indigenous gully and stream plantings reinforce the legibility and expressiveness values in places.
- 58. More generally the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns and human modification evident on the lower-lying areas and natural vegetation cover apparent across more elevated areas.

Commented [BG27]: Change made by BG in response to Di Lucas EIC for UCESI (OS 67).

Commented [BG28]: OS 176.56 Glendhu Bay Trustees Ltd.

Particularly important views to and from the area:

- 59. The sequence of highly attractive, frequently dramatic, and varied views from Wanaka-Mt Aspiring Road between Damper Bay and Emerald Bluff of the lake and mountain context.

60. The striking mid and long-range views from Glendhu Bluff lookout (layby on Wanaka-Mt Aspiring Road) out over the lake, Roys Peninsula, Paddock Bay, Parkins Bay, Glendhu Bay, Roys Peak, and the Alpha Range.
61. A series of highly attractive close to long-range views from the Glendhu Bay Track along the largely undeveloped lake margins and across Wānaka (Lake Wānaka) to the surrounding mountain context.
62. The series of appealing views from the 'inland' sections of the Te Araroa Trail across the open pastoral river terraces backdrop by the Alpha Range and the Harris Mountains.
63. Views from Wānaka (Lake Wānaka) within Glendhu / Parkins/ Paddock Bays.
64. The expansive long-range views from the Roys Peak lookout and track over almost the entire area.
65. In many of the views there is an awareness of the Glendhu Bay campground, and to a far lesser degree, development associated with the Parkins Bay development and Bike Glendhu. However, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Commented [BG29]: Di Lucas EIC on behalf of UCESI (OS 67) requests that this text is deleted. Relying on her detailed understanding of the consented development at Glendhu Bay as a consequence of preparing evidence on behalf of QLDC for the Glendhu Bay Appeal (and which is attached to her Rebuttal evidence), BG considers that no text change is required in this regard.

Commented [BG30]: OS 176.24 Glendhu Bay Trustees Ltd. OS 176.25 Glendhu Bay Trustees Ltd.

Naturalness attributes and values:

66. Wānaka (Lake Wānaka) as a central feature of the ONL.
67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
68. The Fern Burn valley floor is the least natural part of the ONL because of the presence of the campground and pastoral farming activities. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, notwithstanding the presence of scattered farm buildings and dwellings.
69. Parkins Bay which conveys a sense of transition, away from the rural environs of Glendhu Bay and the lake margins into a more natural landscape: in particular, the managed pasture across the Fern Burn fan and lower terraces transitions into the more vegetated and hummocky terrain around the base of the roche moutonnée. This culminates in the natural shrubland and roche moutonnée landforms of Pt 782m, Glendhu Bluff and Emerald Bluff. The vegetation within this area of change includes the shrubland revegetation that has occurred as part of the Parkins Bay development and the Bike Glendhu development. It also encompasses the development consented by the Environment Court, including:
 - a. the golf course;
 - b. a jetty;
 - c. a clubhouse and visitor accommodation, which is carefully sited amongst existing mature vegetation, set back from the lakefront, and constrained with respect to its height and extent so that it is visually recessive in views from the lakeshore, lake, and road; and
 - d. residential homesites that are subject to specific controls in relation to their location, integration with natural landforms, and related mounding, building height, roof materials, building extent, curtilage, and native restoration planting, to ensure built development is 'difficult to see' from external locations.
70. Overall, the area displays naturalness values that rate towards the moderate to higher end of the spectrum as a consequence of the dominance of the more natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest, and/or relatively low-key character plays an important role in this regard.

Commented [BG31]: Di Lucas EIC on behalf of UCESI (OS 67) requests that this text is deleted. Relying on her detailed understanding of the Fernburn and campground area as a consequence of preparing evidence on behalf of QLDC for the Glendhu Bay Appeal (and which is attached to her Rebuttal evidence), BG considers that no text change is required in this regard.

Commented [BG32]: James Bentley's EIC on behalf of Darby et al (OS 176) queries this text, however it is unclear what wording is preferred. It is recommended that this point is discussed at expert conferencing.

Commented [BG33]: OS 116.6 Bike Glendhu Ltd.

Commented [BG34]: Di Lucas EIC on behalf of UCESI (OS 67) recommends that this text is deleted because it does not relate to natural landscape values. BG considers that cultural and man-made aspects of the landscape are appropriately referenced in a Schedule of Landscape Values. Relying on her detailed understanding of the consented development at Glendhu Bay as a consequence of preparing evidence on behalf of QLDC for the Glendhu Bay Appeal (and which is attached to her Rebuttal evidence), BG considers that no text change is required in this regard.

Memorability attributes and values:

- 71. The highly memorable views of the lake and its surrounding mountain frame.

Transient attributes and values:

- 72. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
- 73. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).

Remoteness and wildness attributes and values:

- 74. The parts of the PA that are set apart from the more developed lake shore and immediate hinterland at Parkins Bay and Glendhu Bay (which includes the lower reaches of the Fern Burn, and the Bike Glendhu area) display an impression of wildness, and with a distinctly increasing impression of remoteness as one travels westwards along Wānaka – Mount Aspiring Road.
- 75. A localised sense of remoteness along the Parkins Bay lakeshore, where the landform and/or vegetation serves to obscure views of (land based) built development.
- 76. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness.

Commented [BG35]: OS 176.69 Glendhu Bay Trustees Ltd.

Aesthetic attributes and values:

- 77. The experience of the values identified above from a wide range of public viewpoints.
- 78. More specifically, this includes:
 - a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
 - b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying land at Paddock Bay, Parkins Bay, the Fern Burn Valley and Glendhu Bay that is engaging and appealing.
 - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the bold bluffs and rock outcrops set within a native vegetation context;
 - ii. the indigenous vegetation covered hummocky moraine;
 - iii. the relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development;
 - iv. the contrasting columnar forms of Lombardy poplars at Parkins Bay; and
 - v. the willows and poplars along the lake shore and the Fern Burn, including its delta, which contribute to the scenic appeal despite not being native.

Commented [BG36]: Di Lucas EIC on behalf of UCESI (OS 67) recommends that this text is deleted. No reasoning is provided by Ms Lucas and it is suggested that this point is discussed at expert conferencing.

Commented [BG37]: OS 176.72 Glendhu Bay Trustees Ltd.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various combined physical, associative, and perceptual attributes and values described above for PA ONL West Wānaka can be summarised as follows:

- 79. **High physical values** due to the proliferation of high-value and large-scale landforms, landforms reflecting the interaction of a range of geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area .
- 80. **High associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The strong shared and recognised values associated with the area.
 - c. The popularity of the area for a wide range of recreational activities.
- 81. **High perceptual values** relating to:
 - a. The legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values also play a role in this regard.
 - c. A moderate to high impression of naturalness arising from the dominance of the natural landscape and the generally relatively modest or visually recessive nature of built development.
 - d. A sense of remoteness and wildness in places, particularly away from the lake shore and hinterland at Parkins Bay and Glendhu Bay, and where the landform and/or vegetation obscures views of built development.

Landscape Capacity

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

- i. **Commercial recreational activities – very limited** landscape capacity for **small scale and low key** activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low key' rural character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities (including campgrounds) – very limited** landscape capacity for visitor accommodation and tourism related activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low-key' rural character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.
- iii. **Urban expansions – no** landscape capacity.

Commented [BG38]: The changes to the landscape capacity rating scale recommended by James Bentley's and Chris Ferguson's EIC for Darby Partners et al (OS 176) and which adopt Mr Bentley's rating scale are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Bentley's landscape capacity rating scale.

Commented [BG39]: James Bentley's EIC for Darby et al (OS 176) expresses concern that the range of activities is not exhaustive and that 'new' activities may arise for consideration. This aspect was addressed in the s42A Report and it is BG's understanding that any 'new' activity would be subject to the landscape assessment requirements of PDP 3.3.45 and 3.3.46.

Commented [BG40]: OS 67.14 Julian Haworth.

Commented [BG41]: OS 77.5 Kai Tahu ki Otago.

Commented [BG42]: Consequential amendment arising from OS 74.2.

Commented [BG43]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG44]: James Bentley's EIC for Darby et al (OS 176) expresses support for a slightly higher level of landscape capacity in relation to visitor accommodation and tourism related activities. Relying on her evidence for the Glendhu Bay appeal (that is attached to her Rebuttal), it is BG's view that the landscape capacity rating for these land-uses as defined in the s42A Version of 21.22.21 is appropriate.

Commented [BG45]: OS 67.14 Julian Haworth.

Commented [BG46]: Typographical correction.

Commented [BG47]: OS 67.15 Julian Haworth.

- iv. **Intensive agriculture** – ~~no~~ landscape capacity, ~~unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.~~
- v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **no** landscape capacity for extraction larger than farm-scale quarries. **Limited** capacity for farm-scale quarries and gravel extraction in riverbeds that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Limited** ~~Some~~ landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; ~~and integrate landscape restoration and enhancement; and protects the area's ONL values.~~
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. ~~In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.~~
- x. **Renewable energy generation** – ~~no~~ landscape capacity for commercial-scale renewable energy generation ~~unless it is very discreetly located so that it is reasonably difficult to see from outside the site.~~ **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- i. ~~Production Forestry~~ – ~~no~~ landscape capacity ~~for exotic forestry.~~
- xi. **Rural living** – **very limited** landscape capacity for rural living development located on lower-lying terrain and sited so that it is contained by landforms and vegetation – with the location, scale, and design of any proposal ensuring that it is barely discernible from external viewpoints. The exception to this is views from Roys Peak, where rural living development should be extremely visually recessive. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement; ~~and enhance public access; and protects the area's ONL values.~~
- xii. **Jetties, Boatsheds, Lake Structures and Moorings** - **no** landscape capacity.

Commented [BG48]: OS 67.15 Julian Haworth.

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

Commented [BG50]: Typographical correction.

Commented [BG51]: OS 73.11 Bike Wanaka Inc. OS 99.4 John Wellington.

Commented [BG52]: Consequential amendment arising from OS 74.2.

Commented [BG53]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG54]: OS 70.39 Transpower New Zealand Limited.

Commented [BG55]: OS 67.15 Julian Haworth.

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

Commented [BG57]: Typographical correction.

Commented [BG58]: OS 67.15 Julian Haworth.

Commented [BG59]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG60]: James Bentley's EIC for Darby et al (OS 176) expresses support for a slightly higher level of landscape capacity in relation to rural living. Relying on her evidence for the Glendhu Bay appeal (that is attached to her Rebuttal), it is BG's view that the landscape capacity rating for this land-use as defined in the s42A Version of 21.22.21 is appropriate.

Commented [BG61]: OS 67.14 Julian Haworth.

Commented [BG62]: Consequential amendment arising from OS 74.2.

Commented [BG63]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG64]: OS 77.28 Kai Tahu ki Otago.

Commented [BG65]: OS 67.15 Julian Haworth.

21.22.23 PA ONL Hāwea South North Grandview: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Hāwea South North Grandview PA takes in the eastern slopes of Mt Maude, the south end of Lake Hāwea (including the undeveloped lake shore), the lake terrace in the vicinity of Bushy Creek (on the eastern side of the lake) and the western faces of the range of mountains approximately extending from Pt 1359 in the north, to Lagoon Valley in the south (and including Pt 1316, Breast Peak, Pt1453, Pt 1414, Pt 916, and Pt 812).

Physical Attributes and Values

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

Important landforms and land types:

1. The line of mountains along the western side of Lake Hāwea in which Mt Maude is located at the southern end. These steep foliated schist landforms separate Lake Hāwea from Lake Wanaka and are capped by the distinctive peaks of Mt Maude, Mt Burke, and Isthmus Peak (latter two peaks are outside the PA). Extensive rocky areas.
2. The Grandview Range, which defines the eastern side of the southern end of Lake Hāwea and the Upper Clutha valley, capped by the distinctive peaks of Breast Hill, Grandview Mountain and Trig Hill (the latter is outside PA). These landforms comprise a dissected pattern of rugged and very steep schist slopes, bluffs and sculpted spurs; and form part of the steep and broken headwall of the Hāwea glacier. Slumps, sheet wash and gully erosion are features on the upper slopes. Extensive rocky areas, rock bluffs, prominent spurs, and sheer rock faces and buttresses shaped by ice action.

3. Colluvial slopes and fans extending from the mountain 'walls' on either side of the lake to the water edge to create lake-edge terraces.
4. Two rocky glacial knolls on the western side of the lake (Pt 414 and Pt 412, Round Hill) separated by a narrow terrace (noting that Round Hill is subject to a QE II Covenant).
5. The terminal moraine at the southern end of the lake deposited by the glacier that formed the depression now occupied by the lake.
6. Varying wide to narrow stony beaches of greywacke and schist around the lake edge which contain a range of 'coastal' wave-generated landforms.
7. The Grandview Fault which is parallel to the lake and is active.

Commented [BG1]: OS 182.45 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

Important hydrological features:

8. The southern portion of Lake Hāwea notable for its scale, largely undeveloped mountain context, high water quality, clear visibility, and attractive water colour. The lake outlet was dammed in the 1950s as part of the Roxburgh hydroelectric scheme, which raised the lake level by approximately 20m. Hence the lake edge, shoreline and proximity of the lake to the surrounding terraces are relatively recent artifacts of lake level management.
9. The several unnamed, steeply incised streams draining the eastern slopes of Mt Maude.
10. The network of deeply incised streams draining the mountains on the eastern side of the lake including: the lower reaches of Bushy Creek, Johns Creek, Grandview Creek, Drakes Creek, Cameron Gully, Hospital Creek and numerous unnamed streams and tributaries.

Commented [BG2]: OS 195.3 John and Helen Langley and Clarke

Important ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
 - a. Slim snow tussock grassland (*Chionochloa macra*) and ~~depleted~~ herbfields dominated by false Spaniard (*Celmisia lyallii*) on the mountain tops.
 - b. Remnant isolated (fire relic) stands of mountain beech (*Fuscospora cliffortioides*) forest in Grandview catchments.
 - c. The subalpine and alpine vegetation across the mountains to the west and east of the lake, featuring short (fescue) tussocklands, narrow leaved snow tussocklands (*Chionochloa rigida*), patches of *Dracophyllum* dominant scrub shrub or woodland and herbfields.
 - d. Swathes and patches of regenerating *kānuka*, *mānuka*, *Coprosma sp. matagouri* and grey shrubland across the lower and mid slopes and spurs of the mountains on either side of the PA.
 - e. Bracken, matagouri and *kānuka* and *mānuka* scrub woodlands throughout rocky slopes of mountains on either side of the PA.
 - f. *Kānuka* scrub woodlands, *manuka* scrub woodlands, grey shrubland and bracken cover large parts of the lower slopes of the glacial knolls on the western side of the lake.
 - g. The grey shrubland on a rocky outcrop on Kane Road, near Hāwea Back Road that is identified as an SNA in the District Plan. Species include: *Coprosma intertexta*, *Coprosma propinqua*, *Coprosma tayloriae*, *Coprosma rigida*, *Coprosma crassifolius*, *Carmichaelia petriei*, *Melicytus alpinus*, *Discaria toumatou*, *Pteridium esculentum*, *Muehlenbeckia complexa* and *Cordyline australis*.
 - h. A woodland on the eastern slopes of Mt Maude that is an SNA in the District Plan. Dominated by *halls totara* (*Podocarpus cunninghamii*) and mountain toatoa (*Phyllocladus alpinus*).

Commented [BG3]: Change made by BG in response to Di Lucas EIC on behalf of UCESI (OS 67).

- i. Areas of regenerating matagouri, mingimingi grey *Coprosma* sp. dominant shrublands, kānuka and bracken fernland in places across the fans and lake terraces.
 - j. Species listed as at risk/declining status include native broom (*Carmichaelia petriei*), matagouri. Threatened - Nationally vulnerable species include: small leaved tree daisy (*Oleria fimbriata*). Also present: alpine wineberry, *Corokia cotoneaster* and *Kowhai microphylla*.
 - k. Many of the communities identified above comprise early successional stages to podocarp / beech forest (specifically (d), (e), (f) and (i)).
12. Other distinctive vegetation types include:
- a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.
 - b. The mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout The Camp the Lake Hāwea Holiday Park and throughout the southern lake margins.
 - c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.
 - d. Plantation forestry on the lower mountain slopes of Mt Maude near the Control Dam.
 - e. Wilding conifers and *Betula* sp. across the mountain slopes.
13. The Hāwea area is generally regarded as a transition zone between the wetter Wanaka ecological district and the drier Central Otago ecological district.
14. Valued habitat for New Zealand falcon, New Zealand pipit, bellbird, grey warbler, fantail, tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko and McCann's skinks and silvereye.
15. Animal pest species include chamois, red deer, fallow deer, wallabies, pigs, feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, hedgehogs and rabbits.
16. Plant pest species include sweet briar, broom, wilding pines, hawthorn, buddleia, hawkweed, gooseberry, bittersweet, European broom, silver birch and gorse.

Commented [BG4]: OS 195.4 John and Helen Langley and Clarke.

Commented [BG5]: Change made by BG in response to Di Lucas EIC on behalf of UCESI (OS 67).

Commented [BG6]: Di Lucas EIC on behalf of UCESI (OS 67) requests deletion of this section. Relying on her knowledge of the area as set out in her EIC, BG considers that this text is appropriate and does not support deletion of these aspects.

Commented [BG7]: OS 47.7 Glen Dene Ltd.

Commented [BG8]: OS 23.1 Geoff and Maureen Kernick.

Commented [BG9]: OS 195.5 John and Helen Langley and Clarke.

Commented [BG10]: OS 23.2 Geoff and Maureen Kernick.

Commented [BG11]: OS 195.7 John and Helen Langley and Clarke.

Commented [BG12]: OS 23.3 Geoff and Maureen Kernick.

Commented [BG13]: OS 195.8 John and Helen Langley and Clarke.

Commented [BG14]: Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in her EIC and Rebuttal, BG supports retention of reference to pest species in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

Commented [BG15]: Change made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

Commented [BG16]: OS 47.7 Glen Dene Ltd.

Commented [BG17]: OS 47.3 Glen Dene Ltd.

Commented [BG18]: In their EIC for R Burdon (OS 49), Mr Espie and Mr White have recommended that a second reference to the improved pasture associated with the home paddocks around the Glen Dene homestead is added to this paragraph. BG is of the view that this is unnecessary given the change recommended above to [17] and the use of the term 'remainder of the PA'.

Important land-use patterns and features:

- 17. Built modification which is currently generally concentrated around the Glen Dene homestead (western side of the lake and including the improved pasture of the home paddocks), The Camp the Lake Hāwea Holiday Park (including a nearby boat ramp and jetty/pontoon), a cluster of rural living buildings on the mountain slopes near the control dam, and the modest cluster of dwellings at the end of Nook Road.
- 18. Modifications at Lake Hāwea Station which includes farm buildings, farming and farm tracks within the ONL as well as accommodation, tourism recreation activities (mountain biking, hunting) and event services outside of but on the boundary of the ONL.
- 19. Pastoral farming throughout much of the remainder of the PA, and associated farm tracks, fencing, dams, farm buildings and rural dwellings.
- 20. Throughout the remainder of the area, built development is largely restricted to a scattering of rural residential dwellings on the eastern side of Cameron Hill, and two rural residential dwellings along the southern margins of the lake.
- 21. Generally, built development is characterised by very carefully located and designed buildings, accessways and infrastructure, which is subservient to the 'natural' landscape patterns. Typically buildings are well integrated by existing landform features and a mix of established and more recent vegetation

features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.

22. SH 6 Makarora Lake Hāwea Road which is roughly along the base of the Mt Maude slopes.
23. The reserve land along almost all much of the lake margins adjoining Hāwea township (and which coincide with Te Araroa, a network of trails and picnic spots).
24. The network of rural roads (generally single-lane and formed in metal) that coincide with the eastern side of the PA.
25. The boat ramp and pontoon at the southern end of the Lake Hāwea Holiday Park.
26. The Camp Holiday Park to Round Hill Track, the Te Araroa Trail, the Johns Creek track, the Gladstone Track, the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
27. Recreational uses associated with the lake including swimming, fishing, paddle boarding, boating, water skiing, jet skiing, kite boarding and kayaking.
28. Infrastructure is evident within the eastern portion of the area and includes power and telephone lines along the highway and local road network and a farm quarry on the west side of SH6 near Pt 414.
29. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the very close proximity of Hāwea township which extends along the south-western margins of the lake and abuts the PA; the cluster of dwellings at John Creek Gladstone, and the Control Dam booms, dam wall, etc.) at the start of the Hāwea River.

Commented [BG19]: OS 182.28 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

Commented [BG20]: OS 47.7 Glen Dene Ltd.

Commented [BG21]: OS 195.9 John and Helen Langley and Clarke.

Commented [BG22]: OS 195.9 John and Helen Langley and Clarke.

Commented [BG23]: OS 23.4 Geoff and Maureen Kernick.

Commented [BG24]: OS 195.10 John and Helen Langley and Clarke.

Commented [BG25]: Di Lucas EIC on behalf of UCESI (OS 67) requests deletion of this section. Relying on her knowledge of the area as set out in her EIC, BG considers that this text is appropriate and does not support deletion of these aspects.

Important archaeological and heritage features and their locations:

30. The protected exotic *Eucalyptus sp* (gum) specimen trees throughout the lake margin adjacent Hāwea township.
31. Early survey marks on Mt Grandview (archaeological sites G40/215 and FG0/216).
32. Māori occupation around lake foreshore (archaeological sites G40/2, G40/64, G40/208).

Commented [BG26]: Typographical correction.

Mana whenua features and their locations:

33. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
34. The ONL overlaps with the Hāwea (Lake Hāwea) and Paetarariki & Timaru wāhi tūpuna.
35. Lake Hāwea is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
- 35a A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at The Camp.

Commented [BG27]: OS 77.30 Kai Tahu ki Otago. OS 188.49 Elisha Young-Ebert.

Associative Attributes and Values

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

Mana whenua associations and experience:

36. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
37. Hāwea is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
38. The Lake was traditionally considered rich with tuna (eel) that were caught, preserved, and transported to kāika nohoaka of coastal Otago. The knowledge of whakapapa, traditional trails, tauraka waka, mahika kai and other taoka associated with Lake Hāwea remain important to Kāi Tahu today.
39. Several sites within this area such as Kokotane and Pakituhi were known as rich kāika mahika kai. Kokotane is an old hāpua (lagoon) where pūtakitaki (paradise duck), pārerā (duck sp.) and turnips were gathered. Te Whakapapa is also considered a pā site.
40. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika, nohoaka.

Important historic attributes and values:

41. Contextual significance as a key reference point within the early survey of the area.

41A. Hydro engineering work that led to the artificial raising of the lake surface in the 1950s.

42. Association with early pastoral farming.

Commented [BG28]: Change made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

Important shared and recognised attributes and values:

43. The descriptions of the area in tourism publications.
44. The very high profile and popularity of Te Araroa Trail.
45. The postcard views available from the reserve area and Hāwea township at the southern end of the lake and SH6 Makarora Lake Hāwea Road.
46. The high popularity of the biking routes, walking trails, and holiday park in the area.
47. The local popularity of the lake as a peaceful swimming, kayaking, boating, and fishing spot.

47A. The interest of the area as part of a large-scale hydroelectricity development.

48. The critical role in the outlook northwards across Lake Hāwea to the surrounding mountains in shaping the identity of Lake Hāwea township.
49. The identity of the south-western portion of the PA as the entrance or gateway to the relatively low-key lakeside settlement of Lake Hāwea township.

Commented [BG29]: Change made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

Important recreation attributes and values:

- 50. The popular and nationally important Te Araroa Trail that is along the southern and south-eastern edges of the lake beyond John Creek Gladstone, via the Gladstone to Wānaka Track, where it veers eastwards to climb a ridge to the Pakituhi Hut (near Pt 1316).
- 51. The popular walking/biking trails, including: The Camp the Holiday Park to Round Hill Track; the reserve tracks along the southern edge of the lake adjacent Hāwea township; the John's Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek.
- 52. SH6 Makarora Lake Hāwea Road as a key scenic route providing access between the West Coast and the Otago Lakes.
- 53. Boating, kayaking, fishing, and swimming at Lake Hāwea. Nationally significant fishery.
- 54. Picnicking along the lake shoreline.
- 55. The highly popular campground at The Camp, Cross Hill Lodge and Domes (formerly The Lake Hāwea Holiday Park).
- 56. Hunting throughout the mountains.

Commented [BG30]: OS 195.11 John and Helen Langley and Clarke.

Commented [BG31]: OS 47.7 Glen Dene Ltd.

Commented [BG32]: OS 195.12 John and Helen Langley and Clarke.

Commented [BG33]: OS 47.7 Glen Dene Ltd.

Perceptual (Sensory) Attributes and Values
 Legibility and Expressiveness • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values

Legibility and expressiveness attributes and values:

- 57. The area's natural landforms, land type, and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes acknowledging that the level and extent of Lake Hāwea is the result of human modification.
- 58. Indigenous gully and stream plantings vegetation which reinforce the legibility and expressiveness values in places.
- 59. More generally, the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying (depositional) areas and more natural vegetation cover apparent across more elevated (bedrock) areas.

Commented [BG34]: OS 182.37 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
 OS 47.10 Glen Dene Ltd.
 OS 49.9 Richard Burdon.

Commented [BG35]: Change made by BG in response to Di Lucas EIC on behalf of UCESI.

Commented [BG36]: Changes made by BG in response to Di Lucas EIC on behalf of UCESI.

Particularly important views to and from the area:

- 60. The sequence of highly attractive, frequently dramatic and varied views from SH6 Makarora Lake Hāwea Road between the entrance to Hāwea township/the Control Dam area and the lake terrace north of the Glen Dene homestead of: the dynamic waters of the lake; the glacial knolls along the western side of the lake; the distinctive transition between the mountains, lake terraces and waters of the lake; and the broader undeveloped and open mountain context framing the lake.
- 61. The striking close to long-range views from the lake margins (including the Te Araroa Trail, reserve land and Lake Hāwea township at the southern end of the lake) out over the lake, framed by the Mt Burke range to the west, the wall of sharply dissected mountains to the east, and the distant often snow-capped mountain range to the north including Sentinel Peak and Terrace Peak. The openness of the surrounding mountain context makes an important contribution to the quality of the outlook.

- 62. The series of highly appealing and memorable mid and longer-range views from the various trails in the area that, in many instances, afford expansive views across the dynamic waters of the lake to the broader glacial and open mountain context. The seemingly undeveloped mountain context juxtaposed beside the relatively modest settlement of Lake Hāwea adds to the interest of the outlook from many vantage points.
- 63. The attractive and engaging north and south bound views from SH6 Makarora Lake Hāwea Road in the vicinity of the Control Dam, in which the road across the control dam reads as a distinctive gateway and edge to the settlement on the eastern side of the dam/Hāwea River, with the land on the western side of the control dam retaining a markedly less developed, spacious rural character.
- 64. The highly appealing views from the waters of Lake Hāwea to the largely undeveloped lake terrace and dramatic open mountain context. The confinement of sizeable built development to Lake Hāwea township, its generally modest appearance and the very limited visibility of other development by virtue of its scale, appearance and/or the screening by landform or vegetation (for example, Gladstone, The Camp the Lake Hāwea Holiday Park, and the Glen Dene homestead) are of importance to the impression of Lake Hāwea as a relatively undeveloped lake.
- 65. In all of the views, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Commented [BG37]: OS 47.7 Glen Dene Ltd.

Naturalness attributes and values:

- 66. Lake Hāwea as a central feature of the ONL (acknowledging that the level and extent of Lake Hāwea is the result of human large scale engineering modification as part of a hydroelectricity development).
- 67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
- 68. The lake terraces on either side of the lake are the least natural parts of the ONL because of the presence of The Camp the holiday park, rural and rural living related development, the damming of the lake, and pastoral farming activities. The limited scale and visibility of built development within The Camp the holiday park (from SH6, the lake and the township) and farm dwellings and buildings, ensures that naturalness values rate as at least moderate-high in those parts of the PA.
- 69. Overall, the area displays naturalness values that rate towards the higher end of the spectrum as a consequence of the dominance of the natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest and/or relatively low-key character plays an important role.

Commented [BG38]: Changes made by BG in response to Ben Espie and Duncan White EIC for R Burdon (OS 49).

Commented [BG39]: OS 47.11 Glen Dene Ltd.
OS 182.40 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
OS 47.10 Glen Dene Ltd.
OS 47.11 Glen Dene Ltd.
OS 49.9 Richard Burdon.
OS 49.10 Richard Burdon.

Commented [BG40]: OS 47.7 Glen Dene Ltd.
OS 47.10 Glen Dene Ltd.

Commented [BG41]: OS 182.41 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

Commented [BG42]: OS 47.7 Glen Dene Ltd.

Memorability attributes and values:

- 70. The highly memorable views of the lake and its surrounding mountain frame.

Transient attributes and values:

- 71. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
- 72. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
- 73. Human activity on the lake.

Remoteness and wildness attributes and values:

- 74. A high degree of remoteness and wildness along the mountain trails towards the edges of the PA and from much of the waters of the lake where there is a strong sense of separation from Lake Hāwea township and the farmed lake terraces and the sheer scale of the natural mountain and lake setting, means that it is the dominant perception.

75. A localised sense of remoteness along the lake-edge trails and shoreline within the PA ONL, where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context.

Aesthetic attributes and values:

76. The experience of the values identified above from a wide range of public viewpoints.

77. More specifically, this includes:

- a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
- b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and ‘tamed’ low-lying lake terraces that is engaging and appealing.
- c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The distinctive peaks, bold bluffs, rock outcrops, and sculpted spurs of the surrounding mountain ranges.
 - ii. The two glacial knolls on the western side of the lake.
 - iii. The transition of vegetation patterns from exotic to indigenous across the PA.
 - iv. The terminal moraine landform at the southern end of the lake.
 - v. The relatively low-key and ‘rural vernacular’ or visually discreet style of the majority of built development within the PA.
 - vi. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
 - vii. The general absence of structures and dominance of natural landscape elements along the western and eastern lake edges.
 - viii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the Lake Hāwea settlement context and imbues an impression of a natural landscape context.
 - ix. The mature trees throughout the area which contribute to the scenic appeal.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The combined physical, associative, and perceptual attributes and values described above for PA ONL Hāwea South North Grandview can be summarised as follows:

- 78. **High physical values** because of the assemblages of landforms, at a range of scales and formed by a range of interacting geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area.
- 79. **High associative values** relating to
 - a. The mana whenua associations of the area.
 - b. The historic associations of the area.
 - c. The strong shared and recognised values associated with the area.
 - d. The popularity of the area for a wide range of recreational activities.
- 80. **High perceptual values** relating to:
 - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The high aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values and proximity to Lake Hāwea settlement, SH6 and Te Araroa Trail also play a role.
 - c. A high impression of naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
 - d. A strong sense of remoteness and wildness across much of the PA due to the distance from, or limited awareness of, development.

Landscape Capacity

The landscape capacity of the PA ONL Hāwea South North Grandview West Wanaka for a range of activities is set out below.

- i. **Commercial recreational activities – some** landscape capacity for small scale and low key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **some** landscape capacity for visitor accommodation activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No Extremely limited** landscape capacity for tourism related activities in visually discreet low-lying locations, that is designed

Commented [BG43]: The changes to the landscape capacity rating scale recommended by D White and Ben Espie EIC for R Burdon (OS 49) and which adopt Mr Espie's rating scale, are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie's landscape capacity rating scale.

Commented [BG44]: OS 23.5 Geoff and Maureen Kernick. OS 47.14 Glen Dene Ltd. OS 49.14 Richard Burdon.

Commented [BG45]: OS 77.5 Kai Tahu ki Otago.

Commented [BG46]: Consequential amendment arising from OS 74.2.

Commented [BG47]: OS 74.2. John May and Longview Environmental Trust.

- to: be small scale and have a low-key, rural character; integrate landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions – no** landscape capacity.
 - iv. **Intensive agriculture – no** landscape capacity unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
 - v. **Earthworks – limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
 - vi. **Farm buildings –** in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of ONL.
 - vii. **Mineral extraction – no** landscape capacity for extraction larger than farm-scale quarries.
 - viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low-key ‘rural’ roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. Limited Some landscape capacity for trails that are located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area’s ONL values.
 - ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
 - x. **Renewable energy generation – no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
 - xi. **Production Forestry – no** landscape capacity for exotic forestry.
 - xii. **Rural living – very limited** landscape capacity for activities that are located on the lower-lying terrain that and are is located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a ‘low key’ rural character and is are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrates appreciable landscape restoration and enhancement; and enhances public access; and protects the area’s ONL values.
 - xiii. **Jetties, boatsheds, Lake structures and moorings – no** landscape capacity.
- Commented [BG48]:** Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

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

Commented [BG50]: OS 195.2 John and Helen Langley Clarke.

Commented [BG51]: OS 73.14 Bike Wanaka Inc. OS 99.6 John Wellington.

Commented [BG52]: Typographical correction.

Commented [BG53]: Consequential amendment arising from OS 74.2.

Commented [BG54]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG55]: OS 70.41 Transpower New Zealand Limited.

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

Commented [BG57]: Typographical correction.

Commented [BG58]: Change made by BG, relying on OS 67.28 (UCESI).

Commented [BG59]: Typographical correction.

Commented [BG60]: Typographical correction.

Commented [BG61]: Typographical correction.

Commented [BG62]: Typographical correction.

Commented [BG63]: Consequential amendment arising from OS 74.2.

Commented [BG64]: Typographical correction.

Commented [BG65]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG66]: OS 77.28 Kai Tahu ki Otago.

21.23.3 PA RCL West of Hāwea River: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The West of Hāwea River PA takes in the river terraces on the true right (i.e. west) of the Hāwea River, extending from approximately Horseshoe Bend in the south to Hāwea settlement in the north. SH6 Lake Hāwea Albert Town Road forms the western boundary except at the northern end, where the PA extends westwards from the road to encompass the low-lying land along the toe of the south-eastern flanks of Mount Maude.

Commented [BG1]: Notified text of Schedule 21.23.3 supported by OS 67.30 Julian Haworth.

Physical Attributes and Values

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

Important landforms and land types:

1. The flat glacial outwash plain of the historic Hāwea Glacier, modified by the fluvial erosion and sedimentation of the Hāwea River that characterises the general area.
2. Maungawera Hill, roughly in the centre of the PA, separates the area into a northern and southern terrace. The hill itself comprises a terminal moraine of the Hāwea Glacier and extends broadly south-westwards from the south end of Mount Maude.
3. The patterning of shallow scarps and paleochannels throughout the northern terrace.

Important hydrological features:

4. The ephemeral water courses from the mountains to the northwest, which flow only after prolonged or intense rainfall, that are artificially channelled in places and discharge to the Hāwea River.

Important ecological features and vegetation types:

5. Particularly noteworthy indigenous vegetation features include:
 - a. Swathes and patches of regenerating kanuka, manuka, grey shrubland and bracken fernland across the lower slopes of Mount Maude.
 - b. Localised patches of kanuka and grey shrubland along with wilding conifers occupy the river terraces and escarpments bordering the Hāwea River.
 - c. Localised stands of kanuka and patches of short tussock grassland and matagouri shrubland occur on the expansive terraces between SH6 and the Hāwea River.

- d. SNAs near edge of river terrace at end of Te Awa Road encompass small kanuka stands and patches of short tussock grassland and matagouri shrubland.
6. Other distinctive vegetation types include:
- a. Grazed and cropped pasture with conifer and poplar shelterbelts. The latter are predominantly aligned west to east, perpendicular to the prevailing winds, and can be very long.
 - b. Forestry blocks throughout the sloping land in the centre of the PA, on the lower-lying gravel soils on the southern terrace adjacent the river and at the toe of Mount Maude.
 - c. Amenity plantings around rural and rural living dwellings and farm buildings.
 - d. Wilding conifers in places, particularly throughout areas of regenerating scrub.

Important land use patterns and features:

- 7. Low-density rural living, and hobby farming dominate land use throughout the PA. Rural living/hobby farming lots are generally between 4 and 20ha in size, with a few larger lots greater than 50ha.
- 8. Throughout the northern terrace, dwellings are set back from SH6, exploiting the integrating benefits of the low terrace riser extending throughout the area or configured along the true right bank of the river. Many of the consented building platforms in this area are yet to be built on. There is a relatively consistent patterning of rural living lots adjacent the river; and throughout which there has been extensive use of shelterbelt and specimen tree plantings to achieve visual integration and privacy. While this area is not visible from the highway, it forms a contrasting and more finely grained character to the more open and pastoral land to the west.
- 9. Built development throughout the gentle slopes flanking Mount Maude and the central moraine area are generally well integrated by the hummocky topography and/or existing vegetation; comprise a distinctly working rural character; and/or are not prominent in views from the road. The area of elevated moraine on the eastern side of SH6 is predominantly in pastoral and forestry use.
- 10. Across the southern terrace, a more working rural landscape prevails, with pastoral, cropping, and forestry evident. Rural lifestyle lots are clustered towards the north-eastern edge of the terrace adjacent the river (accessed via Camp Hill Road) and throughout the south-western quadrant (accessed via Kennels Lane). Many of the consented building platforms in this area are yet to be built on.
- 11. The Maungawera Rural Visitor Zone throughout the elevated central area of moraine on the east side of SH6. This provides for carefully located and visually discreet pods of visitor focussed development including hot tubs, motorhome sites and cycle trails. Future plans include other developments such as hospitality venues.
- 12. The Hāwea Flat Whitewater Park (The Wave) is a popular surfing, kayaking, swimming, and picnicking spot adjacent the PA and accessed via the PA (Camp Hill Road).
- 13. The margins of the Hāwea River along the eastern edge of the PA which are identified as a Marginal Strip.
- 14. The Hāwea River track on the opposite (true left) side of the river.
- 15. The Hāwea River ONL notation that applies to the stretch of the river adjoining the southern part of the PA.
- 16. SH6 which passes through the western side of the PA.
- 17. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:

- a. The generally open and flat expanse of the intensively farmed Hāwea Flats on the eastern side of the Hāwea River.
- b. The reasonably close proximity of Hāwea settlement to the northern end of the PA.

Mana whenua features and their locations:

- 18. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
- 19. The RCL overlaps the mapped wāhi tūpuna Hāwea River (including Camp Hill). overlay which applies to the Hāwea River and its margins.

Associative Attributes and Values

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

Mana whenua associations and experiences:

- 20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas
- 21. The Hāwea was part of a traditional mahika kai network.
- 22. The mana whenua values associated with this area include, but may not be limited to, awa, nohoaka and ara tawhito.

Important historic attributes and values:

- 23. The historical and contextual association of the river as a landscape feature, which shaped the development of early local infrastructure and acted as a natural boundary.

Important shared and recognised attributes and values:

- 24. The identity of the area as ‘breathing space’ or a somewhat untamed ‘green belt’ between Albert Town and Hāwea settlement.
- 25. The popularity of the Hāwea River Track, The (Hāwea River) Wave, and SH6.

Important recreation attributes and values

25A Recreational angling on the Hāwea River.

Commented [BG2]: OS115 Otago Fish and Game Council.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

- 26. The flat expanse of the outwash plain and river terraces, along with the hummocky moraine, are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha valley.

Particularly important views to and from the area:

- 27. The sequence of attractive and varied 'rural' views from SH6 across the PA. In places (and particularly towards the southern end of the PA), the seemingly untamed or rough appearance of vegetation throughout the area contributes the impression of a spacious and relatively undeveloped rural landscape. Elsewhere (and towards the northern end of the PA), the more open pastoral character of the PA enables views westwards to the proximate lower flanks of Mount Maude and the peaks beyond (ONL), and eastwards across the open expanse of the PA and Hāwea Flats beyond, to the Grandview Range (ONL), including Breast Hill and Corner Peak. However, such views are intermittent due to the screening effect of the frequent shelterbelts across the terraces along the eastern side of the highway. The shelterbelts and pastoral land of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation in views from public places. The localised openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.
- 28. Views to the PA from the Hāwea River track along its eastern edge (noting that the river corridor adjoining the southern end of the PA is ONL).

Naturalness attributes and values:

- 29. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the number of partially visible houses.
- 30. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland and rural living is evident.

Memorability attributes and values:

- 31. Memorable to residents and locals as a 'green belt' between Albert Town and Hāwea settlement.

Transient attributes and values:

- 32. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
- 33. Seasonal pasture colours.
- 34. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

- 35. Impressions of rural tranquillity and quietness are localised to parts of Camp Hill Road and environs away from rural living uses.

35A A dark night sky impression contributes to feelings of wildness.

Commented [BG3]: Numbering correction.

Aesthetic qualities and values:

- 36. The attractive and distinctly rural views to the (ONL) mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements in the form of pasture and tree, and subservience of built elements, play an important role in shaping the quality of these views.
- 37. Visual connection with the Hāwea River corridor along the eastern side of the PA.
- 38. Juxtaposition between the tamed rural land, the rougher rural character in places and the urban grain of Hāwea settlement (and the golf course) and Albert Town further afield.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

The combined physical, associative, and perceptual attributes and values described above for PA RCL West of Hāwea River can be summarised as follows:

39. **Moderate physical values** relating to the glacially formed outwash plain/alluvial fans of the valley floor, being continually reworked by the Hāwea River, the strong patterns of rural land use and the ~~mana whenua~~ mana whenua features of the area.
40. **Moderate associative values** relating the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as a spacious 'green belt' between Albert Town and Lake Hāwea settlement.
41. **Moderate perceptual values** relating to the expressiveness of the moraine, river terraces (including both their treads and risers), the coherent rural character, the scenic rural views across pasture to the surrounding mountain context, and the moderate level of naturalness, with built development remaining subservient to natural landscape elements and patterns.

Commented [BG4]: Typographical correction.

Landscape Capacity

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

- i. **Commercial recreational activities – very limited** capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); ~~and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.~~
- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); ~~and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.~~ **Very limited to No Extremely limited** landscape capacity for tourism related activities ~~unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).~~
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity ~~where soils and available water allocation support the activity, and~~ where the quality of views and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.

Commented [BG5]: Consequential amendment arising from OS 74.2.

Commented [BG6]: OS 74.2. John May and Longview Environmental Trust.

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

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

Commented [BG9]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG10]: OS 127.4 Tony Berben. OS 154.13 Camp Hill Road Limited.

Commented [BG11]: Change made by BG, relying on OS 42 Sunnyheights Limited.

- vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction** – **very limited** landscape capacity for farm scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure** – **very limited** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. Limited capacity for trails that are located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks. Very limited capacity for other larger-scale regionally significant infrastructure.
- x. **Renewable energy generation** – **some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. **Production forestry** – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

Commented [BG12]: OS 77.19 Kai Tahu ki Otago.

Commented [BG13]: S 73.18 Bike Wanaka Inc.
OS 99.10 John Wellington.

Commented [BG14]: OS 40.45 Transpower New Zealand Limited.

Commented [BG15]: Typographical correction.

Commented [BG16]: Typographical correction.

21.23.4 PA RCL Church Road – Shortcut Road: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Church Road – Shortcut Road PA generally takes in the area known as the Clutha Triangle immediately to the north of Luggate and defined by SH6, Church Road, and Shortcut Road. The mapped extent of the PA also includes the flat land on the west side of SH6 and the rural land to the east of Church Road adjoining the Clutha River.

Commented [BG1]: Notified text of Schedule 21.23.3 generally supported by OS 67.30 Julian Haworth.

Physical Attributes and Values

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

Important landforms and land types:

1. The flat terraced glacial outwash plain with a patterning of shallow scarps which collectively form a series of degradational river terraces stepping down from the west to the east.
2. Sandy areas, boulder rises and shallow dry swales of former paleochannels in places.
3. An area where more recent fluvial processes of erosion and sedimentation have reworked older alluvium associated with historic glaciations affecting the landscape.

Important hydrological features:

4. Luggate Creek, which is a complex winding channel along the south-eastern edge of the PA (to the east of Church Road).
5. The ephemeral water courses draining from the mountains to the south across and around the terrace edges that are artificially channelled in places and discharge to the Clutha River. These channels tend to flow only during prolonged rainfall.

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Mature crack willow and broom along the margins of Luggate Creek.
7. Other distinctive vegetation types include:
 - a. Grazing and cropping with scattered exotic shelterbelts throughout the land straddling SH6.

- b. Tree crops, flower crops and orchards on the lower terrace.
- c. Amenity and shelter plantings around rural and rural living dwellings and farm buildings.
- d. Poplar and willow plantings across terraces bordering the true right bank of Luggate Creek.

Important land use patterns and features:

- 8. Low-density rural living, horticultural and hobby farming dominate land use throughout the PA. Lot sizes are generally between 2 and 20ha in size.
- 9. Church Road and Shortcut Road as local rural roads.
- 10. The margins of the Luggate Creek along the south-eastern edge of the PA which are identified as a Marginal Strip.
- 11. SH6 which passes through the western side of the PA.
- 12. An small area of rural industrial type landuse extending along the east side of Church Road to near the Grandview Bridge.
- 13. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. The very close proximity of Luggate settlement which extends across the river terraces to the southeast of the PA, with some of the more elevated terraces having a visual connection to the PA.
 - b. The Te Rua Tupāpaku (Clutha River near Luggate) ONL and associated DoC Reserve and river track extending along the eastern side of the PA.
 - c. The Luggate River Track along the south (true right) side of Luggate Creek extending along the south-eastern side of the PA.
 - d. The open and flat expanse of the intensively farmed Hāwea Flats to the north of the PA.
 - e. The forestry plantings throughout the terrace escarpment along the western side of the PA.

Commented [BG2]: OS 146.2 Alpine Deer NZ LP.

Commented [BG3]: OS 146.2 Alpine Deer NZ LP.

Mana whenua features and their locations:

- 14. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
- 15. Parts of the RCL overlap with the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
- 16. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
- 17. Te Rua Tūpāpaku is recorded as a fortified permanent pā.

Associative Attributes and Values

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

Mana whenua associations and experiences are:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
19. The Mata-au (Clutha River) takes its name from a Kāi Tahu whakapapa that traces the genealogy of water. On that basis, the Mata-au is seen as a descendant of the creation traditions.
20. The Mata-au was part of inland mahika kai trails and was also a key transportation route for pounamu from inland areas to settlements on the coast.
21. Te Rua Tūpāpaku is a kāika mahika kai located on the Mata-au where weka, tuna (eels) and kauru (cabbage tree root) were gathered. It is also recorded as a fortified permanent pā.
22. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu.

Important historic attributes and values:

23. Association with early pastoral land use and gold mining.

Important shared and recognised attributes and values:

24. The identity of the area as a green edge to Luggate land, in the case of the land to the east of Church Road, an established rural industry area supporting the adjacent settlement.
25. The popularity of the area as an entry/exit point on the Upper Clutha River Track.
26. The close proximity of the PA to the Grandview Bridge (or the 'red bridge') to the north of the PA (which is described as one of the most attractively proportioned steel bridges in Aotearoa).

Commented [BG4]: OS 146.2 Alpine Deer NZ LP.

Important recreation attributes and values:

27. SH6 Wanaka Luggate Highway as a key scenic route linking between Wanaka and Cromwell.
28. Shortcut Road as a key scenic route linking between Wanaka (and the West Coast) and the Lindis Pass.
29. The Upper Clutha River Track in close proximity to the PA.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

30. The flat expanse of the outwash plain and river terraces are expressive of the interaction of the glacial and fluvial processes that have shaped, and are continuing to shape, the Upper Clutha valley.

Particularly important views to and from the area:

- 31. The sequence of attractive long-range and expansive 'rural' views from SH6, parts of Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. In views east from Church Road, the established rural industry area contributes to the outlook. The cropping and pastoral land of the majority of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation. The appearance of an almost continuous patterning of rural landuse across the PA and beyond to the north and west reinforces the coherence of the underlying river terrace landforms. The openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.
- 32. The expansive very long-range, predominantly 'rural' views from the elevated urban areas of Luggate to the southeast, in which the PA forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL). The established rural industry east of Church Road also contributes to the character of these views.
- 33. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges. These include localised views of the established rural industry area east of Church Road.

Commented [BG5]: OS 146.2 Alpine Deer NZ LP.

Commented [BG6]: OS 146.2 Alpine Deer NZ LP.

Commented [BG7]: OS 146.2 Alpine Deer NZ LP.

Commented [BG8]: OS 146.2 Alpine Deer NZ LP.

Commented [BG9]: OS 146.2 Alpine Deer NZ LP.

Commented [BG10]: OS 146.2 Alpine Deer NZ LP.

Naturalness attributes and values:

- 34. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is compromised to some extent by the number of partially visible houses and the rural industry (east of Church Road).
- 35. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland, horticultural blocks, rural industry, and rural living is evident.

Commented [BG11]: OS 146.2 Alpine Deer NZ LP.

Memorability attributes and values:

- 36. Memorable to residents and locals as a 'green edge' to Luggate.

Transient attributes and values:

- 37. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
- 38. Seasonal horticultural crop foliage and pasture colours.
- 39. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

- 40. Impressions of rural tranquillity and quietness which are localised to parts of Church Road away from rural living and rural industry uses and along stretches of the river edge tracks adjoining the PA where intervening landform and vegetation patterns screen views to buildings within the PA and further afield in Luggate.

Commented [BG12]: OS 146.2 Alpine Deer NZ LP.

Aesthetic qualities and values:

- 41. The attractive and distinctly rural 'big sky' views to the mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements including pasture, crops, and trees and the subservience of built elements play an important role in shaping the quality of these views.
- 42. The juxtaposition between the tamed rural land, the rougher character along the river and creek corridors and the urban grain of Luggate further afield.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

The combined physical, associative, and perceptual attributes and values described above for PA RCL Church Road – Shortcut Road can be summarised as follows:

43. **Moderate physical values** relating to the productive soils and associated agricultural and horticultural land uses, the glacially formed outwash plain/alluvial fans of the valley floor that have subsequently been reworked, the mana whenua features in the area and the strong patterns of rural land use and, to a lesser degree, rural industry landuse.
44. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of Te Rua Tupāpaku (Clutha River near Luggate) and Luggate Creek, and the shared and recognised values of the area for residents and locals as a green edge to Luggate.
45. **Moderate perceptual values** relating to the expressiveness of the river terrace ‘tread and riser’ landforms, the coherence of land use patterns, the strong rural character, the expansive and scenic rural views, and the moderate level of naturalness, with built development remaining subservient to more natural landscape elements and patterns.

Commented [BG13]: OS 146.2 Alpine Deer NZ LP.

Landscape Capacity

The landscape capacity of the PA RCL Church Road – Shortcut Road for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a ‘low-key’ rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.
- ii. **Visitor accommodation and tourism related activities – limited** capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a ‘low-key’ rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. ~~Very limited to No Extremely limited~~ landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a ‘low-key’ rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – ~~very limited to no extremely limited~~ landscape capacity unless such development can:** integrate a strong defensible boundary to avoid the potential future risk of settlement sprawl; is located and designed to connect with the existing settlement; protects ONF/L values; and complements the existing character of Luggate.
- iv. **Intensive agriculture – ~~very limited to no extremely limited~~ landscape capacity ~~where soils and available water allocation support the activity, and~~ where aesthetic attributes and values are maintained.**

Commented [BG14]: The changes to the landscape capacity rating scale recommended by S Edgar (OS 146) and which adopt Mr Espie’s rating scale, are not supported by BG. Refer BG Rebuttal evidence for discussion of Mr Espie’s landscape capacity rating scale.

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

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

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

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

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

Commented [BG20]: OS 169.5 CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd.

Commented [BG21]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG22]: OS 169.5 CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd.

Commented [BG23]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG24]: Change made by BG, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [BG25]: Change made by BG, relying on OS 42 Sunnyheights Limited.

- v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.
- vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction** – **very limited** landscape capacity for farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure** – **some** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; ~~and maintain or enhance the landscape values of the PA.~~ **No Extremely limited** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.** **Very limited** capacity for other larger-scale regionally significant infrastructure
- x. **Renewable energy generation** – **some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. ~~Production~~ **Forestry** – **very limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.
- xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.
- xiii. **Rural Industrial Activity** – **very limited** landscape capacity for rural industry that is: co-located with existing rural industry development; avoids the impression of development sprawl; protects ONF/L values; maintains the quality of views and aesthetic values; and complements the existing character of Luggate.

Commented [BG26]: Consequential amendment arising from OS 74.2.

Commented [BG27]: OS 74.2. John May and Longview Environmental Trust.

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

Commented [BG29]: OS 40.45 Transpower New Zealand Limited.

Commented [BG30]: OS 70.46 Transpower New Zealand Limited.

Commented [BG31]: Typographical correction.

Commented [BG32]: Supported by OS 67.31 Julian Haworth.

Commented [BG33]: OS 146.3 Alpine Deer NZ LP.

Appendix 2

Consent Order re Sir Robert Stewart
(OS 84) Mapping Query

IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI

Decision No. [2022] NZEnvC 196

IN THE MATTER of the Resource Management Act 1991

AND an appeal under clause 14 of the First
Schedule of the Act

BETWEEN R STEWART

(ENV-2021-CHC-23)

Appellant

AND QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

Environment Judge J J M Hassan – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 6 October 2022

CONSENT ORDER

A: Under s279(1)(b) RMA,¹ by consent, it is ordered that:

- (1) the appeal is allowed subject to the extent that Queenstown Lakes District Council is directed to amend the planning maps and Chapter 8 (Medium Density Residential) as set out in Appendix 1, attached to



Resource Management Act 1991.

R STEWART v QLDC – TOPIC 39 – ARTHURS POINT REZONING

- and forming part of this order;
- (2) the appeal is otherwise dismissed.

B: Under s285 RMA, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an appeal by Robert Stewart against parts of a decision of the Queenstown Lakes District Council regarding the provisions of the proposed Queenstown Lakes District Plan ('PDP'). The appeal was allocated to Stage 3 of the PDP review, Topic 39 – Arthurs Point rezoning.

[2] I have read and considered the consent memorandum of the parties dated 25 August 2022, which sets out the agreement reached to resolve the appeal in its entirety. The agreement reached includes:

- (a) rezoning the land at the appeal site at 201 Arthurs Point Road,² not classified as Outstanding Natural Landscape ('ONL'), and not zoned High Density Residential Zone, to Medium Density Residential Zone, and to apply the Visitor Accommodation Overlay over that rezoned land;
- (b) amending the Urban Growth Boundary to align with the ONL boundary through 201 Arthurs Point Road; and
- (c) inserting a new site-specific rule 8.4.8A into Chapter 8 of the PDP, along with a site-specific overlay for the rezoned land in GIS mapping, which would be labelled "Subject to Rule 8.4.8A".

² Lot 1 DP 515200.

Other relevant matters

[3] Arthurs Point Outstanding Natural Landscape Society Incorporated joined the appeal under s274 RMA but later withdrew its interest. No other person has given notice of an intention to become a party to this appeal.

[4] The parties agree that costs should lie where they fall and accordingly no order for costs is sought.

Outcome

[5] The court understands for present purposes that all parties to the proceeding:

- (a) have executed the memorandum requesting this order; and
- (b) are satisfied that all matters for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the RMA including, in particular, pt 2.

[6] On the information provided to the court, I am satisfied that the orders will promote the purpose of the Act so I will make the orders sought. The orders under s279(1) RMA are by consent, rather than representing a decision or determination on the merits.

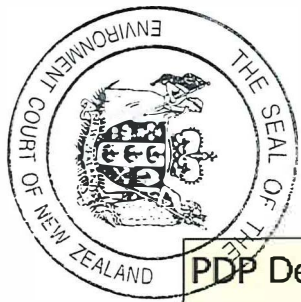


J J M Hassan
Environment Judge



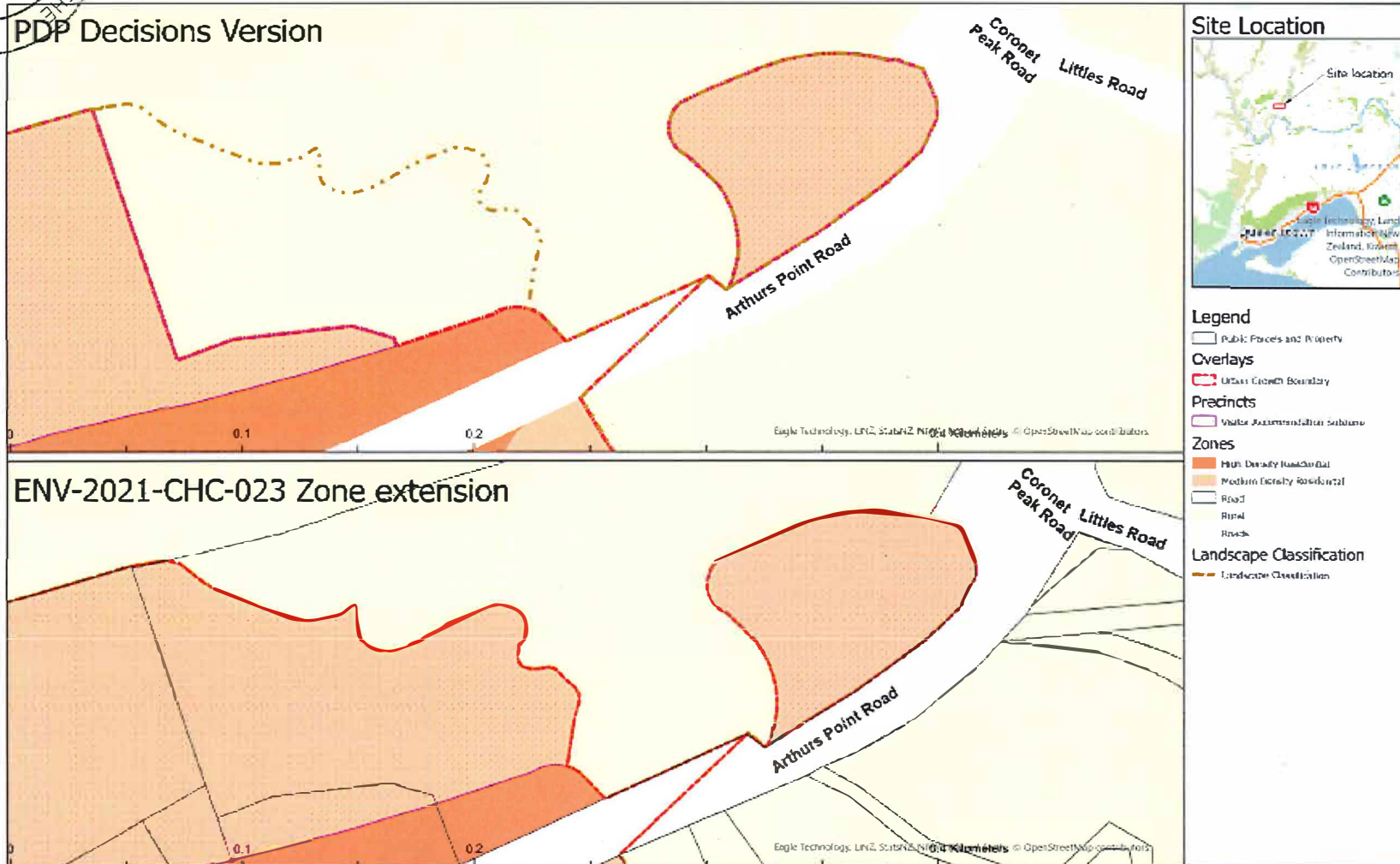
APPENDIX 1

Agreed rezoning and Urban Growth Boundary amendment



ENV-2021-CHC-023 - Arthurs Point Rezoning Appeal

PDP Decisions Version



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



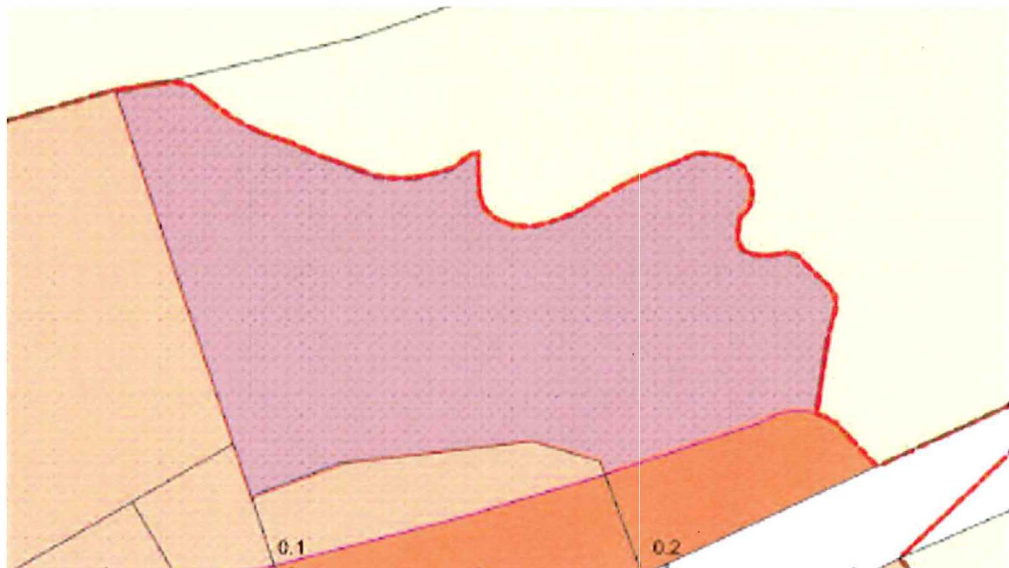
Map Date:
10/08/2022



New site specific rule (applying to the rezoned land only) to be inserted into Chapter 8

<p><u>8.4.8A</u></p>	<p>All Buildings (including associated earthworks) within the area specified on the District Plan web mapping application in Arthurs Point on the northern side of Arthurs Point Road.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. <u>Location of buildings;</u> b. <u>Infrastructure and access design;</u> c. <u>Foundation design based on site-specific Geotechnical investigations;</u> d. <u>Earthworks and retaining design;</u> e. <u>Stormwater control and management; and</u> f. <u>Natural hazard mitigation.</u> 	<p><u>RD</u></p>
----------------------	---	------------------

Extract identifying rezoned area only in purple shading



Appendix 3

Landscape Capacity Rating Scale Table

Appendix 3

Table of Landscape Capacity Rating Scales recommended by the Landscape and Planning Experts

QLDC (Rebuttal Version)	Ralf Kruger	Ben Espie	James Bentley	Steve Skelton	Ben Farrell
Some landscape capacity: typically this corresponds to a situation in which a careful or measured amount of sensitively located and designed development of this type is unlikely to materially compromise the identified landscape values	Some landscape capacity	Likely to be capacity for this activity in various locations within the PA. Where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; then list the landscape values of the PA that have the potential to be degraded by the particular activity, with some brief explanation/reasons	Moderate New development may be accommodated provided it has regard to the character and sensitivity of identified landscape values. There are landscape constraints and therefore the key landscape values must be retained and enhanced.	Some Very high landscape capacity: typically this corresponds to a situation in which a careful or measured amount of sensitively located and designed development of this type is unlikely to materially compromise the identified landscape values	High
Limited landscape capacity: typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a modest amount of sensitively located and designed development is unlikely to materially compromise the identified landscape values	Limited landscape capacity	Likely to be capacity for this activity in a few locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; then list the landscape values of the PA that have the potential to be degraded by the particular activity, with some brief explanation/reasons	Moderate / Low A moderate to low amount of development could be accommodated in limited situations, whilst still protecting all identified landscape values. The landscape is close to its development capacity, therefore sensitively located and designed development would be appropriate.	Limited High landscape capacity: typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a modest amount of sensitively located and designed development is unlikely to materially compromise the identified landscape values	Moderate
Very limited landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very small amount of sensitively located and designed development is likely to be appropriate	Very limited landscape capacity	Unlikely to be capacity for this activity in more than a very few locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; then list the landscape values of the PA that have the potential to be degraded by the particular activity, with some brief explanation/reasons	Low Development has the potential to generate considerable adverse effects on landscape values and/or available views. Occasional, small-scale development may be possible, providing it has regard to the character and sensitivity of the landscape and continues to protect all identified landscape values.	Very limited Medium landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very small amount of sensitively located and designed development is likely to be appropriate	Low
Very limited to no Extremely limited landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely small amount of very sensitively located and designed development is likely to be appropriate.	N/A	Unlikely to be capacity for this activity in any locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; then list the landscape values of the PA that have the potential to be degraded by the particular activity, with some brief explanation/reasons	Very Low There are very limited or no opportunities for development. Any development possible would be very occasional, exceptional, unique and very small-scale/ discrete and that it continues to protect all identified landscape values.	Extremely limited Low landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely small amount of very sensitively located and designed development is likely to be appropriate.	Low to very low
No landscape capacity: typically this corresponds to a situation where development of this type is likely to materially compromise the identified landscape values	No landscape capacity	Very unlikely to be capacity for this activity in any locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; then list the landscape values of the PA that have the potential to be degraded by the particular activity, with some brief explanation/reasons		No Very low landscape capacity: typically this corresponds to a situation where development of this type is likely to materially compromise the identified landscape values	Very low

Appendix 4

B Gilbert EiC Jacks Point Zone

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I MUA I TE KOOTI TAIAO O AOTEAROA**

ENV-2018-CHC-093-150

UNDER of the Resource
Management Act 1991

AND

IN THE MATTER of appeals under clause 14
of Schedule 1 of the Act
against decisions of the
Queenstown Lakes District
Council on Stage 1 of the
Proposed Queenstown
Lakes District Plan

BETWEEN **JACKS POINT
RESIDENTIAL NO. 2 LTD
& OTHERS**

Appellants

AND **QUEENSTOWN LAKES
DISTRICT COUNCIL**

Respondent

**EVIDENCE IN CHIEF OF BRIDGET MARY GILBERT FOR QUEENSTOWN LAKES
DISTRICT COUNCIL**

TOPIC 22 – JACKS POINT ZONE (CHAPTER 41)

7 August 2020

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / M G Wakefield
Telephone: +64-3-968 4009
Facsimile: +64-3-379 5023
Email: mike.wakefield@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

**JACKS POINT VILLAGE
HOLDINGS LIMITED
JACKS POINT LAND LTD
JACKS POINT LAND NO.2
LTD
JACKS POINT
MANAGEMENT LTD
HENLEY DOWNS LAND
HOLDINGS LTD
HENLEY DOWNS FARMS
HOLDINGS LTD
CONEBURN PRESERVE
HOLDINGS LTD
WILLOW POND FARM
LIMITED
A & J SCHRANTZ
HOMESTEAD BAY
TRUSTEES LIMITED
WEI HENG FONG**

(Appellants)

TABLE OF CONTENTS

1. INTRODUCTION	3
2. EXECUTIVE SUMMARY	7
3. SCOPE OF EVIDENCE	8
4. THE CONEBURN AREA RESOURCE STUDY 2015 (CARS 2015)	9
5. HOMESITES 38 AND 41-56	11
6. HOMESITES 39 AND 40	18
7. HOMESITE 58	21
8. CHANGE TO THE EXTENT OF THE PENINSULA HILL LANDSCAPE PROTECTION AREA	27
9. VEGETATION MANAGEMENT STRATEGY (VMS)	33

1. INTRODUCTION

- 1.1 My full name is Bridget Mary Gilbert. I am a Landscape Architect and Director of Bridget Gilbert Landscape Architecture Ltd, Auckland. I hold the qualifications of Bachelor of Horticulture from Massey University and a postgraduate Diploma in Landscape Architecture from Lincoln College. I am an associate of the Landscape Institute (UK) and a registered member of the New Zealand Institute of Landscape Architects. I am currently a panel member of the Auckland Urban Design Panel and an Independent Hearing Commissioner for Auckland Council.
- 1.2 I have practised as a Landscape Architect for over twenty-five years in both New Zealand and England. Upon my return to New Zealand, I worked with Boffa Miskell Ltd in their Auckland office for seven years. I have been operating my own practice for the last thirteen years in Auckland.
- 1.3 During the course of my career I have been involved in a wide range of work in expert landscape evaluation, assessment and advice throughout New Zealand including:
- (a) landscape assessment in relation to Regional and District Plan policy;
 - (b) preparation of structure plans for rural and coastal developments;
 - (c) conceptual design and landscape assessment of infrastructure, rural, coastal, and urban development; and
 - (d) detailed design and implementation supervision of infrastructure, rural, coastal, and urban projects.
- 1.4 I was contracted by Queenstown Lakes District Council (**QLDC** or **the Council**) to assist with forming its response to the appeals allocated to Topic 22 – Jacks Point Zone (**Topic 22**), which seek relief in relation to Chapter 41 of the Queenstown Lakes Proposed District Plan (**PDP**).

1.5 I have been heavily involved in the Council's PDP process, providing landscape advice and evidence in relation to the following matters and appeal topics:

- (a) PDP Stage 2 Council Hearing: Chapter 24 Wakatipu Basin rezoning and provisions (including assisting with the preparation of the Wakatipu Basin Land Use Planning Study);
- (b) PDP Stage 3B Council Hearing: Rural Visitor Zone (Loch Linnhe Station and Hāwea Holiday Park);
- (c) PDP Stage 3B Council Hearing: Hāwea Urban Growth Boundary and Universal Developments Hāwea Limited - urban development rezoning request;
- (d) PDP Stage 1: Topic 2 – Rural Landscapes, Appeals concerning Chapters 3 and 6 (peer review evidence), and joint witness statement addressing the Outstanding Natural Landscape (**ONL**) boundary at Sunshine Bay;
- (e) PDP Stage 1: Topic 16 Queenstown Rezoning, Ritchie Kerr Trust (ONL) evidence concerning land on the north side of Peninsula Hill);
- (f) PDP Stage 1: Topic 16 Upper Clutha Rezonings, Appeals by Willowridge Developments (Luggate); Jeremy Bell Investments (Criffel Station, near Mt Barker in the Upper Clutha Basin);
- (g) PDP Stage 1: Topic 19 Ski Area Sub Zones (text of Chapter 21 and rezonings seeking to extend certain SASZ);
- (h) PDP Stage 1: Topic 23 rezoning appeals: Glendhu Bay Trustees Limited (Wanaka); Homestead Bay and Remarkables Station Limited (adjacent to Jacks Point); Queenstown Park Limited (Remarkables); Burdon (Wanaka); and
- (i) PDP Stage 2: Topic 30 Wakatipu Basin (Chapter 24) text.

1.6 I have visited Queenstown and Wanaka on numerous occasions, in a range of seasonal conditions. This includes the Jacks Point area. In addition, I have driven much of the public road network in the District. I have also walked some of the tracks within and around the local area (and the wider national park context), and I have cycled the Queenstown Trail. After flying into Queenstown on numerous

occasions, I have had the benefit of viewing the Jacks Point area from the air.

1.7 Of particular relevance to Topic 22:

- (a) I have visited the Jacks Point area on several occasions, most recently during the Environment Court mediation for Topic 22 in November 2019 with Ms Yvonne Pfluger (Boffa Miskell) and Messrs Duane Te Paa and Todd Graham (Darby Planning Limited Partnership). These site visits were for the purpose of assessing the appropriateness of proposed homesites (**HSs**) 37, 39, 40, 57 and 58 (noting that HSs 37 and 57 are no longer being pursued by the Jacks Point Entities¹).
- (b) During those site visits I observed the HSs owned by A and J Schrantz (HS 35), and the HSs owned by Wei Heng Fong (HSs 26, 27, 28, 33 and 32).
- (c) While I did not provide landscape evidence on the Jacks Point Zone at the Stage 1 Council hearing (landscape evidence for Council was provided by Dr Marion Read), I have reviewed Dr Read's evidence, as well as that presented by Ms Pfluger, the Panel's recommendation report and have subsequently assisted Council with its preparations for both mediation and now the hearing of this appeal.
- (d) Of further relevance, albeit not directly related to Jacks Point, I have experience in relation to the approach taken by a number of Special Zones throughout the District to landscape matters, including those that involve rural living type development. This includes: Millbrook Resort; Bendemeer; the proposed resort zones in and around the Hills Golf Course and Waterfall Park (both of which are subject to appeals seeking their inclusion in the PDP through Topic 31) and at Glendhu Bay (Lake Wanaka).

¹ Jacks Point Residential No.2 Limited, Jacks Point Village Holdings Limited, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No.2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farms Holdings Limited, Coneburn Preserve Holdings Limited and Willow Pond Limited.

1.8 The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are:

- (a) The section 42A Report and landscape evidence (including the Landscape Joint Witness Statements) prepared by Dr Read and Ms Pfluger for the PDP Stage 1 Hearing Stream 09 Resort Zone Council hearing;
- (b) The PDP Notified and Decisions Versions of Chapter 41 - Jacks Point;
- (c) Report 12: Report and Recommendations of Independent Commissioners Regarding Chapter 41 - Jacks Point, dated April 2018;
- (d) Environment Court Decision C90/2005 (which discusses the landscape characteristics of the wider area);²
- (e) The Coneburn Area Resource Study (dated 2015) (**CARS 2015**);
- (f) The landscape and planning evidence prepared on behalf of the Jacks Point Entities (by Ms Pfluger and Mr Christopher Fergusson, respectively), dated 8 July 2020, including the proposed amended Chapter 41 provisions appended to Mr Ferguson's evidence (**proposed JPRZ provisions**);
- (g) The statement of evidence prepared by Mr John Darby, dated 8 July 2020.
- (h) A draft version of the Chapter 27 and 41 provisions prepared by Ms Jones (planning witness for Council) who has also prepared evidence for this hearing.

1.9 I have also considered the implications of the Court's Topic 2, Decision 2.2 interim decision³ when preparing this statement of evidence. In particular, I have borne in mind the overarching objectives and policies determined by the Court that require any subdivision, use and development to:

- (a) Protect landscape values of ONLs (and ONFs); and
- (b) Maintain landscape character and maintain or enhance visual amenity values within section 7(c) RMA amenity landscapes.

² *Wakatipu Environmental Society Incorporated v Queenstown Lakes District Council* C90/2005.

³ [2019] NZEnvC 205.

- 1.10** I have also taken into account the Court's Topic 2 interim decisions on the 'Exception Zone' framework, which I understand is designed to recognise that certain legacy special zones and sub zones, which are located within ONF/Ls, provide their own bespoke landscape provisions that satisfy the requirements of section 6 of the RMA. Strategic Objective (**SO**) 3.2.5.1A provides the strategic objective for these Exception Zones.
- 1.11** I understand that the Jacks Point Zone (**JPZ**) has been determined as an example of an 'Exception Zone', and as such the ONL landscape policies that will be listed in 3.1B.6 – with a final decision from the Court on that list still to come – will not apply to applications for subdivision, use and development in the JPZ. However, the effect of SO 3.2.5.1A is that subdivision, use and development is provided for in the JPZ ONL to the extent anticipated by the JPZ, and if there is certain subdivision, use and development that is not provided for, that development must protect landscape values.
- 1.12** I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

2. EXECUTIVE SUMMARY

- 2.1** In my opinion, reliance on the CARS 2015 landscape analysis in support of the JPZ provisions should be treated with caution.
- 2.2** Homesites (**HS**) 38 and 41 to 56 were approved by Council through its Stage 1 decisions. I consider that further analysis is required before there can be sufficient certainty that these homesites are appropriate from a landscape perspective.

- 2.3** However, I consider that the Tablelands area qualifies as a section 7(c) amenity landscape, and expect that this area has some capacity to absorb appropriate additional homesite development from a landscape perspective. I also support the Council's decisions to identify and fix the location of homesites on the JP Structure Plan.
- 2.4** In relation to HSs 39, 40 and 58, I consider that these are appropriate from a landscape perspective. However, I do not support the allowance for visitor accommodation development within HS 58 due to the potential adverse landscape effects that will accrue in relation to the landscape values of the Peninsula Hill ONL.
- 2.5** I do not support the proposed changes to the extent of the Peninsula Hill Landscape Protection Area (**PHLPA**).
- 2.6** I support the provisions attached to Ms Jones' evidence for Council, including the Vegetation Management Strategy provisions for the Tablelands Homesites.

3. SCOPE OF EVIDENCE

- 3.1** My evidence addresses the following matters:
- (a) The utility of the CARS 2015 as a landscape analysis tool in support of the JPZ proposed provisions.
 - (b) The appropriateness, from a landscape effects perspective, of:
 - (i) HSs 38 and 41 to 56, which were approved in fixed locations by Council's decisions on the Chapter 41 Jacks Point Structure Plan;
 - (ii) HSs 39 and 40 (which are located in close proximity to the Peninsula Hill ONL boundary, and were not accepted by the Council's decision on the JPZ); and
 - (iii) HS 58 (which is located within the Peninsula Hill ONL and was not provided for in the Decisions Version of Chapter 41).

- (c) The proposed changes to the extent of the Peninsula Hill PHLPA within the Peninsula Hill ONL, i.e. the exclusion of an area within the Peninsula Hill ONL from the PHLPA.
- (d) The proposed Vegetation Management Strategy (**VMS**) provisions included in the evidence of Mr Ferguson.

4. THE CONEBURN AREA RESOURCE STUDY 2015 (CARS 2015)

4.1 The evidence of Ms Pfluger and Messrs Darby and Ferguson relies to varying degrees on the analysis contained in the CARS 2015 to support the provisions now proposed by the Jacks Point Entities for the JPZ.⁴ Mr Darby's evidence outlines the provenance of the CARS 2015, explaining that the latest iteration was prepared in 2015 and is based on more detailed topographical mapping, ecology, landscape and visibility mapping.⁵

4.2 My understanding is that the key changes to the CARS 2015 analysis (as compared to the earlier version) arise from:

- (a) changes in the land tenure and zoning of the relevant area;
- (b) alteration of vegetation features and patterns;
- (c) refinement of the landscape character areas to include a 'hummocks/township' typology;
- (d) refinement of the Visibility Mapping to incorporate mounding and vegetation; and
- (e) amendments to the Landscape Ability to Absorb Change mapping in the vicinity of the Woolshed Road entrance to the JPZ, and two areas within Peninsula Hill.

4.3 In my opinion, the utility of the CARS 2015 in supporting the amended provisions proposed by the Jacks Point Entities is questionable. My reasons for this are as follows:

- (a) The CARS 2015 uses 20m contour data for its Visibility Analysis. A far finer grain of contour data is now available for the area and should be used for any Visibility Analysis

⁴ For example see: C Ferguson EIC: paragraph 80 and Y Pfluger EIC paragraphs 22, 23 and 25.
⁵ J Darby EIC: paragraph 16.

mapping, consistent with landscape assessment best practice. For example, 1m contour interval data is publically available on the QLDC website for the Jacks Point area. The use of finer grain data would provide me with significantly more certainty that the visibility outcomes recorded in the CARS 2015 are supportable from a landscape perspective.

- (b) On this point, I note that contour data (at 2m intervals, sourced via drone) has been used in Ms Pfluger's Visibility Analysis mapping for HSs 39, 40, 42, 43 and 58.⁶ In my opinion, it would be more appropriate to apply a consistent 'grain' of visibility analysis across the entire JPZ, utilising the same contour data interval. (I return to this point later in relation to my discussion of the appropriateness of HSs 41 and 44-56 and the changes to the extent of PHLPA).
- (c) The Visibility Analysis relied on by the CARS 2015 does not test visibility from public walkways, the Remarkables Ski Field Access Road and the urban/residential areas of Queenstown/Fernhill/ Queenstown Hill, Jacks Point, Hanley Downs and the western end of Kelvin Heights. This is important because urban (and rural living) development of the type contemplated by JPZ has the potential to detract from the landscape and visual amenity values associated with those areas.
- (d) Somewhat unusually, there is no reference in the CARS 2015 to the ONL notations that apply to parts of the study area, i.e. across Peninsula Hill and Jacks Point. This raises doubt as to whether the landscape values associated with these parts of JPZ (and the surrounding ONL areas) were factored into the CARS 2015 landscape analysis and, in particular, the evaluation of the Capability of the Landscape to Absorb Change (Figure 12) and the recommended Landuse and Landscape Management Strategy (Figure 14). This is especially important in the case of Peninsula Hill ONL, where the ONL straddles the JPZ boundary to take in the majority of the hill landscape, meaning that the portion of the ONL within

6 Y Pfluger EIC: Figures 11-20.

JPZ is inextricably connected to and forms a part of, the broader ONL.

5. HOMESITES 38 AND 41-56

- 5.1** It is my understanding that the relief now sought by the Jacks Point Entities (as articulated in the proposed JPZ provisions and JP Structure Plan in Mr Ferguson's EIC), seeks to enable residential buildings on HS 38 and HSs 41 to 56 as a controlled activity.⁷
- 5.2** These homesites were approved by Council through its decisions on Stage 1 of the PDP, with the JP Structure Plan (Decisions Version) showing these homesites in fixed locations. All of these homesites have been appealed by Wei Heng Fong and A and J Schrantz, but no evidence has been filed by those appellants.
- 5.3** The location of these appealed homesites is shown on **Figure 1** below (blue shading). As discussed later in my evidence, the Jacks Point Entities have also sought for additional homesites to be included on the JP Structure Plan. These are shown in **Figure 1** in orange shading.

⁷ Mr Ferguson EIC: Rule 41.4.4.19.

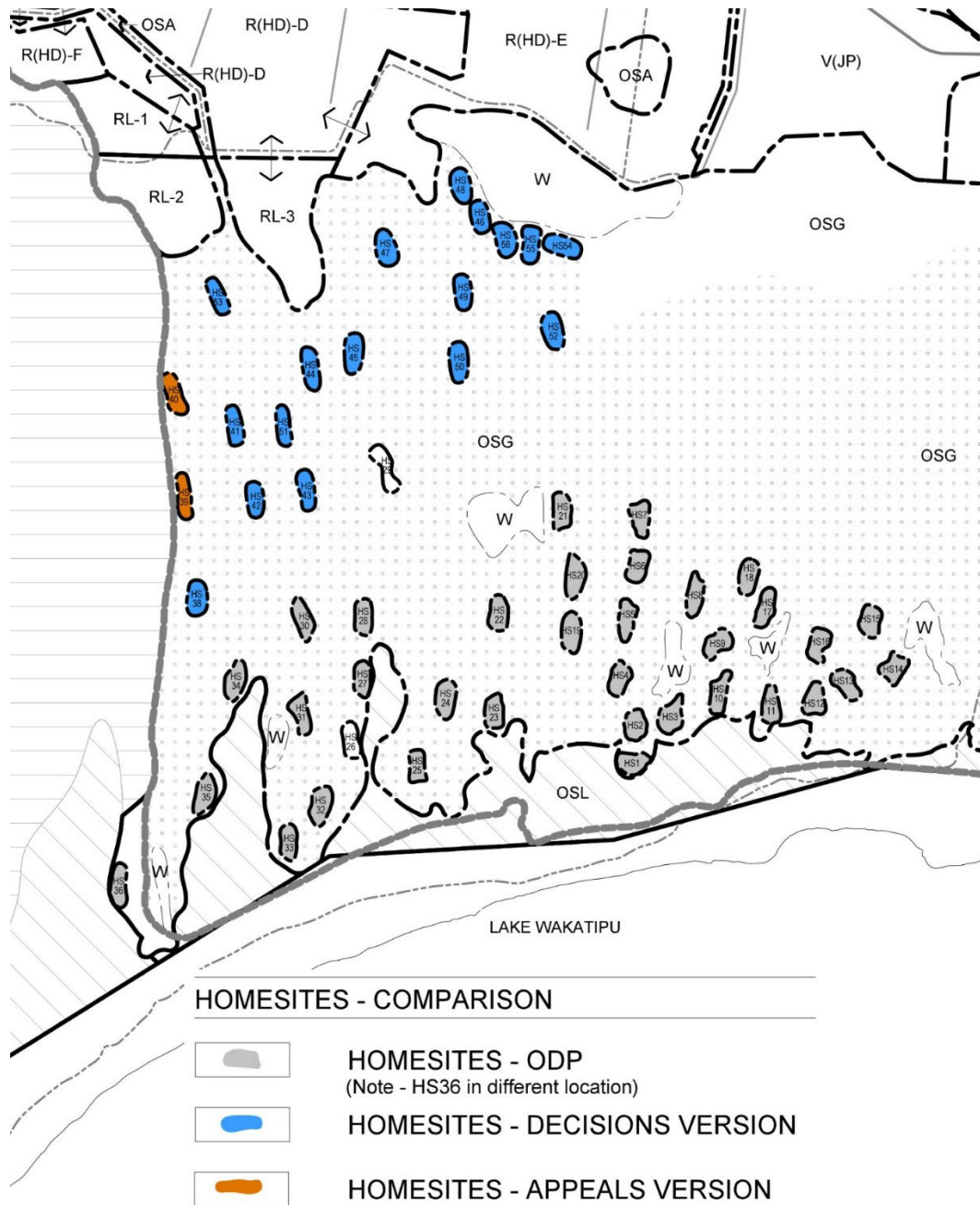


Figure 1: JP Structure Plan mapping (Source: C Ferguson EIC Appendix 3).

NB Blue homesites addressed in Section 5 of my evidence. Orange homesites (HSs 39 and 40) addressed in Section 6 of my evidence.

5.4 The following standards have been proposed by Mr Ferguson for all of these homesites (blue and orange):

- (a) No more than one residential building within each homesite (Rule 41.4.4.19).⁸
- (b) Building coverage limit of 1,000m², with non-compliance defaulting to a restricted discretionary status (Standard 41.5.4.3).⁹
- (c) A 5m building height above a specified datum for each homesite, with non-compliance defaulting to a non-complying activity status (Standard 41.5.4.4).
- (d) A requirement for the greater of 3,000m² or 20% of each homesite lot to be planted with native revegetation species prior to building construction, with non-compliance defaulting to a discretionary activity status (Standard 41.5.4.7). No account can be taken of existing native vegetation at the time of subdivision when assessing the application in accordance with this standard.
- (e) Provisions relating to the preparation and implementation of a VMS, including:
 - (i) Subdivision rules that provide for controlled activity subdivision where an information requirement is satisfied that develops and registers on the relevant titles, a VMS;
 - (ii) A matter of control (Rule 41.4.4.19(h)), which reserves control to Council in relation to the implementation and maintenance of 'any vegetation management strategy established through Rule 27.7.5.4';
 - (iii) A requirement that the vegetation required by Rule 41.5.4.7 shall provide for the implementation of the VMS established through Rule 27.7.5.4, prior to the occupation of any residential unit within these

⁸ Matters of control reserved to: external appearance with respect to effects on visual and landscape values; infrastructure and servicing; earthworks and landscaping; access and parking; bulk and location; exterior lighting; protection and enhancement of wetlands; and the implementation of a Vegetation Management Strategy.

⁹ Matters of discretion limited to: external appearance with respect to effects on visual and landscape values; earthworks and landscaping; bulk and location; visibility from lake and SH6.

homesites, which if not complied with defaults to a non-complying activity (Standard 41.5.4.8)

5.5 After reviewing the landscape evidence prepared on behalf of the Council¹⁰ and Jacks Point¹¹ for the Council Stage 1 hearings, and the report by the Independent Hearing Panel on the JPZ,¹² I understand that Ms Pfluger (Jacks Points Entities) and Dr Read (Council) agreed on the appropriate location of HS 38 and HSs 41 to 56 while undertaking field work. I understand that the approach was to locate these homesites within localised landscape hollows across the relevant area. After discussing this with Ms Pfluger, I am aware that she and Dr Read determined the appropriate location of these homesites with the aid of stakes on each site, located in the centre of each platform.

5.6 There was limited written landscape 'evidence' provided to the Panel through the Stage 1 hearing process. The Jacks Points Entities essentially relied on the CARS 2015 and a series of long range photographs in evidence (in which the proposed homesites were not annotated). While I am not in a position to challenge the findings of the Panel (and Council decision), I note that:

- (a) There was no detailed contour mapping provided for this area of the Tablelands which provides me with confidence that these homesites were indeed located within localised hollows; and
- (b) No detailed Zone of Theoretical Visibility (**ZTV**)¹³ mapping was completed for each of these homesites, for the Panel's benefit at the hearing.

¹⁰ M Read EIC dated 17 January 2017; M Read Summary of Evidence, dated 13 February 2017;

¹¹ Y Pfluger EIC, dated 3 February 2017; Y Pfluger Summary of Evidence, dated 15 February 2017; D Te Paa EIC dated 3 February 2017; D Te Paa Summary of Evidence, dated 15 February 2017.

¹² Report 12, Report and Recommendations of Independent Commissioners Regarding Chapter 41- Jacks Point (4 April 2018).

¹³ In this instance, ZTV mapping entails computer modelling to map the extent of visibility of a building 'block' on each homesite that complies with the proposed building height and ground level (HS datum) controls. ZTV mapping produces a 2 dimensional map of where the building block will be visible from, however requires expert interpretation to determine whether such visibility is problematic from an effects perspective. For example, the potential visual effects of a residential building seen at a distance of 3km may be quite different to those seen at a distance of 500m.

Observations on the Jacks Point Entities evidence

- 5.7** Ms Pfluger's EiC continues to rely on the CARS 2015,¹⁴ and goes on to explain (at paragraph 32) that the positioning of these homesites *"takes the small scale topography into account without creating visually homogenous lots that fail to follow the landform"*. I understand Ms Pfluger's position to be that the specific location of these homesites, together with the density of their arrangement within the western Tablelands, is such that they are appropriate from a landscape effects perspective.
- 5.8** Ms Pfluger has also included, in the photoset attached to her evidence, aerial photography that is clearly out-of-date, as are the series of photographs contained in Figures 2-5. These photographs are dated 2015 or 2015-2017. In a rapidly changing environment such as Jacks Point, the use of out-of-date photography does not assist to inform an accurate analysis of landscape effects.
- 5.9** The proposed locations of HSs 38 and 41-56 have not been annotated on Ms Pfluger's photograph set. While detailed contour and visibility mapping is provided for HSs 42 and 43, Ms Pfluger's EiC does not assist with clearly understanding how HSs 38, 41 and 44 to 56 have been positioned to 'sit' in the landscape, relative to the topography, vegetation patterning, urban areas, western (developed) part of the Tablelands and broader (ONL) landscape context.
- 5.10** I acknowledge that at least some of these homesites have been mapped on the more detailed visibility material provided in relation to HSs 39, 40, 42 and 43. However this is, in my view, at best incidental, and it does not provide a clear 'picture' of the potential cumulative adverse landscape effects of these homesites or their relationship to each other within the broader landscape setting.
- 5.11** Finally, amendments have been made in relation to the location of HSs 42 and 43.¹⁵ I understand these changes have been made in order to specifically address potential effects relative to the homesites owned

¹⁴ For example see the discussion at Y Pfluger EiC: paragraphs 25

¹⁵ Y Pfluger: EiC paragraph 33(c).

by Wei Heng Fong (which I understand to be HSs 26, 27, 28, 30 and 32). In my view, this material should form a part of the comprehensive landscape evaluation of the proposed Tablelands homesites.

- 5.12** For these reasons, together with my earlier conclusions in relation to the shortcomings associated with the CARS 2015, I consider that the graphic and landscape analytical material provided by the Jacks Point Entities falls somewhat short of industry standard for evidential landscape material. In circumstances where these homesites have been directly appealed, I would have expected evidence addressing the landscape appropriateness of these homesites.

Position on HSs 38, 41 to 56

- 5.13** While I have not personally undertaken any field work to specifically assess these homesites, the analysis provided by Ms Pfluger's EIC does not currently provide me with sufficient certainty that HSs 38 and 41 to 56 will:

- (a) not generate adverse landscape and visual effects (including cumulative adverse 'landscape' effects); or
- (b) maintain the landscape character of the Tablelands, and maintain or enhance the visual amenity values of the Tablelands area.

- 5.14** While these are my observations on the Jacks Point Entities evidence, I acknowledge that the Council is not appealing the appropriateness of these homesites, and that the Council's Stage 1 decisions included them in fixed locations on the JP Structure Plan.

- 5.15** Based on my knowledge of the JPZ, I consider that the Tablelands area qualifies as a section 7(c) amenity landscape.¹⁶ I would expect that the Tablelands has some capacity to absorb appropriate additional homesite development from a landscape perspective, and consider that across the existing developed area of the Tablelands, this has proved to be the case.

¹⁶ This is the consequence of the high aesthetic and recreational values of the area together with its unbroken connection with the surrounding ONL context.

- 5.16** In general, I support the Council's decisions to identify and fix the location of homesites on the JP Structure Plan. I consider this to be a significant improvement on the notified provisions, which provided for rural living development across what was the Farm Preserve 1 Activity Area (ie. the same part of the Tablelands) subject to density standards. Identifying the locations where development is able to be undertaken, on the basis that those locations are appropriately located so that they do not create any potential for adverse effects (including cumulative effects), creates considerably more certainty in relation to the management of landscape and visual amenity effects. This approach is, in my opinion, appropriate within a section 7(c) amenity landscape context, particularly where it is situated adjacent, or in proximity, to section 6(b) landscapes (i.e. Peninsula Hill ONL, Jacks Point Hill ONL, Remarkables Ranges ONL and Lake Wakatipu ONL).
- 5.17** Ms Pfluger states that these homesites (along with HSs 39 and 40, discussed shortly), will form a transition between the urban areas of Jacks Point / Hanley Downs and the low density homesites throughout the western (ie lake edge) Tablelands. In so doing, the homesites will reduce the potential for *“urban creep and potential associated cumulative degradation in the future”*.¹⁷
- 5.18** I find it difficult to understand how these homesites will contribute to this outcome. I consider that the spatial patterning of the Tablelands Overlay and Open Space Golf activity area (which effectively function as landscape buffers) will be instrumental in this regard, with the proposed VMS and planting requirements throughout the homesites also playing an important role. I will return to the issue of urban creep in my discussion of the proposed VMS shortly.
- 5.19** I also note that Ms Pfluger recommends, in her paragraph 43, that *“the range of colours for buildings on HSs 38-56 be narrowed to a range of browns, greens and greys with a reflectance values of less than 30%”*. I agree with her recommendation and note that this does not appear to

17 Y Pfluger EIC: paragraph 25.

have been carried over into the proposed JPZ provisions attached to Mr Ferguson's EIC.

6. HOMESITES 39 AND 40

- 6.1** HSs 39 and 40 (shaded orange in my Figure 1 above) are located along the northern edge of the Tablelands and abut the Peninsula Hill ONL.
- 6.2** A similar planning regime to that described for HSs 38 and 41-56 is proposed for these homesites, with the exception of the activity status for residential buildings (although I note that Rule 41.4.4.20 refers to "units" not "buildings", with my understanding that the reference should be to *buildings*). Rather than a controlled activity status, a restricted discretionary consent is required for a 'residential unit' within HSs 39 and 40 (Rule 41.4.4.22).
- 6.3** Proposed policy 41.2.1X2 directs that any development within these homesites "shall maintain or enhance the landscape character and visual amenity values within the Tablelands Landscape Protection Area...", setting out certain policy directives which achieve these qualifiers. While I consider this policy appropriate in terms of the section 7(c) status of the Tablelands, I also note that these homesites are in a particularly sensitive location by way of being immediately adjacent to an ONL.
- 6.4** Rule 41.44.22 restricts Council's discretion to:
- (a) external appearance with respect to effects on visual and landscape values;
 - (b) infrastructure and servicing;
 - (c) earthworks and landscaping;
 - (d) visible effects of building and associated lighting and access;
 - (e) avoiding light spill beyond the HS;
 - (f) enhancing nature conservation values consistent with any VMS; and
 - (g) implementation and maintenance of any VMS established through Rule 27.7.5.4.

6.5 As noted above, Policy 41.2.1.X2 addresses the landscape context for Rule 41.4.4.22, in relation to development within HSs 39 and 40.

6.6 The Independent Hearing Panel Report¹⁸ declined these homesites on the basis of insufficient landscape evidence.

6.7 As referred to within Ms Pfluger's EiC, I have been on site with Ms Pfluger and specifically assessed HSs 39 and 40. I confirm my general agreement to the amendments made to the location and proposed provisions for these homesites (as shown in Ms Pfluger's Figure 7 mapping, and Mr Ferguson's EiC), which was based on:

- (a) field surveys of the site and local area with marker poles erected on HSs 39 and 40;
- (b) desktop reviews of detailed contour mapping (2m intervals) overlaid onto aerial photographs (consistent with Ms Pfluger's Figure 7);
- (c) desktop reviews of ZTV mapping (consistent with Ms Pfluger's Figures 13, 14, 15 and 16); and
- (d) consequential refinements to the location and configuration of HS 39.

6.8 I was advised during these site visits that the amended mapping of HSs 39 and 40 provided for a 5m building height, applied to the specific datums stipulated in the proposed provisions. I note that there is a discrepancy between the datum stipulated for these HSs in Ms Pfluger's figures, and the datums specified in the provisions attached to Mr Ferguson's EiC (as shown below):

Homesite	Y Pfluger HS datum assumed for Visibility Analysis mapping	C Ferguson datums specified at 41.5.4.4
39	398.90	399.0
40	392.70	392.80

18 Report 12, Report and Recommendations of Independent Commissioners Regarding Chapter 41 - Jacks Point (4 April 2018), paragraph 286.

- 6.9** While these are very minor discrepancies (and may simply be typographical errors), it would be helpful for the Jacks Point Entities to clarify which datum is correct.
- 6.10** At a general level, I support the inclusion of these additional homesites on the basis that they have been very carefully sited and configured to optimise the integrating effect of the localised hummocks and grey shrubland vegetation features in and around this area of the Tablelands.
- 6.11** Assuming that a restricted discretionary activity status is retained, this would enable detailed consideration of the building and landscape design, with site investigation and desktop analysis able to assist with reaching a view on whether dwellings on these homesites would detract from the visual amenity enjoyed from the JPZ residential areas, the Lodge Activity Areas (on Jacks Point Hill), the other Tablelands homesites, the public walking trails in the area, the Remarkables Ski Field Access Road, Lake Wakatipu or SH6.
- 6.12** Regarding landscape character effects, the relatively visually discrete location of these homesites, their spacious arrangement and the proposed requirement for a VMS to be implemented and vegetation to be established, together with the modified (established) rural living and golf course context of the Tablelands, all play an important role in securing the maintenance of landscape character values.
- 6.13** The wetter nature of parts of HS 39 means that retaining walls may be required to allow a dwelling to be constructed on this homesite. I consider that the inclusion of a matter of discretion in relation to earthworks and landscaping will ensure effects associated with this aspect of development will be appropriately addressed.
- 6.14** Close inspection of Ms Pfluger's Figure 7 suggests that HS 40 is reasonably well vegetated and straddles uneven topography. On the ground, it was apparent that the vegetation patterning is relatively fragmented and sparse. In my opinion, a carefully sited and designed dwelling of the scale contemplated by the proposed JPZ provisions could be practically developed without adversely impacting on

vegetation or landform features. In fact, in my experience, it is often the case that such 'constraints' promote a far more landscape driven and innovative development response. Again, I consider that matters of discretion in relation to earthworks and landscaping will ensure effects in relation to these aspects of HS 40 will be appropriately addressed.

6.15 Overall, I consider that the provisions proposed for, and amended location of, HSs 39 and 40 are appropriate to ensure that the landscape character and visual amenity values associated with the Tablelands and wider JPZ will be maintained, consistent with the proposed policy expectations for section 7(c) amenity landscapes.

6.16 I also expect that, over time (and through subdivision), the significant benefits of a cohesive VMS which comprises these homesites will not only maintain, but enhance, the landscape character and visual amenity value of the area.

6.17 With respect to effects on the Peninsula Hill ONL, I consider that the careful location of HSs 39 and 40 in localised hollows and well away from public access routes, together with their limited scale (or extent), the requirement for a VMS to be in place before residential development occurs and the scope of the matters of discretion, are sufficient to ensure that development in this part of the Tablelands will be of a type that protects the landscape values of Peninsula Hill ONL.

7. HOMESITE 58

7.1 HS 58 is located within the Peninsula Hill ONL and Open Space Landscape Activity Area (**OSL**). It is situated in an elevated fold on the south side of Peninsula Hill, to the north of the Tablelands. As shown in the Council's DV of the JP Structure Plan, this area is overlaid with the PHLPA.

- 7.2** The Independent Hearing Panel Report¹⁹ declined the submission by the Jacks Point Entities which sought the inclusion of HS 58, on the basis of insufficient landscape evidence.
- 7.3** Through the Jacks Point Entities EiC, a similar planning regime has been proposed for HS 58 to that outlined above for HSs 39 and 40 (i.e. buildings provided for as a restricted discretionary activity, subject to certain matters of discretion and standards). Unlike any of the other (existing or proposed) homesites shown on the JP Structure Plan, access to proposed HS 58 is defined on the version of the JP Structure Plan attached to Mr Ferguson's EiC. I understand that this is in recognition of the importance of appropriately locating this aspect because it is almost entirely within the Peninsula Hill ONL.
- 7.4** As with HSs 39 and 40, I have undertaken site visits of proposed HS 58 with Ms Pfluger. As part of these site visits, we considered the following information / data, which has informed the landscape evaluation provided in my evidence:
- (a) field survey of the site and local area with marker poles erected on HS 58. This included travelling along the route of the proposed access way, which follows an informal farm track in places;
 - (b) desktop review of detailed contour mapping (2m intervals) overlaid onto aerial photographs (consistent with Ms Pfluger's Figures 6 and 9);
 - (c) desktop review of ZTV mapping (consistent with Ms Pfluger's Figures 13, 14, 15 and 16); and
 - (d) consequential refinements to the location, extent and configuration of HS 58.
- 7.5** In addition to the matters in Rule 41.4.4.20, additional standards have been proposed by the Jacks Point Entities EiC for HS 58. I generally consider these to be appropriate to address the landscape aspects associated with this proposed homesite, subject to certain amendments that I discuss in the following paragraphs.

¹⁹ Report 12, Report and Recommendations of Independent Commissioners Regarding Chapter 41- Jacks Point (4 April 2018), paragraph 286.

Scale and siting of HS 58

- 7.6** I confirm that the location of HS 58 shown in Ms Pfluger's Figures 6 and 9 corresponds to refinements that we discussed during our site visits in November 2019.
- 7.7** In a similar vein to my analysis of HSs 39 and 40, my reasons for supporting the inclusion of this homesite largely turned on the very careful siting and configuration of the homesite to optimise the integrating effect of the localised landform patterning in this part of the Peninsula Hill ONL.
- 7.8** The relatively gentle contour and even profile of the topography within HS 58 means that adverse effects in relation to the landform patterning associated with a residential dwelling are likely to be acceptable.
- 7.9** The absence of any particularly noteworthy vegetation features, geographical features, or (any) hydrological features within the spatial extent of HS 58 will ensure adverse effects in relation to these aspects of landscape character will also be acceptable.
- 7.10** Because of the screening effects of intervening landforms, a residential dwelling on HS 58 will not in my opinion detract from the visual amenity enjoyed from the JPZ and Kelvin Heights residential areas, the Tablelands homesites, the public walking trails in the area, Remarkables Ski Field Access Road or SH6.
- 7.11** With respect to longer range views from the Lodge Activity Areas (on Jacks Point Hill), Queenstown and Lake Wakatipu, a dwelling may be glimpsed at HS 58. In my opinion, the diminishing influence of distance combined with the scale and visually recessive character of the development anticipated by the proposed provisions will ensure that residential development in this location will not detract from the character or quality of the landscape outlook from these locations. I consider that the proposed standards which control the building's external appearance, landscaping and exterior lighting are of particular importance in this regard.

Access to HS 58

- 7.12** I confirm that the access way depicted in Ms Pfluger's Figures 6 and 9 corresponds to the location that we discussed during our site visits in November 2019.
- 7.13** The provisions proposed in Mr Ferguson's EiC require that the access way to HS 58 not exceed 3m in width, and that it be formed in a loose gravel finish (Standard 41.5.4.6). I understand this standard to have been proposed to ensure that any access is in keeping with the scale and character of a typical farm track. Non-compliance with this standard will trigger a restricted discretionary activity status, with the matters of discretion restricted to visual impacts and landscape character.
- 7.14** The alignment agreed between Ms Pfluger and myself (mainly) follows an existing informal farm track for much of the route to HS 58 particularly throughout the central and eastern part of the ONL, where it climbs out of the Hanley Downs area (noting that a portion of the eastern extent traverses a part of the Peninsula Hill ONL, where a more restrictive PHLPA policy regime is proposed by Jacks Point Entities, which is discussed shortly). Elsewhere (ie. the western part of the ONL), it winds its way over relatively easy land exploiting the folds of the landform and scattered patterning of regenerating grey shrubland vegetation. In my view, this routing will ensure that this particular aspect of development within the ONL is sympathetic to the landform patterning (by minimising earthworks to a minor scrape), will avoid the requirement for unsightly or incongruous retaining structures and/or engineered batter slopes, and will be visually discreet. I note that there is the potential for this access way to be visible from the Remarkables Ski Field Access Road, SH6, parts of the JPZ residential area and the Coneburn SHA.²⁰
- 7.15** The proposed requirement for the access way to have a formed width limited to 3m, and for its surface to be loose gravel only is important.

²⁰ Noting that the resource consent for the Coneburn SHA is pending.

These requirements will, in my view, secure an accessway character that is similar in scale and appearance to a formed farm track.

- 7.16** I consider that the distinctly 'working farm' and low key character of the accessway is critical to ensuring that development within HS 58, and the Peninsula Hill ONL more generally, is appropriate. On this point, I also note that access ways of this scale and nature exist in many ONLs within the district, but are more commonly within the Rural Zone rather than a bespoke Special Zone.

VMS

- 7.17** I note that the proposed VMS provisions for the Tablelands do not apply to HS 58.

- 7.18** Ms Jones (in Appendix 1 to her evidence) has proposed an assessment criterion that requires use and development within HS 58 to enhance the nature conservation values, landscape values and biodiversity values of HS 58, and the adjoining OSL Activity Area, with planting designed to reinforce existing landform and vegetation patterns. I consider that this criterion will ensure an appropriate vegetative context for development on this home site.

- 7.19** I also consider that Standard 41.5.4.6, which imposes a requirement for 3,000m² or 20% (whichever is the greater) of the homesite to be planted prior to construction commencing, will also assist in this regard.

- 7.20** For these reasons, I do not consider that the VMS provisions need to apply to HS 58.

Naturalness

- 7.21** With respect to the naturalness and 'sense of place' or identity of the Peninsula Hill ONL, if HS 58 is confirmed (and its associated access) it will (albeit after a consenting process) result in the introduction of human habitation into a part of this landscape that is currently devoid of any such activity. While this could potentially result in adverse effects on landscape character, the collective effect of the provisions

applying to this homesite are, in my opinion, appropriate to ensure that adverse effects will not result.

Overall conclusions on appropriateness of HS 58

- 7.22** In my opinion, the visually discrete nature of HS 58 and the associated access way, together with its relatively isolated location (sited well away from publically accessible parts of the ONL), are critical to the landscape acceptability of HS 58. These aspects will preserve the impression of Peninsula Hill as a relatively 'undeveloped' and seemingly remote landscape that forms a memorable local landmark.
- 7.23** I consider that the provisions proposed by Ms Jones in relation to planting of the homesite itself and its OSL curtilage, would likely enhance the biophysical (ecological), naturalness, landscape coherence and aesthetic values of this part of the Peninsula Hill ONL.
- 7.24** The limited level of landform modification required to develop this homesite will protect the high expressiveness and legibility values of the area (i.e. the degree to which the landscape expresses its, in this case, glacial formative processes).
- 7.25** On balancing these aspects, the proposal put forward by the Jacks Point Entities, and the amendments recommended by Ms Jones for Council, I am of the opinion that complying residential development within HS 58 (including the proposed access way to HS 58) will protect the biophysical, sensory and associative landscape values of Peninsula Hill ONL.

Points of disagreement re HS 58

- 7.26** The proposed provisions attached to Mr Ferguson's EiC provide for visitor accommodation within HS 58 as a discretionary activity. Ms Pfluger's evidence does not comment on this aspect of the proposed provisions, or the landscape appropriateness of specifically providing for visitor accommodation.

- 7.27** While I understand that the same built form standards will apply to any buildings within HS 58 (and I acknowledge that I am not a transport expert), the nature of visitor accommodation as an activity is such that I have concerns about the potential, or even inevitable, need to widen the access way to HS 58 (for example, to form passing bays and allow for coach access). Any widening would generate a need for retaining structures and the like, as the route climbs out of Hanley Downs to the elevated fold to the direct south of Peninsula Hill.
- 7.28** It is also possible that visitor accommodation activities would require the access way to be sealed. This would be due to the increased traffic generation associated with visitor accommodation activities, (i.e. multiple vehicles traveling to and from HS 58), which would draw visual attention to the access way, especially at night.
- 7.29** I consider that these potential outcomes would individually and collectively tip the balance such that visitor accommodation activity at HS 58 would likely generate adverse effects on the landscape values of Peninsula Hill ONL.
- 7.30** In particular, I expect that an access way used for access to a visitor accommodation development at HS 58 would be likely to detract from the perception of naturalness associated with the southern and eastern aspects of Peninsula Hill ONL when viewed from the Remarkables Ski Field Access Road, SH6, parts of the JPZ residential area and the Coneburn SHA, and the coherence and identity of the area as a landscape with very little human activity.

8. CHANGE TO THE EXTENT OF THE PENINSULA HILL LANDSCAPE PROTECTION AREA

- 8.1** I understand from Mr Ferguson's EIC that a two-tier policy regime is proposed by the Jacks Point Entities for the Peninsula Hill ONL. This approach is created by removing the PHLPA from certain parts of the Peninsula Hill ONL and by:
- (a) Introducing an 'avoidance' policy approach for buildings and development within the Peninsula Hill ONL, where land is

within the PHLPA, with a non-complying activity status for buildings (with the exception of farm buildings which have discretionary activity status).

- (b) Providing for buildings as a discretionary activity within the Peninsula Hill ONL, where land is outside the PHLPA, with a policy direction to protect landscape values, and with specific policy direction to protect landscape coherence, landscape character and the open space of the rural landscape. In this evidence, I refer to this 'area' as the "**PHLPA cut-out**".

8.2 I understand that this two-tier regime derives from the CARS 2015 Visibility Analysis,²¹ and draw on my earlier reservations around reliance on the CARs 2015 to inform the development of landscape policy for the JPZ (particularly the absence of reference to any section 6(b) landscapes). I also note that both Ms Pfluger and Mr Ferguson acknowledge that the landscape values and landscape sensitivity are consistent across the entire Peninsula Hill ONL (i.e. the PHLPA cut-out and the balance of the ONL).²²

8.3 In relation to Peninsula Hill ONL specifically, the CARS 2015 has a notable absence of visibility analysis relative to the Remarkables Ski Field Access Road, the Jacks Point/Hanley Downs residential areas, the Coneburn SHA and the urban zoned land at the far western end of Kelvin Heights. This, coupled with the very coarse grain of contour data relied to determine the visibility (i.e. 20m intervals), causes me to hold concerns about the reliability of the CARS 2015 Visibility Analysis.

8.4 In her paragraph 23(c), Ms Pfluger refers to a detailed desktop analysis of the small scale terrain at Peninsula Hill that has (in combination with her field work) led her to conclude that the area comprised within the PHLPA cut-out has a significantly higher capacity to absorb development, and is therefore appropriate from a landscape perspective. I have not identified any such analysis in the graphic materials provided by Ms Pfluger's EiC.

Is the PHLPA cut-out a 'pocket'?

²¹ For example see C Ferguson EiC: paragraphs 42, 44 and 90.

²² For example see Y Pfluger EiC: paragraph 42 and C Ferguson EiC: paragraph 44.

- 8.5** I note that Ms Pfluger’s EiC describes the PHLPA cut-out area as a ‘pocket’,²³ which in my view is inaccurate. The PHLPA cut-out covers a swathe of elevated ONL land measuring approximately 78ha and which takes in a significant area of the elevated fold on the southern side of Peninsula Hill, wrapping around its eastern side as it faces towards SH 6, the Coneburn Valley and the Remarkables. In my experience, for an area to be described as a ‘pocket’, it typically comprises a relative small area that is visually discreet – whereas the PHLPA cut-out proposed in this case forms a sizeable area which will be visible from the wider area (at least in part).
- 8.6** Ms Pfluger’s EiC, in her paragraph 39, is that the PHLPA cut-out could accommodate some well-sited buildings without adverse effects “on the wider Peninsula Hill area or landscape”. She does not, however, discuss the potential effects of the portion of the PHLPA cut out that extends around the eastern side of Peninsula Hill ONL and coincides with elevated and sloping, undeveloped land that is highly visible from the Coneburn valley, including from SH6, the Remarkables Ski Field Access Road and the urban residential development and open spaces at the northern end of Hanley Downs and within the Coneburn SHA.

Position on the PHLPA cut-out

- 8.7** I do not consider the visibility analysis provided by the Jacks Point Entities sufficient to support the adoption of the PHLPA cut-out approach. I cannot support the conclusions reached by Ms Pfluger relative to the visual absorption capability of this area.
- 8.8** From my experience travelling to and from the proposed HS 58 location (with the PHLPA cut-out being roughly located either side of the proposed access way), I consider the eastern area of the Peninsula Hill ONL to be highly sensitive to landscape change due to its elevation, topographical patterning, seeming naturalness, visibility and legibility as part of the striking Peninsula Hill landform. I cannot support the creation of a different policy approach to the PHLPA cut-out, versus the

23 Y Pfluger EiC: paragraph 42.

balance of the ONL, if the distinction is based on visual absorption capacity alone (as I understand from Ms Pfluger's EiC).

8.9 In my opinion, creating a distinction between parts of the Peninsula Hill ONL on the basis of visibility alone is contrary to the principles of holistic consideration of landscape values.

8.10 In my opinion, the PHLPA cut-out does not stand apart from the balance of the Peninsula Hill ONL when landscape values are considered in their broader sense. While parts of the PHLPA cut-out may have greater capacity to absorb development, I do not consider the entirety of this area to be deserving of a differing landscape policy regime, particularly where it creates an (arguably) more enabling regime for buildings that may have an impact on the balance of the ONL. In my opinion, the PHLPA cut-out and the balance of the Peninsula Hill ONL:

- (a) Form part of the distinctive roche moutonnée landform of Peninsula Hill that forms an important and memorable local landmark.
- (b) Due to their relatively unmodified character (in terms of earthworks), are highly expressive of the glacial landscape processes that formed the landscape.
- (c) By virtue of their reasonably consistent landcover (comprising pasture interspersed with regenerating grey shrubland) and the absence of buildings and the like, display a high level of naturalness and landscape coherence. (Noting that, I do not consider a building on HS 58 will disturb these naturalness and coherence values due to the sensitive location of the homesite, together with the VMS and carefully crafted provisions that will apply.)
- (d) As a consequence of the elevated landform and landcover characteristics described above, together with the magnificent broader lake and mountain context, display very high aesthetic values.
- (e) Collectively contribute to a reasonably high sense of remoteness. This is largely a consequence of the entire landform, naturalness and landscape coherence

characteristics of these areas (which are adjacent to each other and are, in my view, properly read together), as set against the urban areas of Jacks Point, Hanley Downs, Coneburn SHA and Queenstown.

- 8.11** A particular concern I have with the PHLPA cut-out approach is that, by creating a hierarchy between these two ONL areas, the provisions create an inference that development is more appropriate within the PHLPA cut-out part of the ONL. For the reasons outlined above, I do not consider that reduced visibility alone leads to sufficient certainty that wider effects on landscape values will not result in the context of a section 6(b) landscape.
- 8.12** I also query why a distinct landscape policy approach is deemed appropriate for the PHLPA cut-out, within a sensitive (and outstanding) landscape context, when to date the approach taken by the JPZ has been to fix specific and relatively confined sites for development within both section 6 and 7 landscapes (ie. HS 36, 58, within the ONL, and the Tablelands HSs). In my view, the determination of locations that can appropriately cater for development within Peninsula Hill and the Tablelands is a task that should require fine grained site analysis (i.e. the 'homesite approach').

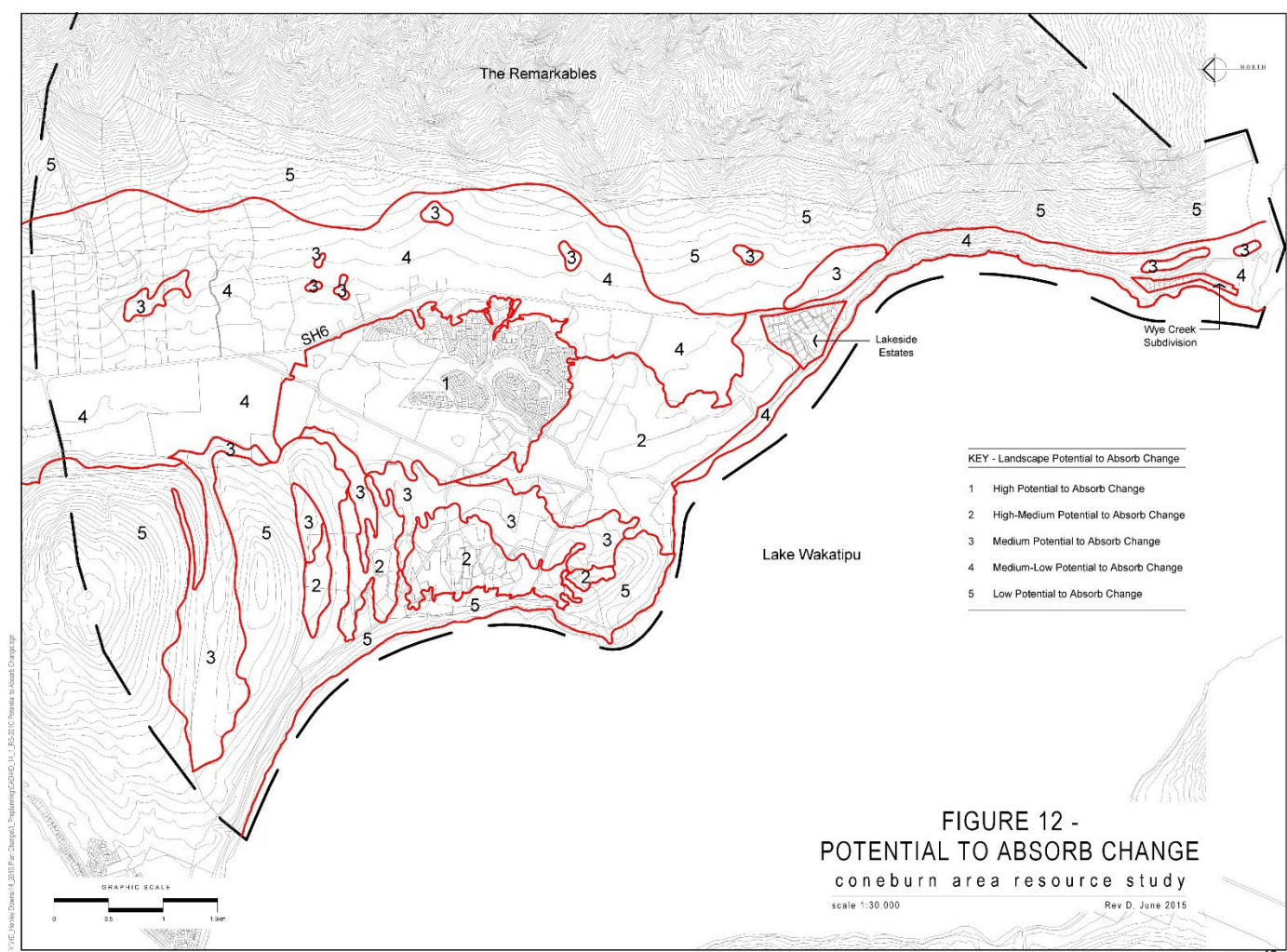


Figure 2: CARS 2015 Absorption Capability Mapping (Source: J Darby EIC).

8.13 On this point (and putting aside my earlier reservations about the CARS 2015), I note that the CARS 2015 absorption mapping (refer Figure 2 above), identifies the PHLPA cut-out as having ‘medium potential to absorb change’. This is consistent with the CARS 2015 rating for much of the Tablelands, which has led to the development of a specific homesite approach in order to deliver an appropriate landscape outcome. Given that the PHLPA cut-out is a generally more sensitive landscape than the (non-ONL) Tablelands, it is difficult to reconcile the proposed more ‘open ended’ (or less certain) approach with the landscape in question.

8.14 For completeness, and in response to Mr Ferguson’s EIC which argues that the proposed two tier regime will provide greater policy protection for the areas of Peninsula Hill where the PHLPA is applied, I accept that there could be some merit in that approach. However, I do not

consider it to be the appropriate approach in this case due to the lack of any material distinction between the PHLPA cut-out and the balance of the ONL in landscape terms.

- 8.15** From a landscape perspective (and bearing in mind that I do not support the proposed PHLPA cut out), I agree that a non-complying activity status for buildings across all of the Peninsula Hill ONL would be appropriate, as it signals the very high sensitivity of this landscape to change arising from development. However, I consider a discretionary activity status could be equally appropriate (from a landscape perspective) if the policy context echoes the stringent landscape policies of Chapters 3 and 6.

9. VEGETATION MANAGEMENT STRATEGY (VMS)

- 9.1** As explained earlier, provisions relating to the preparation and implementation of a VMS are proposed by Mr Ferguson. I understand that it is the Jacks Point Entities preference that any VMS to be provided at the subdivision stage with the provisions detailing what needs to be included in such a VMS / plan.
- 9.2** In my opinion, the inclusion of a VMS into Chapter 41 itself, that includes a spatial plan and identifies the location, character and extent of the landscape framework planting throughout the Tablelands, would be a preferable approach to assist with the successful integration of homesite development and associated accessways. Such a plan should be read alongside the detailed plant lists contained within the [Jacks Point] Preserve Design Guidelines 2008.²⁴ In my opinion, this would give greater certainty to future landowners, the local community and Council around the scope and character of planting obligations required to ensure an appropriate development outcome (from a landscape effects perspective). It would also provide greater certainty around the future management of adverse cumulative effects by

²⁴ See Jacks Point website:

<https://static1.squarespace.com/static/5a5d82500abd0443adf31857/t/5d5f26e49cd3fa0001cda6ad/1566516991198/Preserve%2BDesign%2BGuidelines+%282%29.pdf>

effectively closing out the potential for incremental development creep.²⁵

- 9.3** While the planting undertaken throughout the Tablelands to date has, in my opinion, been successful, it is my understanding that the planting is largely attributable to the involvement of Darby Partners on the Jacks Point Design Review Panel. Were the area to be in different ownership, it is possible that the priority given to delivering an appropriate vegetative context for the rural living development may change, giving rise to the potential for a fragmented or inadequate planting outcome.
- 9.4** I note that the inclusion of a spatial plan addressing planting (and mounding) is not a new planning mechanism and an example where this has been incorporated is in Chapter 43, Millbrook Resort Zone.
- 9.5** While it would be my preference that a VMS (and spatial plan) be included in the provisions of the District Plan, after reviewing the modified VMS provisions proposed by Ms Jones, and on my understanding that they will require the registration of the VMS on the relevant titles, I confirm that I agree with this modified approach.
- 9.6** In particular, it is my view that Ms Jones' VMS provisions clearly set out an appropriate scope of the information requirements for a VMS.
- 9.7** In my opinion, the non-complying default status for subdivision applications that do not include a VMS is appropriate as it signals the importance of the VMS in managing landscape effects (including cumulative landscape effects).
- 9.8** The requirement for the VMS planting within the Open Space Golf Activity Area to be implemented prior to the issue of title is consistent with my experience over the years of numerous applications where there are planting obligations associated with the grant of subdivision consent.

²⁵ Noting that Mr Darby, in his EIC at paragraph 23, describes the current rezoning requests as the 'finalisation of the Preserve homesite programme'.

9.9 In my opinion, the requirement for planting within the homesite to be implemented prior to the construction of a dwelling will assist the successful integration of built development within the Tablelands.

Bridget Gilbert

Bridget Gilbert

Date: 7 August 2020

Appendix 5

B Gilbert EiC Glendhu Bay Appeal

**BEFORE THE ENVIRONMENT COURT
AT CHRISTCHURCH
I MUA I TE KOOTI TAIAO O AOTEAROA**

ENV-2019-CHC-141

IN THE MATTER

of the Resource Management
Act 1991

AND

IN THE MATTER

an appeal under clause 14(1) of
Schedule 1 of the RMA in
relation to the proposed
Queenstown Lakes District Plan

BETWEEN

**GLENDHU BAY TRUSTEES
LIMITED**

Appellant

AND

**QUEENSTOWN LAKES
DISTRICT COUNCIL**

Respondent

**EVIDENCE IN CHIEF OF BRIDGET MARY GILBERT FOR QUEENSTOWN
LAKES DISTRICT COUNCIL**

**TOPIC 23: REZONINGS (GROUP 2)
PROPOSED GLENDHU SPECIAL ZONE**

(LANDSCAPE)

23 AUGUST 2021

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / R P Mortiaux
Telephone: +64-3-968 4012
Facsimile: +64-3-379 5023
Email: rachael.mortiaux@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

CONTENTS

	PAGE
1. INTRODUCTION	1
2. SCOPE	3
3. EXECUTIVE SUMMARY	6
4. BACKGROUND	7
5. DESCRIPTION OF THE SITE AND LOCAL AREA	8
6. DESCRIPTION OF LANDSCAPE VALUES	20
7. PROPOSED REZONING	20
8. LANDSCAPE EFFECTS	20
9. LAKE SHORE ACTIVITY AREA	20
10. HOMESITES AND RESIDENTIAL - OPEN SPACE	28
11. CAMPGROUND ACTIVITY AREA	37
12. GOLF ACTIVITY AREA	42
13. CUMULATIVE LANDSCAPE EFFECTS	44
14. EVALUATION AGAINST PA WEST WANAKA ONL SCHEDULE OF VALUES ..	45

ATTACHMENTS

Appendix A: Relationship between Landscape and Natural Character.

Appendix B: West Wanaka ONL Priority Area Schedule – from the Joint Witness Statement (24 June 2021).

Appendix C: Graphic Supplement, which contains large scale versions of the figures included in this evidence.

1. INTRODUCTION

- 1.1** My full name is Bridget Mary Gilbert. I am a Landscape Architect and Director of Bridget Gilbert Landscape Architecture Ltd, Auckland. I have held this position since 2005.
- 1.2** I hold the qualifications of Bachelor of Horticulture from Massey University and a postgraduate Diploma in Landscape Architecture from Lincoln College. I am an associate of the Landscape Institute (UK) and a registered member of the New Zealand Institute of Landscape Architects. I am currently a panel member of the Auckland Urban Design Panel (chair endorsement) and an Independent Hearing Commissioner for Auckland Council.
- 1.3** I have practised as a Landscape Architect for over twenty-five years in both New Zealand and England. Upon my return to New Zealand, I worked with Boffa Miskell Limited in their Auckland office for seven years. I have been operating my own practice for the last fifteen years, based in Auckland.
- 1.4** During the course of my career I have been involved in a wide range of work in expert landscape evaluation, assessment and advice throughout New Zealand including:
- (a) landscape assessment in relation to regional and district plan policy;
 - (b) preparation of structure plans for rural and coastal developments;
 - (c) conceptual design and landscape assessment of infrastructure, rural, coastal, and urban development; and
 - (d) detailed design and implementation supervision of infrastructure, rural, coastal, and urban projects.

- 1.5** I have been engaged by Queenstown Lakes District Council (**QLDC** or **Council**) to provide landscape advice and evidence on various matters / topics associated with the Council level hearings, and appeals, on the Queenstown-Lakes Proposed District Plan (**PDP**). This includes:
- (a) Environment Court appeals: Topic 2 – Rural Landscapes, Topic 22 – Jacks Point, Topic 23 – various Queenstown and Upper Clutha Rezoning, Topics 30 and 31 – Wakatipu Basin (text and various rezonings) (**Topics 30 and 31**) and;
 - (b) Council hearings: Stage 3B – Rural Visitor Zone.
- 1.6** Of particular relevance to the relief sought by the appellant in this appeal, being the proposed Glendhu Special Zone (**GSZ**), I have been involved in the conceptual design and landscape and visual effects assessment of a range of developments where section 6(a) and (b) RMA matters are at issue. These have been located in Northland, Auckland, Hauraki Gulf Islands, Coromandel, Bay of Plenty, central North Island, Waitomo, Taranaki, Tasman and the Queenstown/Wanaka area.
- 1.7** I have prepared landscape studies for the Tasman and Waitomo Districts, which has included the identification of Outstanding Natural Landscapes (**ONL**) and the preparation of ONL value schedules. I have also been involved in the review of landscape policy for district plans, which has included the consideration of landscape policy in relation to high value landscapes.
- 1.8** Of broader relevance, albeit not directly related to GSZ, I have also advised the Council on a number of Special Zones throughout the District in relation to landscape matters, including those that involve rural living type development. This includes: Millbrook Resort; Bendemeer; Jacks Point Zone, the proposed resort zone in and around the Hills Golf Course and the proposed Queenstown Park Resort Zone at the base of the (northern) Remarkables (which remains unresolved).
- 1.9** In preparing this evidence, I have considered the implications of the Environment Court's Topic 2 decisions. In particular, I have borne in mind the overarching strategic objectives and policies in Chapters 3 and 6 (as amended by the Court's decisions), that require any subdivision, use and development to:

- (a) Protect landscape values of ONLs (and ONFs); and
- (b) Maintain landscape character and maintain or enhance visual amenity values within section 7(c) RMA amenity landscapes.

1.10 I have also taken into account the Court's Topic 2 interim decisions on the 'Exception Zone' framework, which I understand recognises that certain special zones and sub zones, which are located within ONF/Ls, provide their own bespoke landscape provisions that satisfy the requirements of section 6 of the RMA. Strategic Objective (**SO**) 3.2.5.1A provides the strategic objective for these Exception Zones.

1.11 I have read the Code of Conduct for Expert Witnesses (**Code**) outlined in the Environment Court's Consolidated Practice Note 2014 and confirm that I will comply with it in preparing my evidence. I confirm that the issues I will address are within my area of expertise, except where I state that I rely upon the evidence of other expert witnesses. I also confirm that I will not omit to consider material facts known to me that might alter or detract from my opinions.

2. SCOPE

2.1 My evidence addresses the following matters:

- (a) The description in Ms Pfluger's evidence in chief and supplementary evidence of the appeal site and 'Local Area', focussing on three key matters:
 - (i) The utility of the Cattle Flat Resource Study;
 - (ii) The character of development contemplated by consented development on the site; and
 - (iii) What I consider to be 'gaps' in Ms Pfluger's description of the landscape values associated with the parts of the site where development is proposed.
- (b) The appropriateness, from a landscape effects perspective, of the proposed GSZ. This section of my evidence addresses the landscape effects of each of the proposed activity areas

individually, followed by an assessment of the landscape effects of the proposed GRZ, as a whole.

- (c) An evaluation of the proposed GSZ against the West Wanaka ONL Priority Area Schedule of Values (the version agreed through conferencing between landscape experts).

2.2 I attach the following appendices to my evidence:

- (a) **Appendix A:** Relationship between Landscape and Natural Character.
- (b) **Appendix B:** West Wanaka ONL Priority Area Schedule – from the Joint Witness Statement (24 June 2021).
- (c) **Appendix C:** Graphic Supplement, which contains large scale versions of many of the figures included in my evidence.¹

2.3 The key documents I have used, or referred to, in forming my view, while preparing my evidence are:

- (a) The following documents filed in the Council hearing on the rezoning submission by Glendhu Bay Trustees Limited (**GBTL**):
 - (i) The landscape evidence prepared on behalf of GBTL (Ms Yvonne Pfluger) for the Council hearing, dated 11 April 2017;
 - (ii) Section 42A Report of Mr Craig Barr dated 17 March 2017 – Upper Clutha Mapping Group 3;
 - (iii) Evidence in chief of Dr Marion Read (for Council) dated 17 March 2017;
 - (iv) Rebuttal evidence of Dr Marion Read dated 5 May 2017; and
 - (v) Reply evidence of Dr Marion Read dated 10 July 2017.

¹ I have not included 'full scale' versions of some of my evidence figures in Appendix C as they are either produced as full scale graphics in other expert evidence (Figures 5 and 9) or are intended as simple 'diagrams', meaning that full scale graphics will add little in terms of understanding (Figures 2, 3, 10 and 11).

- (b) Independent Hearing Panel Report 16.16: Upper Clutha Planning Maps, Parkins Bay and Glendhu Bay.
- (c) Interim Decision 2.2², 2.6³ and 2.7⁴ of the Environment Court.
- (d) Chapter 3 and 6 PDP consolidated provisions filed with the Environment Court on 16 June 2021, and Chapter 21 PDP decisions version.
- (e) GBTL's Notice of Appeal.
- (f) Priority Area ONL West Wanaka Joint Witness Statement dated 24 June 2021.
- (g) Resource consents held for the appeal site, including land use consent approved by the Environment Court in [2012] NZEnvC 79 and the more recent subdivision consent (RM181185, granted 2020).

2.4 I have read the evidence filed on behalf of GBTL, as follows:

- (a) Ms Yvonne Pfluger (landscape) – evidence in chief and updated evidence in chief;
- (b) Mr Chris Ferguson (planning) – evidence in chief and updated evidence in chief;
- (c) Mr Duane Te Paa (landscape and design); and
- (d) Mr John Darby (director Darby Partners Limited Partnership).

2.5 The fact that I do not specifically refer to or address an aspect of Ms Pfluger or Mr Ferguson's evidence does not mean that I have not considered it, or the subject matter of that evidence, in forming my opinion regarding the proposed rezoning, and in preparing this evidence.

² *Upper Clutha Environmental Society Incorporated v Queenstown Lakes District Council* [2019] NZEnvC 205.

³ *Upper Clutha Environmental Society Incorporated v Queenstown Lakes District Council* [2020] NZEnvC 159.

⁴ *Upper Clutha Environmental Society Incorporated v Queenstown Lakes District Council* [2021] NZEnvC 60.

3. EXECUTIVE SUMMARY

- 3.1** In my opinion the proposed GSZ will not protect the landscape values of the ONL as articulated in the West Wanaka ONL Priority Area Schedule of Values – from the Joint Witness Statement (24 June 2021).
- 3.2** Almost all of the landscape values that I consider will not be protected by the GSZ are agreed between the landscape experts (i.e. there is no dispute between us as to whether they merit referencing in the Schedule, or their description).
- 3.3** The exception to this is the capability of the landscape to absorb rural living development. In my opinion, the level of rural living development that has been enabled at Glendhu Bay is ‘at’ or ‘very near’ the limit of the landscape’s capability. For this reason, I consider additional rural living development needs to be ‘barely discernible’ for it to be appropriate (from a landscape perspective). My analysis reveals that the rural living development enabled by GSZ fails to satisfy this test.
- 3.4** In the event the Court disagrees with this test, or my conclusion, my analysis also reveals that the GSZ fails to satisfy Ms Pfluger’s ‘difficult to see’ test for rural living development.
- 3.5** In reference to the other values that I have identified that will not be protected, I expect that the difference in opinion between Ms Pfluger and I stems from:
- (a) a difference in our evaluation of the capability of the existing landscape to absorb development change; and
 - (b) a disparity between us with respect to the level of detail that is required to guide an appropriate development outcome (from a landscape perspective) in this high value ONL setting.
- 3.6** In particular, I consider that the western hummock slopes, the open pastoral flats along the north side of Wanaka – Mt Aspiring Road in Parkins Bay, the Parkins Bay lakefront and the elevated rural terrace behind Glendhu Bay, are highly sensitive to development change.
- 3.7** In each of these locations (and for the reasons explained in my evidence), I consider that the level and character of development change contemplated by the GSZ exceeds the landscape capability.

3.8 I do not consider that the scale and grandeur of the broader ONL would overcome this negative influence (i.e. the idea that because development is confined to a small part of the ONL, the overall landscape values will be protected).

3.9 In my opinion, the level of change contemplated by the GSZ, will detract from the landscape character and visual amenity values associated with Parkins Bay and Glendhu Bay (extending from the waters of each bay into the rural hinterland). I consider that the scale of the landscape across which this negative change will be experienced is of a magnitude that the broader landscape context is unable to 'overcome', meaning that the GSZ will fail to protect the landscape values of the ONL.

4. BACKGROUND

Site visits, mediation and joint witness statement

4.1 I attended a site visit and Environment Court-assisted mediation in February 2020. I have visited the local area on several occasions, during a range of seasonal conditions and I have driven all of the public road network. I have also walked many of the tracks within and around the local area (including Roys Peak). I was going to view the site from Lake Wanaka on 19 August 2021 but that site visit did not go ahead because of the Level 4 lockdown.

4.2 I have also considered and given landscape advice to the Council in relation to the version of the GSZ filed by the appellant in the Environment Court, on 19 June 2018. That version of the GSZ differs from the version now supported by Mr Ferguson.

4.3 I attended landscape expert conferencing, which took place on 16 June 2021. The purpose of that conferencing was to prepare a Schedule of Landscape Values for the Priority Area Outstanding Natural Landscape: West Wanaka (**PA ONL West Wanaka**). I am one of the signatories to the joint witness statement arising from that conferencing, which is dated 24 June 2021 (**ONL JWS**). I foreshadow at this point that Mr Ferguson for GBTL has filed an amended values schedule with his evidence that differs from the ONL JWS version.

Landscape test

4.4 Given the section 6(b) ONL context of the appeal site, I understand the key ‘test’ in assessing whether the proposed rezoning is appropriate from a landscape perspective is: *whether the proposed rezoning from Rural Zone to a Glendhu Special Zone will protect the landscape values of the West Wanaka Priority Area ONL.*

4.5 This is the ‘landscape test’ that underpins my landscape effects assessment in this evidence.

Resource consents held for the appeal site

4.6 With respect to the consented development on the appeal site - my landscape effects assessment factors in the location, scale, and character of the consented development as a guide to understand the nature and level of development that has been deemed appropriate for this site, and within the context of the wider West Wanaka ONL.

4.7 I have also considered the development, consented through RM181185, as part of the ‘existing environment’.

4.8 I have been advised that less weight can be given to the golf course, clubhouse and maintenance building components of the Environment Court consented development when assessing the ‘existing environment’, as these activities have not been implemented to date.

5. DESCRIPTION OF THE SITE AND LOCAL AREA

5.1 Ms Pfluger’s updated evidence in chief dated 30 July 2021 (**‘evidence’**) provides a description of the site and local area. I generally agree with the description provided, although make the following observations.

Glendhu Cattle Flat Resource Study 2005

5.2 Ms Pfluger’s evidence relies, to some degree, on the Glendhu Cattle Flat Resource Study 2005 (**Resource Study**) to inform her description of the landscape⁵ and its change absorption capability.⁶

5 For examples see Y Pfluger Updated EiC: paragraph 86.

6 Ibid, paragraph 89.

- 5.3** I understand the Resource Study to be a reasonably high-level landscape analysis of the site and broader area (i.e. the Glendhu/Cattle Flat Corridor⁷), and that its purpose was to assist land-use planning. In my experience, this sort of study represents a landscape led land-use planning approach in which the landscape is evaluated at a broad scale, to determine areas that have the potential to absorb development change.⁸
- 5.4** While I support such an approach in principle and consider it particularly important for the appropriate management of ONLs (to avoid ad hoc and piecemeal land-use planning which can detract from landscape values⁹), I have concerns about Ms Pfluger's reliance on the Resource Study, for two reasons.
- 5.5** The first relates to the timing of the Resource Study, which was completed in 2005, well before the Environment Court consent and the raft of resource consent decisions that have followed in relation to the appeal site.¹⁰
- 5.6** In my opinion, if Ms Pfluger is going to rely on the absorption capability identified in the Resource Study to support her evaluation of the landscape appropriateness of the rezoning, she would need to update the Resource Study to reflect the changes to the landscape that have occurred since 2005.
- 5.7** Second, I consider that the methodology applied in the Resource Study is outdated. It does not align with the NZILA Best Practice Note Landscape Assessment and Sustainable Management 10.1 (2010) (**NZILA Best Practice Note**).
- 5.8** In particular, the Resource Study does not define the rating scale used to describe the absorption capability identified in the study.¹¹ A repeated theme in the NZILA Best Practice Note is the need for transparency and clear reasoning in landscape assessments.¹² I

7 Ibid, see Appendix 1: Resource Study Introduction, page 4.

8 Ibid, see Appendix 1: Resource Study page 7, 3rd paragraph.

9 Ibid, see Appendix 1: Resource Study page 7, 2nd paragraph.

10 As described by C Ferguson Updated EIC: paragraph 30 to 35.

11 For example, there is no mention of whether a 5 or 7point scale has been used (e.g. very low to very high etc.), what the various rankings available to the assessor are (e.g. very low, low, moderate-low, moderate, moderate-high, high and very high), and what each of the ratings 'mean' for the purposes of the study.

12 NZILA Best Practice Note pages 7, and 8: https://nzila.co.nz/media/uploads/2017_01/nzila_ldas_v3.pdf.

consider that the absence of a clearly defined scale is at odds with this imperative.¹³

5.9 Further, the Resource Study defines much of the site and local area as having a 'varied potential to absorb change'¹⁴ which in my view does not equate to a rating at all.

5.10 For these reasons, I have significant reservations in relying on the Resource Study to inform understanding of the capability of the appeal site and local area to absorb development change.

Description of the consented development

5.11 In my opinion, Ms Pfluger's description of the consented environment is somewhat 'high level' and overlooks a number of important aspects which shape the landscape character (and associated effects) of the development that is contemplated by the proposed GSZ.

5.12 For example, in relation to the development consented by the Environment Court, no mention is made in Ms Pfluger's evidence, of:

(a) the "specific design" parameters that have been applied to the 42 consented residences/visitor accommodation units.¹⁵ Those parameters include:

(i) Detailed site layout plans for each Visitor Accommodation Residence that illustrate the building footprint, domestic curtilage and access, together with the location, scale and extent of existing landform patterns, naturalised mounding and planting required to manage landscape effects (Env Ct Condition 1 plans, drawn at 1:500 scale at A3).¹⁶

13 I also note that the themes of transparency and clear reasoning and the requirement for a rating scale are talked about in the *Te Tangi a Te Manu (TTatM)* (the Aotearoa Landscape Assessment Guidelines Final Draft April 2021, subject to editing and graphics etc) that were unanimously adopted by the NZILA at their 49th AGM on 5 May 2021. See TTatM: page 8: paragraphs 1.4, 1.6 https://nzila.co.nz/media/uploads/2021_07/210505_Te_Tangi_a_te_Manu_Revised_Final_Draft_as_approved_5_May_2021.pdf.

14 Y Pfluger Updated EiC: Appendix 1: Resource Study Figure 14 Development Suitability mapping on page 49.

15 Ibid, paragraph 36(c).

16 Refer C Ferguson Updated EiC: Appendix 1, condition 1 plans.

- (ii) The requirement for the maintenance building, visitor accommodation/residences and jetty to have a recessive colour scheme throughout all seasons of the year “and within the natural colour ranges of brown, greens and greys as indicated through the surrounding landscape”.¹⁷
 - (iii) The requirement for the external appearance of the maintenance buildings to “be consistent with the rural context”.¹⁸
 - (iv) The requirement for the individual visitor accommodation residential units to remain unfenced.¹⁹
 - (v) A maximum building height of 3.6m above a specified datum.²⁰
 - (vi) Strict controls confining domestic elements to the designated curtilage area.²¹
- (b) The requirement for revegetation plantings to be an average height of 3m before development of Visitor Accommodation Residences 6, 17, 21, 22, 26, 27, 37, 39, 40, 41, 45, 46.²²
 - (c) The requirement for vegetated roofs on all visitor accommodation buildings within the western hummocky slopes (Condition 1 plans).²³

5.13 Overall, it is my impression that the Court-consented development comprises a very carefully considered, sympathetic and high-quality development that integrates an appreciable level of mitigation and enhancement planting and comprehensive environmental compensation. I also note that many of the environmental benefits that formed part of the development consented by the Environment Court are found in a part of the site that is not sought to be rezoned.

17 Ibid condition 26.

18 Ibid, condition 27.

19 Ibid, condition 63.

20 [2010] NZEnvC 432 [5]

21 Ibid, conditions 56 and 57(u).

22 Ibid, conditions 5(iii) and 7(b).

23 Ibid, condition 1 plans.

5.14 I understand that many of the requirements detailed in the Environment Court consent have been carried over into the more recent subdivision consent (RM181185) that relates to rural living development throughout the western hummocky slopes at Parkins Bay (the homesites). However, there have also been a number of changes made through RM181185 that, in my opinion, have a bearing on landscape character. These changes can be summarised as:

- (a) A change from a 'linked' comprehensive golf course resort-type development to one that is better characterised as a rural living development adjacent a golf course.
- (b) A move away from a staged development in which the golf course development and a limited level of visitor accommodation forms part of Stage 1, to a development in which the first stage is almost entirely focussed on rural residential development and associated access ways, earthworks and landscape restoration.
- (c) An increase in building height from 3.6m to 4.0m.
- (d) Allowance for a greater range of roofing materials other than vegetated (or 'living') roofs: local schist, greywacke gravel, timber or membrane finished (subject to colour controls).

5.15 In my opinion, this detail is important as it communicates the very carefully considered location, scale, and character of development (including detailed individual homesite plans and conditions) that have been deemed to be required to ensure development is appropriate within this high-value ONL setting.

5.16 I also consider that this 'detail' paints the picture of an environment that can be created by RM181151 if implemented, that is likely to be more sensitive to development change when compared to that anticipated by the initial Environment Court consent.

5.17 By way of example, the departure in RM181151 from living roofs to a tolerance for solid roofing (acknowledging the visually recessive material and colour controls), suggests a quite different visual appearance in elevated views (e.g. Glendhu Bluff, Diamond Lake Trail,

Glendhu Hill Trail).²⁴ It is my expectation that from these elevated locations, a viewer would need to 'search for' buildings with a vegetated roof, making this style of building 'barely discernible'. The solid roofs allowed under RM181151 will be visually recessive, however they will exert an increased visual 'presence' when compared to vegetated roofs.

- 5.18** In my opinion, the increase in building height from 3.6m to 4.0m means that it is likely to take longer for the mitigation planting to integrate built development in the manner contemplated by the Environment Court consent.
- 5.19** Overall, while I recognise that RM181151 has been granted, I consider that the development outcome anticipated by RM181151 is very finely balanced with respect to its appropriateness in this setting from a landscape perspective.
- 5.20** I understand my conclusions in this regard to align with the thrust of Ms Pfluger's paragraph 80 where she observes that "*the consented development would reduce the level of naturalness in this confined area to a level that is not consistent with the other ONLs identified within the district*".

Site Description of the Glendhu Station Zone

- 5.21** Ms Pfluger describes the GSZ at paragraphs 26 - 35 of her evidence. At paragraph 29, she contends that the Fern Burn Valley landscape can be differentiated into three different 'landscape character areas'. I generally agree with the landscape character areas outlined however, I consider that there are a number of landscape attributes and values associated with these landscape character areas that are deserving of mention, particularly given the importance they play in shaping the landscape values of the proposed GSZ.
- 5.22** I list these additional landscape attributes and values below for each landscape character area, using the same headings as those used by Ms Pfluger. **Figure 1** shows the approximate extent of each landscape character area.

²⁴ Refer D Te Paa EIC: Appendix 7 Dwg No. DP-020 for the location of these various elevated vantage points.

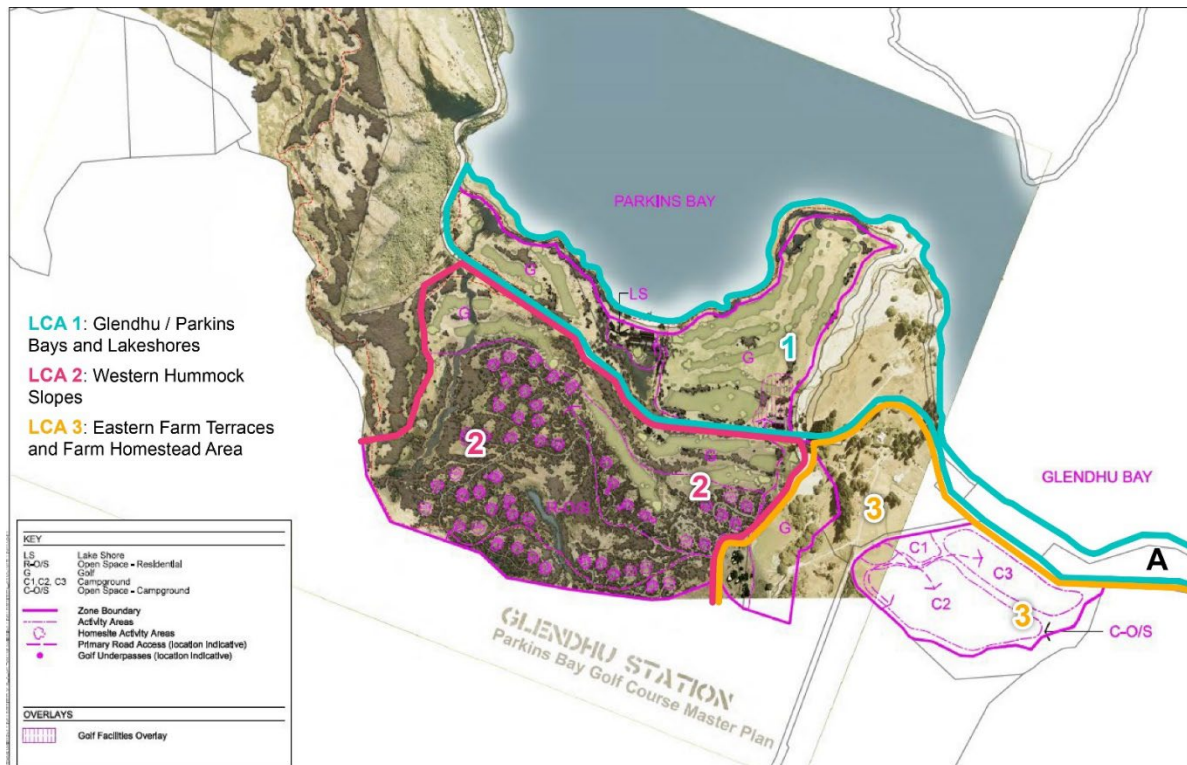


Figure 1: Approximate extent of the Fern Burn Valley Landscape Character Areas (Source for base map: Mr Te Paa's Appendix 6: Overlay of Revised Structure Plan on approved Master Plan (RM150467).)

Glendhu/Parkin Bays and Lakeshores

5.23 The additional landscape attributes and values for Glendhu/Parkin Bay and lakeshores are as follows:

- (a) As it appears today, visual amenity, natural character and landscape values rate towards the higher end of the spectrum along the Parkins Bay lakefront, as a consequence of the dominance of more natural landscape elements (waters of the lake, surrounding mountain context, undeveloped lakeshore and mature tree plantings), and the subservience of built development within this setting. As a consequence, I consider Parkins Bay lakefront to have a high²⁵ sensitivity to development change.
- (b) The generally low-key, uncluttered and spacious, semi-rural²⁶ feel of the built development that has been consented along

25 Applying a 7-point rating scale: very low, low, moderate-low, moderate, moderate-high, high, very high.

26 By virtue of the rural style design of the buildings consented by the Environment Court.

the Parkins Bay lakefront (clubhouse and visitor accommodation).

- (c) The open and flat pastoral terraces that extend between the poplars and Fern Burn delta and which are highly visible from Wanaka-Mt Aspiring Road. Despite the informal small-scale golf course that has been established, these flats provide a sense of openness and allow expansive and highly attractive views from the road to the lake and wider mountain setting. The contrast created between this open sequence of the road, and the more enclosed corridors to the west and east serves to heighten the memorability and drama of these views. An existing shed and the single-storey maintenance buildings consented in the area (approximate overall footprint of 700m²) are of a rural scale and sit reasonably unobtrusively into the setting. While the consented golf course and maintenance building / facilities will increase the perception of modification and activity in a localised area, the sense of openness and broader views can be expected to remain, along with the impression of a very low ratio of buildings to grassland across the pastoral terrace.

5.24 As a consequence of the above (additional) attributes and values, I consider that the open and flat pastoral terraces between the poplars and Fern Burn delta have a high sensitivity to development change. I note that my observations in this regard align with the discussion of visual absorption capacity in the Environment Court decision, that the land to the north of Wanaka-Mt Aspiring Road is very close to a threshold for development given its flatter nature and visibility from the road and lake.²⁷

5.25 I note that the Resource Study identifies the Glendhu/Parkin Bay and lakeshores area as having a moderate potential to absorb change in the Figure 14 mapping on page 49. The relevant Resource Summary table (Unit 9 – Glendhu, Parkins and Paddock Bays) on page 47 (**Unit 9 Table**) describes Glendhu Bay as having a moderate potential to absorb change with moderate mitigation potential. The Unit 9 Table

²⁷ [2010] NZEnvC 432 [150]. Also noting that the Resource Study identifies this area to have a 'moderate' potential to absorb change.

describes the potential to absorb change at Parkins Bay to be 'varied' with a varied potential for mitigation.

Western Hummock Slopes

5.26 The additional landscape attributes and values for the western hummock slopes are as follows:

- (a) The confinement of homesites in localised hollows to optimise landform containment, with a comprehensive and coordinated patterning of naturalised mounding and native restoration plantings used to further assist integration.
- (b) The landscape importance of the north-facing hummock slopes where built development (excluding access ways) is generally²⁸ to be avoided and there is a focus on landscape restoration. This swathe of undulating slopes provides a setting and 'foil' for the rural living buildings and retains a sense of landscape continuity with the adjacent the roche moutonnée.

5.27 As a consequence of these characteristics, I consider that the north facing hummock slopes have a high sensitivity to development change.

5.28 I note that the Resource Study identifies the western hummock slopes (and surrounding area) as having a varied potential to absorb change in the Figure 14 mapping on page 49.

Eastern Farm Terraces and Farm Homestead Area

5.29 The additional landscape attributes and values are as follows:

- (a) The clutter of caravans and motorhomes stored on the south side of the Glendhu Bay Motor Camp (from time to time), along with the somewhat 'engineered' bunding along the road edge, establishes the impression of campground development extending across the south side of the road.

²⁸ Noting that RM181185 condition 25(b)(i) allows for a relatively small degree of encroachment beyond the defined curtilage of up to 20m² for pools and fencing on Residential Lots 1, 3-6, 8-11, 13, 16-22, 24, 26-27 and 29-50.

- (b) The distinctly rural feel of the woolshed wedding venue²⁹ on the south side of the road as a consequence of the rural character of the buildings and its relatively low key and spacious setting.
- (c) The confinement of the recently developed Bike Glendhu buildings and carpark area to a low-lying river terrace on the eastern side of Fern Burn. The careful location and design of this development means that it is visually discreet in views from Motatapu Road and not visible from the lake.
- (d) The quite different landscape character associated with the low-lying lake edge terrace and the upper terrace to the south (refer **Figures 2 and 3** below). In my opinion, the visibility and scale of the campground together with the relatively confined nature of the lower terrace means that it exerts a strong landscape character shaping influence on the lower lake edge terrace.
- (e) In contrast, the upper terrace extends almost 3km inland and is characterised by open pastoral land-use interrupted by a fragmented and reasonably sparse patterning of rural shelterbelts, the predominantly willow lined banks of Fern Burn and Alpha Burn, a farmstead and the odd farm building. Overall the upper terrace presents as a distinctly 'working' rural landscape that contrasts with the more inhabited and modified lower terrace, provides a sympathetic transition to the surrounding mountains by virtue of its scale and relatively limited level of built modification (Refer **Figures 2, 3 and 4** below.)

5.30 As a consequence of these characteristics, I consider that the upper rural terrace behind Glendhu Bay has a high sensitivity to development change.

5.31 I note that the Resource Study identifies the upper rural terrace behind Glendhu Bay as having a varied potential to absorb change in the Figure 14 mapping on page 49.

²⁹ Single storey building with approximate footprint of 710m².

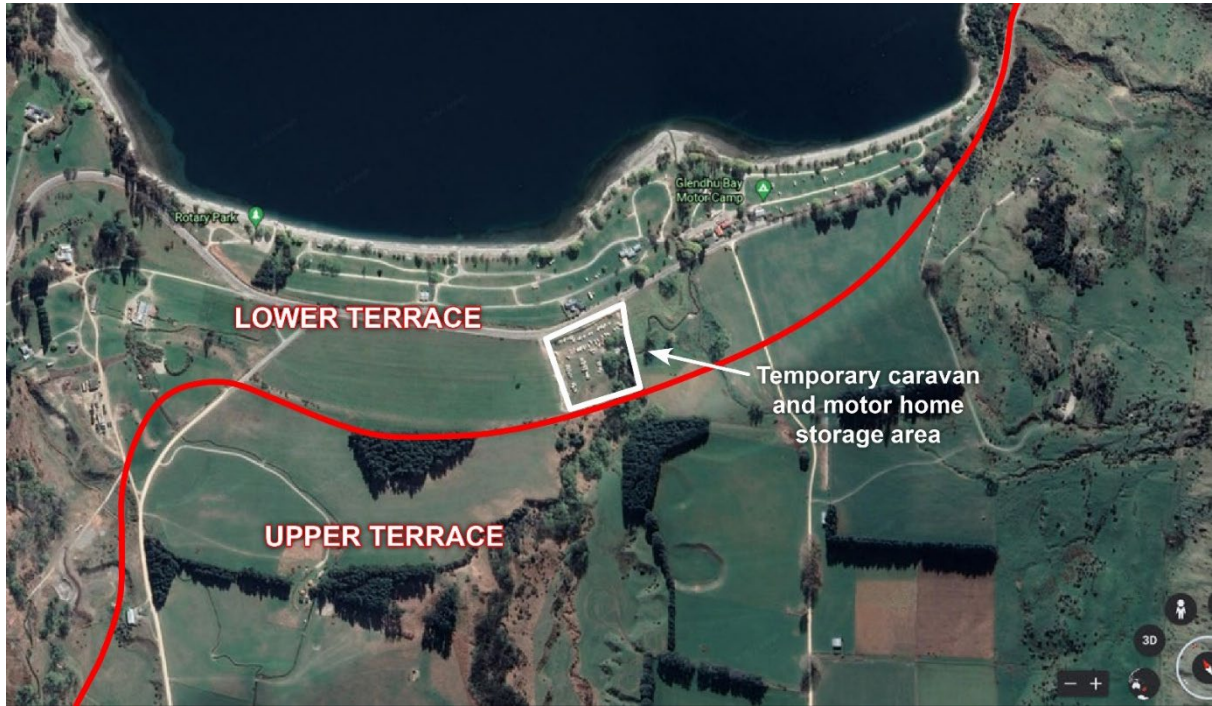


Figure 2: Temporary caravan and motorhome store, lower lake edge terrace and upper terrace at Glendhu Bay. (Base map source: Google Earth.)

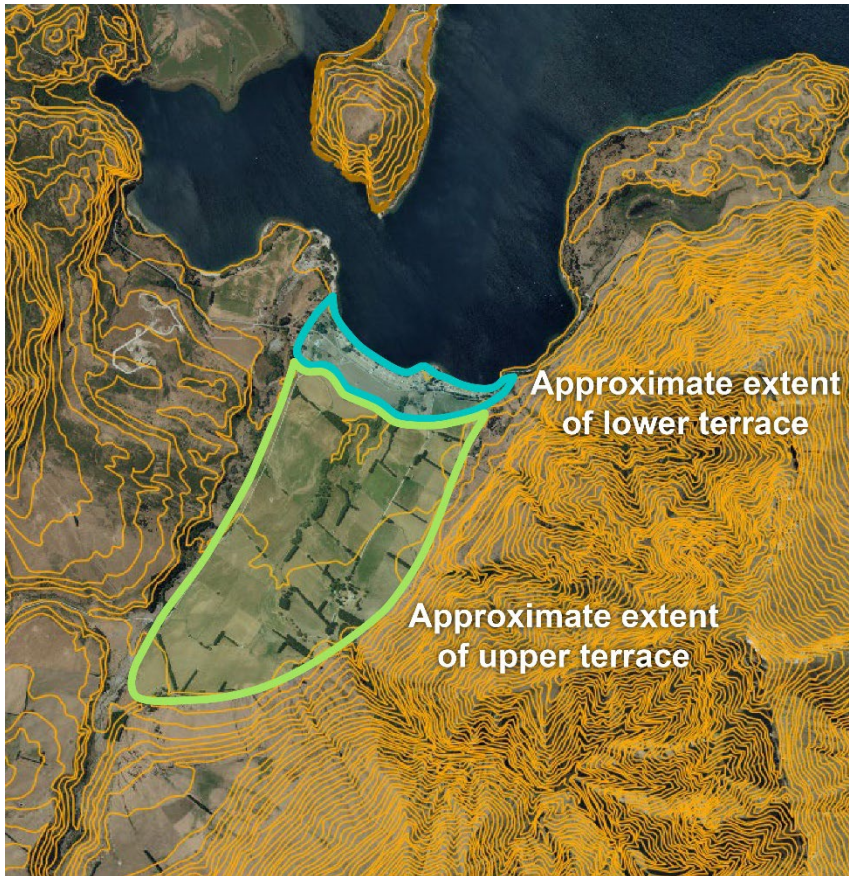


Figure 3: Glendhu Bay approximate extent of lower and upper terrace. (Base map source: QLDC GIS mapping).



Figure 4: Typical character of the distinctly rural outlook from Motatapu Road southwards up the Motatapu Valley (August 2021).

6. DESCRIPTION OF LANDSCAPE VALUES

6.1 In my view, the landscape values that need to be *protected* within the appeal site and local area are those described in the PA ONL West Wanaka: Schedule of Landscape Values contained in the ONL JWS.

6.2 As mentioned earlier, I note that the version of the values schedule attached to Mr Ferguson's evidence³⁰ differs from the ONL JWS version. More specifically, Mr Ferguson's version fails to reference the difference between the landscape experts with respect the extent of visibility of future development. I explain this in more detail shortly under my evaluation of the GSZ against PA West Wanaka ONL Schedule of Values.

7. PROPOSED REZONING

7.1 I generally agree with, and rely on the description of the rezoning proposal, as set out in Mr Ferguson's evidence dated 30 July 2021, with the exception of his Schedule 47.9, for the reasons outlined above.

8. LANDSCAPE EFFECTS

8.1 I understand that whether the resource consent 'existing environment' concept is to be applied is a planning / legal matter, and one for the Court to decide whether it should be applied to this appeal area. In certain activity areas, no or little development has been implemented. In order to assist the Court, in these situations my evaluation considers the effects of the GSZ on: the landscape as it exists today; and the landscape assuming the consented development is implemented.

9. LAKE SHORE ACTIVITY AREA

9.1 Based on my site visit in February 2020, the consented development in the proposed Lake Shore Activity Area (**LS**) has not yet been implemented. I have been advised that there has been no change since that time.

30 C Ferguson Updated EIC: Schedule 47.9, page 262.

- 9.2** Relying on Mr Te Paa's *Appendix 6 Overlay of revised Structure Plan on approved Master Plan (RM150467)*, the extent of the LS roughly corresponds to the consented clubhouse and visitor accommodation development (provided for in the Environment Court decision). I also note that the height limit of the proposed restaurant and café (and/or potentially, a clubhouse), and visitor accommodation under the GSZ LS is generally consistent with that provided for by the land use consent.³¹ The total building footprint for the café/restaurant in the LS (1,200m²) is reasonably similar to the consented clubhouse footprint (approximately 1,000m²).
- 9.3** However, the LS allows for more than double the area of visitor accommodation development than the land use consent (an increase from approximately 1,000m² to 2,400m²).
- 9.4** The LS allows for a non-consented restaurant and café (and/or potentially, a clubhouse) and visitor accommodation development as a controlled activity, with effects on landscape and visual amenity values, landform modification, landscaping and planting listed as matters of control (47.5.2.5).
- 9.5** The LS also provides for non-consented residential buildings as a controlled activity (47.5.2.5), with a standard requiring buildings to be a maximum height of 8m (47.6.2.2), and the same matters of control that apply for the restaurant/café and visitor accommodation. The GSZ provisions do not stipulate a residential building coverage control.
- 9.6** In my experience, private residential lakefront development often sees the introduction of domestic elements into the lakeside curtilage, such as pools, tennis courts, sheds, outdoor furniture, fireplaces, play structures and ornamental plantings, along with clearly legible boundary delineation to exclude the public (e.g. low fencing, timber bollards, signage, hedging etc).
- 9.7** I acknowledge that any visitor accommodation and/or restaurant/café development is likely to include outdoor living / lawn areas and amenity plantings along the lake side of the built development; and that, in the case of the restaurant/café development, this is likely to be publicly accessible. For visitor accommodation development, outdoor spaces

31 Two storey / 8m high (47.6.2.2).

tend to be relatively simple and low-key in the interests of being easy care/low maintenance. By this I mean that outdoor areas around visitor accommodation tend to be less cluttered and domesticated (or 'personalised') in comparison to private outdoor spaces.

- 9.8** I note that the detailed plans consented by the Court (refer **Figure 5** below) indicate the sort of outcomes described above for the lakeside outdoor spaces associated with the (consented) clubhouse and visitor accommodation. As explained previously, my understanding is that the consented development along the lakefront is intended to have a low-key, uncluttered and spacious 'semi-rural' feel,³² to ensure that it sits comfortably into the Parkins Bay lakefront.
- 9.9** I have factored these various development 'characteristics' into my analysis of effects.
- 9.10** In considering the **visual effects** of the LS in views from the lake, lake shore, DoC walkway along the eastern side of the LS and Glendhu Bluff lookout (on Wanaka-Mt Aspiring Road to the west of the site), I have reviewed Mr Te Paa's Appendix 6 (refer his Figure 1) and the plans approved by the Environment Court with the extent of the GSZ LS overlaid (refer **Figure 6** below).
- 9.11** In my opinion, it is difficult to see how the increased scale of building coverage contemplated by the LS³³ will avoid encroaching on the Lombardy Poplars, the 10th green, the relatively spacious and uncluttered lake frontage, and/or the wetland restoration area.

³² Factoring in the description of this development described at NZEnvC 432 [4].

³³ LS total building coverage: 3,600m² (excluding residential development).

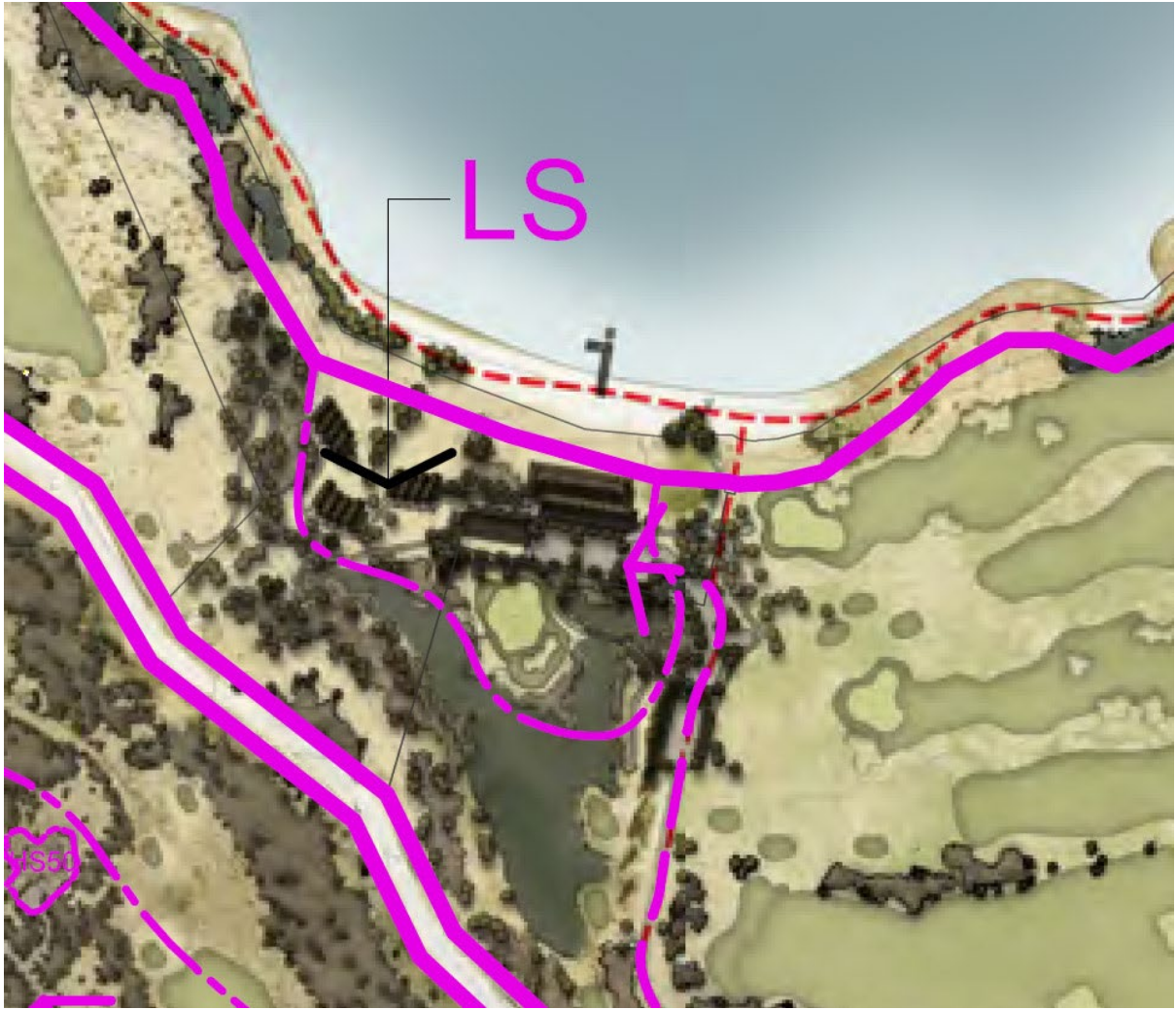


Figure 5: Zoomed in extract from Mr Te Paa's Appendix 6.



Figure 6: Environment Court approved plan with GSZ LS overlaid.

- 9.12** In my opinion, the height and strongly vertical form of the Lombardy poplars provide an important visual reference to assist the integration of the lakefront development in views from the lake, lake shore and Glendhu Bluff lookout (refer **Figures 7 to 9** below). By this, I mean that the scale and verticality of the poplars serves to ‘offset’ the height and bulk of the built form, to create a pleasing visual composition.
- 9.13** As Ms Pfluger observes, the poplars also provide an important screening function in views from Wanaka-Mt Aspiring Road.³⁴
- 9.14** I consider that the (potential) removal of these poplars would undermine the contextual visual fit for large scale³⁵ two-storey development in this lakefront location, resulting in the impression of incongruous building bulk that detracts from the character and quality of mid distance views from the lake (in Parkins Bay) and the Glendhu Bluff lookout.
- 9.15** In closer range views from the lake (near the shore), the lakeshore itself, and the DoC walkway along the eastern side of the LS, I expect

34 Y Pfluger Updated EiC: paragraph 53.

35 Total footprint for café/restaurant and visitor accommodation: 3,600m². Residential coverage not defined.

the (potential) removal of the poplars would result in the LS buildings being both visually prominent and dominant.

9.16 In all of these views, the prospect of two-storey buildings encroaching into the relatively spacious lake frontage (or generous building setback) depicted in **Figures 5** and **6** would exacerbate such effects.

9.17 I expect that building and landscape design may go some way to reducing adverse visual effects in each of these views; however, I consider that with the loss of the poplars, development of this scale (height and coverage) and the proximity to the lake will inevitably appear as bulky and discordant in this sensitive lakefront setting for a considerable time, until plantings mature.³⁶

9.18 I am also aware that the appeal of maintaining open views across the lake and mountain-scape to the north and sunlight access is likely to curb the scale and extent of lakeside plantings, thus limiting the degree to which buildings will be integrated in views from the lake, lakeshore, and Glendhu Bluff lookout.



Figure 7: View from the lake to the north of Parkins Bay. Lombardy poplars to the right of view (May 2021). (Image courtesy Mr S Brown.)

³⁶ Noting that I am unable to provide a guide on the timeframe of plant maturity in the absence of information on the species used.



*Figure 8: View from the Parkins Bay lakeshore westwards to the Lombardy Poplars (May 2021).
(Image courtesy Mr S Brown.)*



Figure 9: Zoomed in view from Glendhu Bluff lookout, revealing the importance of the Lombardy Poplars in the view, and in providing screening for the consented development along the lakefront (March 2021). (Source: Y Pfluger Updated EIC: Appendix 4 Viewpoint 13.)

9.19 With respect to the residential component of the LS, while effects on landscape character and visual amenity values are flagged as a matter of control, I expect that the controlled activity status, combined with the

reasonable expectations of future landowners to develop pools, tennis courts, install boundary delineation and the like on their land, would make it difficult for Council to limit such elements along the lakefront.

- 9.20** In my opinion, this creates the potential for the introduction of domestication along the lake frontage in a manner that would detract from the character and quality of close-range views from the lake and lake shore in particular.
- 9.21** I note that Ms Pfluger's evidence does not address the effects of residential development in the LS.³⁷ Ms Pfluger does, however, comment that the carparking associated with the clubhouse and visitor accommodation should be located away from the lakeshore³⁸. I see nothing in the proposed GSZ that would require this outcome. I do however agree with this and consider that it aligns with my concerns with respect to the introduction of domestication associated with residential land-use along the lake frontage. In my opinion, carparking, including extensive paved areas, parked cars, and (potentially) road markings and signage would introduce clutter that is discordant in this sensitive lakefront location.
- 9.22** In my opinion and relying on my comments in relation to visual effects, the introduction of large-scale two-storey buildings and domestic clutter, potentially in very close proximity to the lake boundary, will detract from the **experiential aspects of natural character** (refer **Appendix A** for a diagram explaining the relationship between landscape and natural character). In particular, such development would undermine the sense of naturalness and tranquillity associated with the Parkins Bay lakeshore as it exists today.
- 9.23** Factoring in the change contemplated by the land use consent, I still consider that there would be a reduction in natural character, largely as a consequence of the increased dominance and prominence of buildings and the potential for residential domestication to influence the character of the shoreline and shallow waters of the lake.
- 9.24** With respect to **landscape character effects** on the landscape as it exists today, the scale and extent of buildings anticipated in the LS will inevitably detract from the very low-key and seemingly undeveloped

³⁷ Y Pfluger Updated EiC: paragraph 51.

³⁸ Ibid, paragraph 54.

character associated with the lakefront as it exists today. Mitigation plantings and sympathetic building design could go some way to reducing such effects. However, ultimately, the LS will transform this section of the Parkins Bay to one that reads as 'developed'.

- 9.25** The shoehorning of additional visitor accommodation and residential into the LS beyond what is consented will inevitably compromise the spacious frontage contemplated by the consented development.
- 9.26** I consider that the (potential) reduction in the extent of wetland restoration would undermine the carefully calibrated balance of development and environmental compensation anticipated by the land use consent, thus reducing the landscape character values of the area.
- 9.27** Further, enabling two-storey residential development as a controlled activity (with no coverage control) along the lakefront may result in a perceived appropriation or privatisation of the lakefront in a manner not contemplated by the land use consent.
- 9.28** Overall, I consider that the development anticipated by the LS will detract from (and therefore not protect) the visual amenity, natural character, and landscape values associated with this part of the site, regardless of whether the consented development forms part of the existing environment.

10. HOMESITES AND RESIDENTIAL - OPEN SPACE

- 10.1** I have evaluated the 'landscape' effects of the Homesites (**HS**) and Residential – Open Space (**R-OS**) Activity Areas together, as it is my understanding that the two are intended to work in tandem to manage the effects of rural living development at Parkins Bay.
- 10.2** My evaluation references a 'difficult to see' and 'barely discernible' test for rural living development. These tests for rural living development are taken from the ONL JWS.

Consented Homesites

- 10.3** The R-OS allows for amenity gardens, garden structures, lawns, paved areas, storage sheds, play structures, pools, tennis courts, clothes lines, water tanks, and areas for parking vehicles, trailers, or boats as

a discretionary activity (47.6.5.1) and buildings up to 4m high, with no coverage limit (47.6.5.4). To be clear, this is outside all of the specifically identified HSs on the Structure Plan.

- 10.4** There is also an allowance for recreation or infrastructure related buildings less than 25m² (47.5.4.8) and up to 4m high (47.6.5.4) within the R-OS as a controlled activity with effects on landscape and visual amenity values, landform modification, landscaping and planting listed as matters of control (47.5.4.8). No overall building coverage control is stipulated for R-OS.

Domestication of R-OS (47.6.5.1)

- 10.5** With respect to **visual effects**, in my opinion, such domestic 'encroachments' will inevitably increase the visual prominence of the consented HS development (and also the additional eight HSs discussed shortly), in elevated views from Roys Peak, Glendhu Bluff, Diamond Lake Trail, and Glendhu Hill Trail.³⁹ I acknowledge that the use of visually recessive materials for paved areas and the like could go some way to assisting visual integration and that RM181185 allows a small tolerance for pools to extend into the R-OS as described above; however, pools and tennis courts in particular will be extremely difficult to integrate despite the moderating influence of distance.
- 10.6** I also expect that development of this nature will inevitably compromise the mitigation intentions of the existing landform patterns and proposed mounding and planting contemplated throughout the R-OS under the consented layout, serving to potentially increase the adverse visual effects of the consented HS development in views from Glendhu Bluff lookout and other vantage points along the Wanaka-Mt Aspiring Road straight, and on the water in Parkins Bay.⁴⁰
- 10.7** I expect that the introduction of an unlimited number of 25m² buildings up to 4m within the R-OS (for recreation or infrastructure use) is likely to exacerbate adverse visual effects.
- 10.8** In terms of **landscape character effects**, in my view, development of this nature would amount to development creep across the sensitive hummock slopes facing Lake Wanaka; and, in so doing, would detract

³⁹ Refer D Te Paa Appendix 7: ZTV Analysis Viewpoint Location Plan for the location of these vantage points.

⁴⁰ Ibid for the location of these viewpoints.

from the landscape values associated with this part of the site (as outlined earlier in section 5).

10.9 In my opinion, the introduction of domestication and an unlimited number of small buildings in R-OS also goes against the grain of the development ethos authorised through the Court decisions, in which residential development is tightly constrained to a defined curtilage, with the R-OS providing an uncluttered, cohesive, and contiguous 'natural' landscape setting that merges seamlessly with the more natural patterning of the broader mountain setting. Allowing, or providing for, expansion of domestic activities into what were intended to be protected areas runs counter to this design, which uses the R-OS as an area that separated built form.

10.10 I also note that the allowance of such development within R-OS as a discretionary activity is at odds with GSZ Policy 47.3.1.12, which seeks to prevent domestication from spreading into R-OS to avoid cumulative effects on landscape values; and that Ms Pfluger is of the view that it is important to prevent domestication associated with the HSs spreading into the R-OS.⁴¹

Additional Eight Homesites

10.11 Eight further homesites are now proposed in addition to the 42 consented. These are HSs 2, 7, 12, 14, 15, 23, 25 and 28, and they are scattered throughout the consented HSs in the western hummock slopes (refer **Figure 10** for their location). The proposed GSZ provisions provide a restricted discretionary activity status for these eight additional HSs. Matters of discretion are limited to:

- (a) effects on landscape character and visual amenity values;
- (b) consistency with revegetation and landscape mitigation recorded on the title;
- (c) landform modification, landscaping, and planting; and
- (d) for HS14 and HS15, additional terrain shaping to minimise the visual impact of built development.

41 Y Pfluger Updated EIC; paragraph 71.

10.12 The guidance provided in the GSZ with respect to the 'parameters' of an appropriate landscape outcome for the eight additional HSs is limited to:

- (a) the identification of the HS area on the Structure Plan;
- (b) a building coverage control of 400m² (47.6.1.1);
- (c) the specified building height controls outlined in 47.6.1.2 and 47.6.1.3;
- (d) glare controls (47.6.1.4); and
- (e) roof material controls (47.6.1.5).

10.13 I note that earthworks up to a volume of 500m³ is permitted on each HS.

10.14 Mr Te Paa's ZTV Analysis and Computer Simulation work (his Appendices 7 and 8) is intended to assist in understanding the visibility of the additional eight HSs along with the consented 42 homesites.

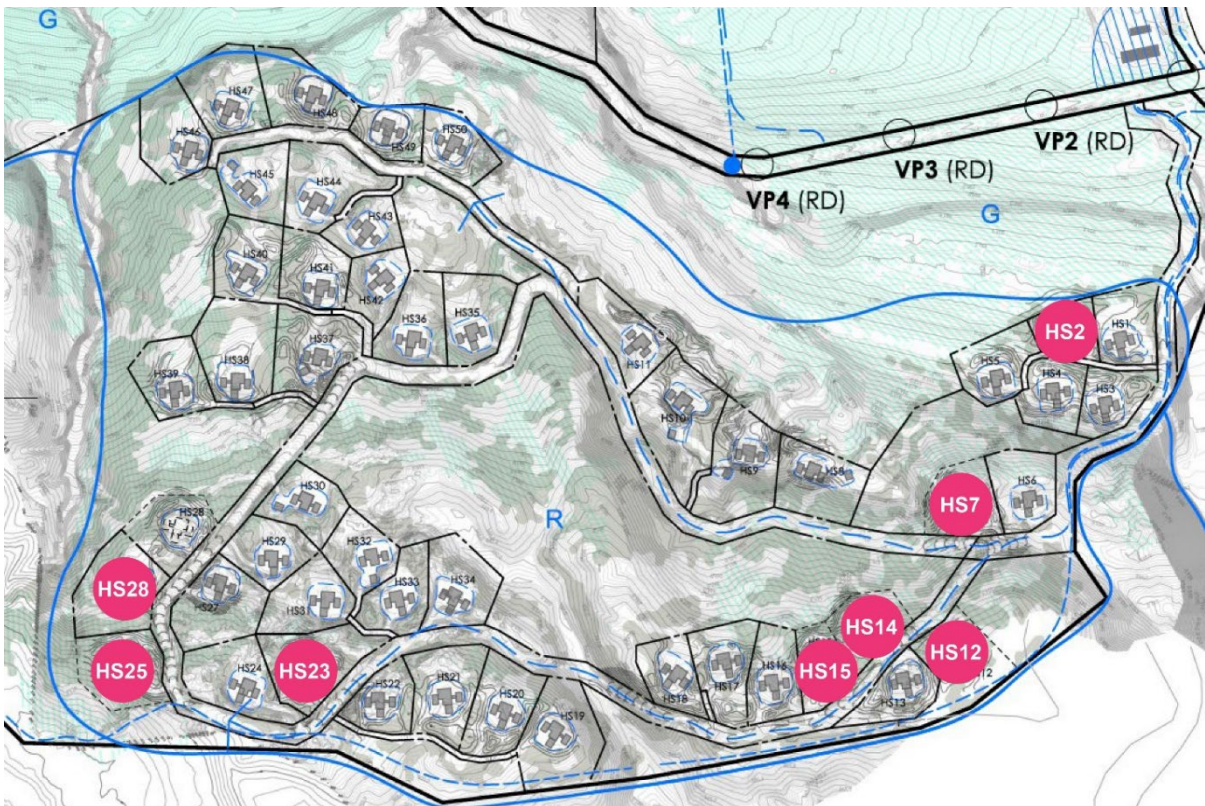


Figure 10: Extract from Mr Te Paa's Appendix 7 ZTV Analysis Maps, Model 3 View from the [Glendhu Bluff] lookout on Wanaka-Mt Aspiring Road.

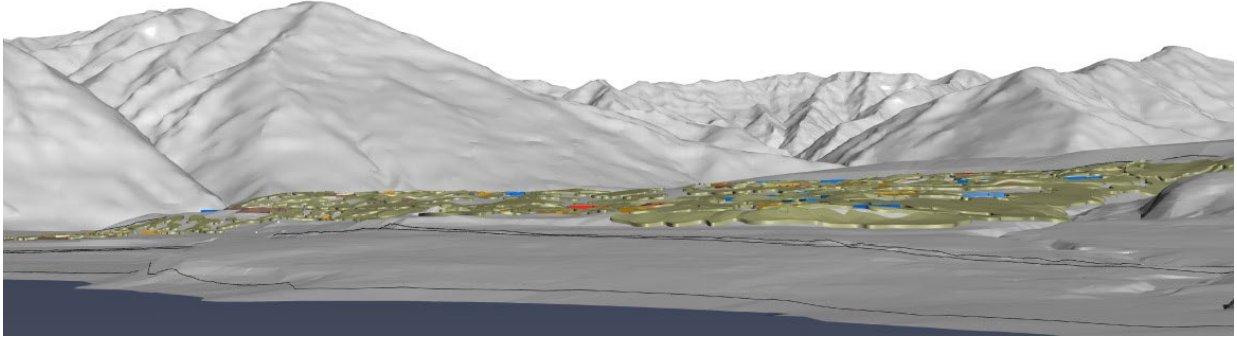


Figure 11: Extract from Mr Te Paa's Appendix 8 ZTV Analysis Model Views, Model 3 View from the [Glendhu Bluff] lookout on Wanaka-Mt Aspiring Road.

- 10.15** However, there is a variance between the visibility of the dwellings shown in the Appendix 7 ZTV versus that shown in the Appendix 8 ZTV. This derives from the fact that the Appendix 7 ZTV Analysis models the surfaces visible. This means that the extent of mapped visibility in Mr Te Paa's Appendix 7 never extends onto the HS itself, conveying the impression that built development will not be visible on each HS.
- 10.16** This is potentially misleading and conflicts with Mr Te Paa's Appendix 8 ZTV Analysis Model Views, potentially raising confusion as to the extent of visibility of the consented and proposed HSs.
- 10.17** By way of explanation, Mr Te Paa's Appendix 8 Model 3 simulations apply the same parameters to those used for the Appendix 7 ZTV mapping and reveal that many of the HSs will be visible. An example of this variance is depicted in the enlarged extracts of the Appendix 7 and 8 visibility analysis ZTV work for the Model 3 versions of the View from the [Glendhu Bluff] Lookout on Wanaka-Mt Aspiring Road, replicated in **Figures 10** and **11** above.
- 10.18** In preparing my evidence, I have confirmed with Mr Te Paa that my understanding of the variance in visibility outlined above is correct.
- 10.19** The Appendix 8 ZTV Analysis Model Views show the extent of visibility of the additional eight HSs (yellow boxes) under a range of scenarios, as described by Mr Te Paa at his paragraph 29.
- 10.20** I note that the GSZ does not include detailed mapping of each additional HS that shows the extent of mitigation mounding (and/or fill) relied on in Mr Te Paa's Model 2, 3 and 4 simulations for each vantage point. In addition, the GSZ does not include detailed mapping of the

mitigation planting around each of the additional HSs that has been relied on in Mr Te Paa's Model 4 scenarios for each viewpoint (noting that the vegetation is modelled at 2m high which would take approximately 5 to 10 years to reach, assuming irrigation).⁴²

- 10.21** While consenting of each of these additional homesites will entail an assessment of landscape and visual effects under the proposed GSZ provisions, there can be no certainty that the visual outcome modelled by Mr Te Paa in his Appendix 8 Model 2, 3 and 4 scenarios will eventuate. For these reasons, I have concerns about the reliability of this visual material.
- 10.22** This leaves the Appendix 8 'Model 1' views for each vantage point providing a 'starting point' for understanding the visibility of the eight additional homesites.
- 10.23** With respect to **visual effects**, for some of the additional HSs (e.g. HSs 14 and 15), my impression on site was that the land drops away steeply along the northern (lakeward) side of the HS. In my opinion this will make it very difficult to construct naturalised mounding of a height that could adequately integrate built development. It is also likely to mean that mitigation planting will take a longer time to deliver meaningful integration benefits.
- 10.24** My concerns in this regard are compounded by the allowance for up to 500m³ of earthworks as a permitted activity on each HS. I understand from discussions during my site visit, that this is the sort of volume of earthworks that has been required on many of the (consented) homesites to deliver the building platform levelling/filling and mitigation mounding that is required by the consent. I accept that is the case but note this is a reasonably large volume of earthworks per homesite that to date, has been guided by detailed plans. In the absence of such detail, I consider that this aspect of the GSZ has the potential to detract from the landscape character and visual amenity values of the western hummock slopes.
- 10.25** While I acknowledge that a future consenting process for the eight additional HSs may introduce landform modification and planting which could reduce visibility and blend with the surrounding landform

⁴² As advised by Mr. Richard Denney, consultant landscape architect, who has been advising Council with respect to advice on the various consents at Glendhu Bay and Parkins Bay over recent years.

patterning, I consider that certainty is necessary with respect to the scale, character, location and on-going management⁴³ of such mitigation measures as part of the GSZ provisions, given the ONL context of the site.

10.26 I consider this certainty to be lacking in the GSZ provisions and for this reason, cannot support Ms Pfluger's conclusion at her paragraph 66 that the adverse visual effects of the eight additional HSs will be 'low' or 'very low'.⁴⁴ In particular, I expect that HSs 14 and 15 will not be able to be absorbed into the landscape in an appropriate manner due to the landform characteristics. These HSs will in my opinion fail both the 'barely discernible' and 'difficult to see' tests.

10.27 I consider that the additional HSs create the prospect of a high risk of **cumulative adverse landscape and visual effects**.

10.28 My understanding is that the consented homesites anticipates a degree of visibility, particularly in views from Glendhu Bluff lookout⁴⁵ and the lake.⁴⁶ This is consistent with Mr Te Paa's Appendix 8 Model 3 simulations which show the Environment Court approved mitigation mounding and planting. Those simulations demonstrate that many of the HSs will, to at least some degree, be seen in all of the viewpoints modelled.

Views from Wanaka-Mt Aspiring Road (including Glendhu Bluff lookout)

10.29 In terms of views from Wanaka - Mt Aspiring Road (including from the Glendhu Bluff lookout)⁴⁷, the careful siting of the 42 consented HSs in landform hollows and the configuration of mitigation mounding and planting means that, for the most part, only the tops of buildings will be visible. Where more of the elevation is visible, mitigation mounding and planting is often configured to form 'shoulders' around the platform which serves to flank and nestle the building into the landscape. Generally, buildings will be seen against a landform backdrop. The

43 Addressing such matters as vegetation trimming and removal to open up views.

44 NB I am assuming that Ms. Pfluger has applied a 7-point rating scale: very low, low, moderate-low, moderate, moderate-high, high, very high (with a 'minor' rating corresponding to moderate-low, and a 'significant' rating applying to high and very high).

45 NZEnvC 432 [120].

46 Ibid [126].

47 Refer D Te Paa Appendix 8: RC Viewpoints 1 to 5 Model 4 imagery.

exception to this is HS 17 which is seen on the skyline in viewpoint 3 from the Wanaka-Mt Aspiring Road straight.

- 10.30** Factoring in the visibility of the eight additional HSs (yellow boxes depicted in Mr Te Paa's Appendix 8 Model 1 Road Views), the GSZ will potentially result in almost all of the northern elevations of HSs 14 and 15 being seen at relatively close range in viewpoints 2, 3, 4 (i.e. the 'straight'), and in the mid distance from viewpoint 5 (Glendhu Bluff lookout). For viewpoints 2 and 3, HSs 14 and 15 will be seen, at least partially, on the visual horizon, serving to increase their visual prominence.
- 10.31** In my opinion, the extent of visibility of the additional HSs, in combination with the visible consented development will alter the character of these views to one in which built development is visually obvious rather than 'difficult to see' (or 'barely discernible'), throughout the western hummock slopes. I consider that this outcome will exceed the capability of the area to absorb development.
- 10.32** Further, and for the reasons explained earlier, the allowance for domestic encroachment and an unlimited amount of small buildings in the R-OS is likely to exacerbate the visual outcome in views from Wanaka-Mt Aspiring Road.

Lake Views

- 10.33** Mr Te Paa's Appendix 8 Model 3 Lake Views illustrate that visibility of the consented HSs (assuming mounding and mitigation planting occurs) is generally limited to the tops of buildings. Where more of the 'northern' elevation is visible, again, the landform and planting are configured to form 'shoulders' around the platform which serve to flank and nestle the building into the landscape.
- 10.34** Relying on the visibility modelled for the eight additional HSs in the Appendix 8 Model 1 views from the three lake vantage points, virtually all of the northern elevations of HSs 14, 15 are seen from these vantage points. A similar extent of building on HS 25 is seen in viewpoints 1 and 2, HS 2 in viewpoint 2 and 3, and HS 28 in viewpoint 2.
- 10.35** Overall it is my impression that the eight additional HSs will be visible to a considerably greater degree in comparison to the consented HSs

in views from the lake. This will see a fundamental change in the balance of built development visible throughout the western hummock slopes such that buildings no longer appear as subservient to the more natural landscape elements and patterns. Again I consider that this outcome will exceed the capability of the landscape to absorb development (failing both the 'difficult to see' and 'barely discernible' tests).

Lakefront Views

- 10.36** The situation is similar for the lake front views modelled by Mr Te Paa, in as far as the visibility of consented development (including mitigation mounding and planting) is relatively limited.
- 10.37** However, almost all of the lakeward elevations of HSs 14 and 15 will be seen in the three lakefront views modelled, with HS 7 also seen in viewpoints 2 and 3 and HS 2 seen in viewpoint 3.
- 10.38** Like the views from the road, it is my expectation that the extent of visibility of the additional HSs, in combination with the visible consented development, will alter the character of these views to one in which built development is visually obvious rather than 'difficult to see' (or 'barely discernible') throughout the western hummocky slopes.
- 10.39** My reservations with respect to the certainty of adequate mitigation, the effects of domestic encroachment and small-scale buildings in the R-OS also apply for these views.

Trail views

- 10.40** With respect to the elevated views from Roys Peak track,⁴⁸ Glendhu Bluff and Glendhu Hill Trail, I consider that the patterning of 50 HSs, potentially all with solid dark coloured or stone roofing, patterning of access ways and the potential for domestication beyond the HS curtilage (anticipated in the R-OS), will collectively result in a development outcome that is not 'difficult to see', despite the moderating effects of distance.
- 10.41** Overall, I consider that the additional eight HSs, together with the consented HSs and domestication/small buildings allowed for in R-OS,

⁴⁸ Relying on my field survey rather than the ZTV work which suggests that Glendhu Bay and Parkins Bay are not visible from the track/lookout, which is incorrect.

will tip the balance such that built development is no longer subservient to the more natural landscape patterns throughout the western hummocky slopes. I consider that that this will detract from the visual amenity enjoyed from many trail vantage points around the site (as described above) and in so doing, will not be 'difficult to see' or 'barely discernible'.

10.42 More fundamentally, this development will disrupt the impression of the western hummocky slopes functioning as a sympathetic transition between the more developed and rural character associated with the Fern Burn Valley and Parkins Bay flats and lakeshore and the roche moutonnée features to the west thus detracting from the landscape character of the area.

10.43 I accept that there is capacity for carefully located and well-designed development in the western hummock slopes and am of the view that the level and character of the development contemplated by the land use consent is 'very near', or 'at' (in some locations), the threshold for landscape's capability to absorb development. I consider that the subdivision consent has taken this slightly further by introducing modifications to the built form outcome. In my opinion adding the additional built form contemplated by the GSZ is taking things too far – and over the tipping point.

11. CAMPGROUND ACTIVITY AREA

11.1 The Campground Activity Area (**C**) is proposed throughout the flat grazed terraces on the east side of Fern Burn Stream and to the south of Wanaka-Mt Aspiring Road. C is divided into four activity areas. C1, C2 and C3 are described by Ms Pfluger in her paragraph 41. The fourth activity area, C-OS, relates to the landscape framework around and between the three campground activity areas, which is intended to assist with their integration into the landscape. As Ms Pfluger explains, to date no development has been consented for this part of the appeal site.⁴⁹

11.2 C3 is located on the reasonably well defined and small-scale, lower pastoral terrace opposite the existing (Council owned) Glendhu Bay

49 Y Pfluger Updated EIC: paragraph 26.

Motor Camp. The relatively low-key development character anticipated in C3 (a single-storey ablution block with a mix of powered and unpowered sites), along with the plantings intended along the terrace face (between the upper and lower terrace), throughout C3, along Alpha Burn and the road frontages⁵⁰ suggests a reasonable landscape 'fit'.

- 11.3** As described earlier, the existing clutter of caravans and motorhomes stored on the south side of the Motor Camp (from time to time), along with the somewhat 'engineered' bunding along the road edge, establishes the impression of 'development' extending across the south side of the road (refer **Figure 12**).



Figure 12: View from Wanaka – Mt Aspiring Road looking eastwards. The area where motorhomes and caravans are stored on the south side of the road and the bund are seen to the right of view (May 2021). (Image courtesy Mr S Brown).



Figure 13: View from Wanaka – Mt Aspiring Road looking westwards. The wedding venue 'development' is seen to the left of view (May 2021). (Image courtesy Mr S Brown).

⁵⁰ By 47.5.3.6(a) and (b). Noting that road frontage plantings are required to maintain long-distance views of the mountain backdrop.



Figure 14: View from Wanaka – Mt Aspiring Road looking westwards. The lower terrace where C3 is proposed is seen to the left of view, along with the terrace bank and stand of conifers (largely on the upper terrace (May 2021). (Image courtesy Mr S Brown.)

- 11.4** Further to the west, the Wedding Venue, located in an old woolshed (approximately 710m²), is also positioned on the south side of Wanaka-Mt Aspiring Road. This development retains a rural feel by virtue of the rural character of the buildings and its relatively low key and spacious setting (refer **Figure 13**).
- 11.5** C1 and C2 are located further to the southwest along the northern edge of the expansive ‘upper’ pastoral terrace that stretches inland up the Motatapu valley. The upper terrace sits approximately 5 to 10 metres above the lower terrace and a stand of mature conifers dominates the central front edge of the upper terrace (refer **Figure 14**). In my opinion, it is reasonable to expect that this vegetation would be removed were the area to be developed for campground uses (to open up lake and mountain views and allow sunlight access).
- 11.6** C1 anticipates single-storey buildings with an overall coverage of 800m² and a maximum footprint of 300m². Assuming a similar scaled ablution facility to that allowed for in C3 (i.e. 225m²), C2 allows for up to twenty-six 75m² cabins. Plantings are intended along the Motatapu Road frontage, the western and eastern edges and between and throughout the activity areas.⁵¹ I expect that development in C1 and C2 will be visible from Wanaka-Mt Aspiring Road, Motatapu Road, Rotary Reserve (on the lakefront, west of the Motor Camp) and the waters of Glendhu Bay.
- 11.7** I accept that the level of built development associated with C1 is not out of keeping with the typical scale of rural buildings in the local landscape (such as a woolshed or homestead cluster). However, I note that buildings of that type already exist in the vicinity, and from

⁵¹ Ibid.

experience I have not viewed many instances in rural environments where there has been significant clustering of buildings at this scale.

- 11.8** The scattering of twenty-six cabins throughout C2 is an altogether different matter and would, in my view, read as an incongruous development type and patterning in the Motatapu Road rural hinterland.
- 11.9** I acknowledge that planting could be used to ground and filter views to the cabins, however, in **views from Motatapu Road**, such plantings would inevitably read as a relatively jarring feature within a generally open and distinctly flat pastoral terrace setting in which rural shelterbelts and the patterning of exotics along streambanks provide the only 'vertical' relief.
- 11.10** Overall, I consider that C1 and C2 will introduce a scale and intensity of built development that is visually incongruous in views from Motatapu Road where it climbs up onto and traverses the upper terrace.



Figure 15: View from the lake to Glendhu Bay. The northern edge of the flat upper terrace is defined by the large stand of conifers in centre field of view (May 2021). (Image courtesy Mr S Brown).

- 11.11** In terms of **views from the lake**, development throughout C1 and C2 would serve to change the perception of a modest fringe of development tucked in along the lake edge of Glendhu Bay, to one in which a string of buildings is perched along the terrace behind the bay (refer **Figure 15**). Again, I acknowledge that plantings along the terrace face and throughout the activity areas could assist with grounding and filtering views of buildings, however, I anticipate that the desire for expansive lake and mountain views (and sunlight access) would limit the effectiveness of such plantings.

- 11.12** With respect to **views from Wanaka – Mt Aspiring Road**, buildings would be visible along the upper terrace edge, potentially on the skyline in places. My hesitancy relative to the effectiveness of planting as a means of providing appreciable mitigation, outlined for views from the lake, equally applies for these views.
- 11.13** For **elevated views from the surrounding tracks (including Roys Peak lookout)**, I expect that distance, combined with the scale of built development, will contribute to mitigating visual amenity effects. Despite this however, C1 and C2 will see a change from a relatively modest ribbon patterning along the shoreline to the impression of a more substantial node at Glendhu Bay, which I consider will alter the perceived identity of Glendhu Bay.
- 11.14** With respect to **landscape effects**, in my opinion, the location of C1 and C2 on the upper terrace will read as the motor camp development creeping beyond the ‘developed’ lake edge terrace into the open and distinctly ‘rural’ hinterland of the Motatapu Valley. In so doing (and as described for the elevated views), I expect C1 and C2 will change the identity and ‘sense of place’ associated with Glendhu Bay from a relatively modest lake edge fringe development to a more substantive node that sprawls into the elevated terrace hinterland.
- 11.15** I also consider that the absence of a defensible landscape boundary,⁵² to the south-western side of C2, creates the risk of development creep further inland, which would exacerbate adverse effects in this regard.
- 11.16** In addition, I consider that enabling development of this scale and character to extend onto the sensitive upper terrace landscape character area is at odds with the principles of landscape-led development design, and which I understand has informed the consented development on the site to date.
- 11.17** Overall, I consider that C1 and C2 will detract from visual amenity values in views from the lake, Wanaka – Mt Aspiring Road, and Motatapu Road. I am also of the opinion that allowing development of this scale and character to extend onto the upper terrace will detract from the landscape values of the distinctly rural hinterland behind Glendhu Bay, alter the identity of Glendhu Bay as a reasonably modest

⁵² such as the 5 to 10 m high terrace between C3 and C1/C2

fringe of lakeside development, and runs the risk of development creep further inland throughout the elevated terrace.

12. GOLF ACTIVITY AREA

- 12.1** The Golf Activity Area (**G**) provides for the golf course and includes a Golf Facilities Overlay (**GFO**) to accommodate a clubhouse, golf course maintenance buildings, and carparking.
- 12.2** The golf course extends across the flat to gently sloping pastoral land to the north and south of Wanaka – Mt Aspiring Road, and along the western side of Fern Burn.
- 12.3** Buildings up to 50m² and 4m high are provided for in the G as a controlled activity, with matters of control limited to, effects on landscape character and visual amenity values, and landform modification, landscaping, and planting. An overall limit of 200m² applies.
- 12.4** I note that there is no limit on the volume of earthworks that can be undertaken within G. I consider that an unlimited volume of earthworks to construct and develop the golf course has the potential to significantly change the landform patterning and visual appearance of the area. In my opinion this could detract from the landscape character and visual amenity values of this part of GSZ.
- 12.5** The GFO is located on the flat and open pastoral land to the north of Wanaka – Mt Aspiring Road, west of Fern Burn. The GFO provides for a clubhouse (8m high) and maintenance buildings (4m high) as a controlled activity, with an overall building coverage of 1,500m². Matters of control include effects on landscape character and visual amenity values, and landform modification, landscaping, and planting. The GFO extends across approximately 2ha of the open pastoral flat, making it approximately four times larger than the consented maintenance compound (approximately 0.5ha). No controls apply with respect to permeable surfaces, suggesting that the balance of the GFO could be used for parking areas and the like.
- 12.6** Ms Pfluger explains that the design rationale for the change in the clubhouse location from LS to GFO is to provide greater separation

between the vehicular and pedestrian areas.⁵³ I do not understand this change to be for a 'landscape' effects reason.⁵⁴

12.7 I understand Ms Pfluger's evidence to be that the co-location of the clubhouse with the consented golf course maintenance buildings suggests a contextual fit,⁵⁵ with the overall cluster not appearing out of character within a rural landscape.⁵⁶ I disagree.

12.8 In my experience, golf maintenance buildings and a golf clubhouse typically comprise quite different building styles.⁵⁷ Golf maintenance buildings are often similar in character to rural sheds. However, I am unaware of a typical rural building style that would correspond to a golf clubhouse. I accept that a golf clubhouse could be designed to reflect the character of a large rural building (e.g. a woolshed or homestead) but note that the GSZ provides no certainty with respect to this design outcome.

12.9 In **eastbound views from Wanaka – Mt Aspiring Road**, the GFO buildings will be seen against a vegetated backdrop, serving to assist their integration. However, the sheer scale of built development,⁵⁸ and its very close proximity to the road, will make it conspicuous within this rural context. The sharp contrast of the scale and prominence of development associated with the GFO compared to other development seen along this stretch of the road (i.e. Glendhu Bluff to Fern Burn delta) will serve to heighten its prominence.

12.10 In **westbound views from the Wanaka – Mt Aspiring Road 'straight'**⁵⁹, the GFO development (and potentially mitigation mounding and plantings) will obstruct views to the lake for an approximately 100m stretch of the road. While this is a reasonably short length of road corridor in general, it comprises approximately a fifth of

53 Y Pfluger Updated EiC: paragraph 38(e).

54 This is no surprise to me as I expect that an imaginative design could result in an attractive and appropriate solution (from a landscape perspective) that accommodates the pedestrian and vehicle access along the western side of LS.

55 Ibid, paragraph 57.

56 Ibid, paragraph 58.

57 For example, at The Hills, the maintenance buildings display a relatively utilitarian and rural shed style, while the clubhouse is an award-winning luxury green roofed building that is built into the landscape and therefore has a quite different character and quality to a more typical rural building style (ie pitched or mono roof, very little glazing, large openings for machinery access, utilitarian materials finish eg corrugated iron, timber, concrete block).

58 Noting that the largest building in the area is currently the single storey wedding venue (old woolshed), with a footprint of approximately 710m²

59 For the location and approximate extent of the 'straight' refer Mr. Te Paa's Appendix 7 ZTV Viewpoint Location Plan.

the length of the straight where open views are afforded across the pastoral flats to the lake and mountains beyond.

- 12.11** With respect to **effects on landscape character**, in my opinion, a two-storey clubhouse and single-storey maintenance buildings (with a total footprint of 1,500m²), combined with expansive paved areas/parked cars, across an overall development area of 2ha, will detract from the impression of openness and disrupt the very low ratio of buildings to open space associated with the pastoral flat, both factors that are important in shaping the landscape character of this part of the site.
- 12.12** While the subtle level change, plantings, and even mounding could be used to reduce the visibility of parking, paved areas, and buildings, these elements are also likely to detract from the sense of openness.
- 12.13** I do not consider that the development contemplated by the GFO represents a scale or character of development typical of the local working rural landscape, with the (potentially) extensive areas of paving and parking comprising an especially incongruent element.
- 12.14** I also note that locating development of this scale close to Wanaka – Mt Aspiring Road is fundamentally at odds with the design intentions of the consented development, which sees the highly visible, and therefore sensitive, road margins largely left uncluttered by buildings (excepting farm shed-scale buildings), to maintain the impression of a spacious and relatively uncluttered rural landscape. In my view, the consented development approach aligns well with a landscape-led development strategy.
- 12.15** For these reasons, I consider that the GFO will detract from the visual amenity values in views from Wanaka – Mt Aspiring Road ‘straight’. I am also of the opinion that the loss of openness and shift in the balance of built development to open space will detract from the landscape values associated with this part of the site.

13. CUMULATIVE LANDSCAPE EFFECTS

- 13.1** Drawing from my evaluation of each of the proposed activity areas, it is my view that collectively, the rezoning (including additional, or modified development anticipated by the GSZ compared to the resource

consents) will detract from the landscape character and visual amenity values associated with the site and local area. The GSZ will see a (negative) transformation of this sensitive landscape from one in which development is generally subservient to the rural and more natural landscape elements, patterns and processes, to one in which built modification exerts a considerably more obvious influence on landscape character.

- 13.2** I consider that within this high value landscape setting, the nature and scale of development contemplated by the GSZ will inevitably require a very high degree of certainty with respect to the effects that such development will generate, in order to give confidence that landscape values will be *protected*. The 'detail' provided in the consented development to date (along with carefully crafted location specific provisions) under a Rural zoning speaks to this fundamental requirement.
- 13.3** As currently drafted, I consider that the proposed GSZ falls well short of this requirement.
- 13.4** For this reason, from a landscape perspective, I consider that the most appropriate zoning for the site is Rural Zone as this will require careful analysis of future development or any consent variations to ensure landscape values are protected.

14. EVALUATION AGAINST PA WEST WANAKA ONL SCHEDULE OF VALUES

- 14.1** This section of my evidence focusses on the effects of the GSZ on the values and attributes identified in the PA ONL West Wanaka Schedule of Landscape Values.
- 14.2** Ms Pfluger explains in her evidence that the point of difference between landscape experts relates to the extent of visibility of future development. Ms Pfluger considers the appropriate test, in terms of visibility of the development, is that it should be 'difficult to see' (as used in Chapter 6), while Mr Brown and I consider that it should be 'barely discernible'.
- 14.3** In my opinion, the visibility of the consented development (as explained in my evidence) points to a landscape that is 'at' or 'almost at' it's

threshold for successfully absorbing additional development. Particular locations of the site where I consider that this high sensitivity applies include:

- (a) the western hummocky slopes (HS and R-OS);
- (b) the lakefront (LS);
- (c) The pastoral flats north of Wanaka – Mt Aspiring Road (GFO); and
- (d) The upper terrace behind Glendhu Bay (C1 and C2).

14.4 In my opinion, applying a ‘difficult to see’ test for additional development in these locations is likely to tip the balance to a point at which landscape values are not protected. I consider that this observation aligns with Ms Pfluger’s evidence where she states that in combination with the consented development, the GSZ will mean that the site and immediate area will not (in her view), qualify as ONL due to the level of modification.⁶⁰

14.5 For completeness, I do not consider that the scale and grandeur of the broader ONL would overcome this negative influence i.e. the idea that because development is confined to a small part of the ONL, the overall landscape values will be protected. In my opinion, the level of change contemplated by the GSZ, will detract from the landscape character and visual amenity values associated with Parkins Bay and Glendhu Bay (extending from the waters of each bay into the rural hinterland). I consider that the scale of the landscape across which this negative change will be experienced is of a magnitude that the broader landscape context is unable to ‘overcome’ meaning that the GSZ will fail to protect the landscape values of the ONL.

14.6 Turning to an evaluation of the GSZ against the PA ONL West Wanaka Schedule of Landscape Values (and drawing from my analysis of landscape related effects), in my opinion, the domestic curtilage type development allowed for as a discretionary activity in R-OS has the potential to significantly detract from the **physical integrity, legibility,**

60 Y Pfluger Updated EIC: paragraph 80.

and expressiveness values of the moraine outwash areas along the western side of the Fern Burn Valley.

- 14.7** The extent of building coverage provided in the LS (as a controlled activity) has the potential to result in the loss of **poplars along the lakefront at Parkins Bay** with a consequential reduction in the **scenic appeal of lakeshore**.
- 14.8** With respect to the **sequence of frequently dramatic and varied views from Wanaka-Mt Aspiring Road**, I consider that the introduction of buildings, carparking, mounding and mitigation plantings associated with GFO will detract from the dramatic quality of the outlook experienced from the Wanaka-Mt Aspiring straight.
- 14.9** In terms of **views from Glendhu Bluff lookout**, I consider that the change to the outlook contemplated by the LS, HS and R-OS development will detract from the character and quality of the outlook. Rather than a view in which built development is difficult to see and the more natural and rural landscape elements and patterns remain dominant, the GSZ will introduce noticeable built modification that alters the balance such that the outlook reads as an obviously developed rural landscape set within the mountain and lake context.
- 14.10** In terms of **views from the Glendhu Bay Track**, the visual change associated with the LS, HS and R-OS will similarly tip the balance so that built modification is not 'difficult to see' and instead is visually obvious.
- 14.11** In terms of **views from the lake**, I acknowledge that there are numerous views available from Lake Wanaka in which the site (and GSZ) is not seen, and which will therefore, remain intact. However, in my opinion, the change to the outlook contemplated by the LS, HS, R-OS, C1 and C2 development in lake views throughout the western arm of the lake to the north of Glendhu/Parkins Bay is of a scale and character that it will negatively influence the visual amenity and identity of this portion of Lake Wanaka.
- 14.12** With respect to **views from Roys Peak lookout**, I consider that the potential for development creep associated with C1 and C2 would detract from the outlook, by disturbing the patterning of a modest ribbon

of lake edge development flanked by a spacious 'working' rural valley landscape.

- 14.13** I consider that the scale, extent, and character of development within the LS will detract from the perception of **naturalness associated with this portion of the Lake Wanaka shoreline.**
- 14.14** In my opinion, C1 and C2 will detract from the **rural character** that dominates the broader **environs of Glendhu Bay** by introducing incongruous built development into the currently open and distinctly rural upper terrace of the Motatapu Valley, a situation made worse by the vulnerability of the area to development creep.
- 14.15** The visibility of the eight additional homesites and (potentially) domestic clutter enabled in R-OS will detract from the impression of **Parkins Bay as a transition away from the rural environs of Glendhu Bay to a more natural landscape** (i.e. the largely undeveloped roche moutonnée and mountain landforms framing Parkins Bay). Further, the (potential) encroachment of domestic clutter into the R-OS will undermine the effectiveness of existing mitigation mounding and plantings relied on to integrate the 42 consented homesites, thereby increasing their visual profile and further reducing the impression of Parkins Bay as a transition towards a more natural landscape.
- 14.16** With reference to the landscape capacity comments at the end of the schedule, I do not consider that the building scale (up to 8m) and coverage (up to 1,500m²) allowed for in the GFO together with the potential for expansive paved areas and carparking amounts to **commercial recreational development** that is of a **modest scale.** While it is possible that future built development might display a **low-key rural feel**, there is nothing in the GSZ provisions to guide such an outcome.
- 14.17** I also consider that the elevation difference between C1 and C2 and the existing lake edge motor camp weakens the impression **of tourism related activities** being **co-located**; and am of the view that the development contemplated by C1 and C2 fails to qualify as **modest**, and, in the case of C2, does not display a **rural character.**

- 14.18** In my opinion, the **rural living development** contemplated by GSZ will not be **barely discernible from external viewpoints** nor **extremely visually recessive in views from Roys Peak**.
- 14.19** With respect to earthworks, I consider that the unlimited volume of earthworks enabled in the G and the allowance for 500m³ of earthworks within each HS as a permitted activity does not correspond to **sympathetically designed earthworks that blend seamlessly with the existing landform patterns**.
- 14.20** In conclusion, I consider that GSZ fails to protect the landscape values of the ONL within which it is located.



Bridget Mary Gilbert

23 August 2021