

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of re-notified Stage 1
submissions: Gertrude's
Saddlery Limited and
Larchmont
Developments Limited,
at Arthurs Point

**STATEMENT OF EVIDENCE OF HELEN JULIET MELLSOP
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

LANDSCAPE

18 October 2022

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / R Mortiaux
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

TABLE OF CONTENTS

1. INTRODUCTION	1
2. SCOPE	3
3. EXECUTIVE SUMMARY	4
4. REZONING SOUGHT	4
5. EVIDENCE APPROACH	6
6. EVALUATION OF LANDSCAPE ATTRIBUTES AND VALUES.....	6
7. LANDSCAPE CLASSIFICATION OF THE SUBMISSION SITES.....	11
8. POTENTIAL LANDSCAPE EFFECTS OF PROPOSED REZONING	13
9. RECOMMENDATIONS FOR APPROPRIATE ZONING.....	16
10. LANDSCAPE ISSUES RAISED IN FURTHER SUBMISSIONS	17

Appendix A – Notified Schedules of landscape values for Kimiākau Shotover River ONF, Western Whakatipu Basin ONL and Central Whakatipu Basin ONL

Appendix B - Map of rezoning sites – Appendix 2 to the Evidence of Mr Ben Espie, dated 9 June 2017

Appendix C - Photograph location map and photographs

Appendix D – Map of suggested potential LDR rezoning, and change to ONL

1. INTRODUCTION

- 1.1 My full name is Helen Juliet Mellsop. I hold the qualifications of Bachelor of Landscape Architecture from UNITEC Institute of Technology, Bachelor of Human Biology from University of Auckland and Diploma of Horticulture (Distinction) from Lincoln University. I am a registered member of the New Zealand Institute of Landscape Architects and have been practising for over 21 years. I am currently self employed as a consultant landscape architect.
- 1.2 Between January 2008 and March 2010, I was a Senior Landscape Architect at Lakes Environmental Limited, a company contracted to undertake resource management and regulatory functions for the Queenstown Lakes District Council (**QLDC** or **Council**). Since forming my own consultancy in 2010 I have continued to provide landscape architectural services to QLDC. I have appeared regularly as an expert witness at Council Hearings and have also participated in Environment Court mediations and prepared briefs of evidence for a number of appeal hearings in the Environment Court.
- 1.3 In relation to the Proposed District Plan (**PDP**) I have provided evidence for Council on mapping and rezoning submissions in the Upper Clutha Basin, parts of the Queenstown area, and the Operative District Plan (**ODP**) Rural Visitor Zones (**RVZ**). I have also provided landscape evidence on Environment Court appeals to Stages 1 and 2 of the PDP that relate to the strategic chapters, Outstanding Natural Landscape (**ONL**) / Outstanding Natural Feature (**ONF**) boundaries, and rezoning appeals.
- 1.4 I was not involved in the initial Council hearing of the two Stage 1 PDP submissions¹ that were re-notified in 2022, and that are the subject of the current Council hearing. I did provide landscape evidence on the proposed rezoning of Arthurs Point ODP RVZ (north-east of the current rezoning proposals) to Rural or Medium Density Residential zones, which were heard in Stage 3 of the PDP.

1 Gertrude's Saddlery Limited and Larchmont Developments Limited.

- 1.5** I have now been asked to provide evidence in relation to landscape matters for the re-hearing of the Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527) submissions on Stage 1 of the PDP, and associated further submissions.
- 1.6** I am generally familiar with the Queenstown Lakes District (**District**), having undertaken landscape assessments for numerous rural resource consent applications in the District between 2008 and 2022, and having provided landscape evidence for Stages 1, 2 and 3 of the PDP. I visited the proposed rezoning sites and surrounding area at Arthurs Point on the 24 May 2022 and viewed the sites from publicly accessible tracks in the area on the 24 August 2022 and 29 September 2022.
- 1.7** Although this is a Council hearing, 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.
- 1.8** The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are:
- (a) Evidence of Mr Ben Espie on behalf of Gertrude's Saddlery Ltd and Larchmont Developments Ltd, dated 9 June 2017;
 - (b) Evidence in chief and rebuttal evidence of Dr Marion Read relating to Gertrude's Saddlery and Larchmont submissions, dated 24 May and 7 July 2017, respectively;
 - (c) Section 42A Report of Ms Rosalind Devlin on behalf of QLDC dated 24 May 2017;
 - (d) Queenstown Lakes District Council Independent Hearing Report 17.4 – Mapping of Arthurs Point;
 - (e) the landscape assessment supporting the Section 32 Evaluation Report for the Rural Visitor Zone;²

² QLDC Rural Visitor Zone Review Landscape Assessment. Helen Mellsop Landscape Architect. June 2019.

- (f) the relevant submissions and further submissions relating to the proposed rezoning; and
- (g) Environment Court cases and resource consent decisions, where relevant to the rezoning submissions.³

1.9 Attached to my evidence are the following documents:

- (a) **Appendix A:** notified Schedules of Landscape Values for Kimiākau Shotover River ONF, Central Whakatipu Basin ONL Priority Area (**PA**) and Western Whakatipu Basin ONL PA;
- (b) **Appendix B:** Map of rezoning sites – Appendix 2 to the Evidence of Mr Ben Espie, dated 9 June 2017;
- (c) **Appendix C:** Photograph location map and photographs;
- (d) **Appendix D:** Map of recommended rezoning and change to ONL.

2. SCOPE

2.1 My evidence addresses the potential landscape effects of the rezoning relief sought by Gertrude’s Saddlery Ltd (#494) (**Gertrude’s Saddlery**) and by Larchmont Developments Ltd (#527) (**Larchmont**), which together seek (as summarised for the purposes of my evidence):

- (a) That the land at Part Section 1 SO 24074, Lots 1-2 DP 307630 and Lot 2 DP 398656, Arthurs Point (**submission sites**) be rezoned from Rural Zone to Lower Density Residential Zone (**LDRZ**); and
- (b) changes to the Urban Growth Boundary (**UGB**) to include the LDRZ; and
- (c) to exclude the submission site from the Outstanding Natural Landscape (**ONL**).

2.2 In assessing these submissions, I have considered the objectives and policies of the PDP in relation to Strategic Direction Chapter 3, Urban Development Chapter 4, and Landscape and Rural Character 6.

³ *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2019] NZ EnvC 150; RM130588; RM220018.

3. EXECUTIVE SUMMARY

3.1 The key conclusions in my evidence are that:

- (a) I do not support the extent of the rezoning sought by the submitters on the basis that LDRZ over large parts of the submission site would:
 - (i) detract from the legibility, naturalness, memorability and aesthetic attributes of the knoll within the ONL;
 - (ii) have up to moderate-high adverse effects on the naturalness and scenic attributes of views from urban Arthurs Point and the Kimiākau Shotover River corridor;
 - (iii) result in moderate adverse effects on the physical, perceptual and associative values of the wider ONL; and
 - (iv) result in moderate-high adverse effects on the values of the adjacent Kimiākau Shotover River ONF.
- (b) I support a more limited extension of LDRZ, but subject to the application of a landscape buffer, and landscape mitigation requirements.
- (c) The submission sites are appropriately classified as ONL or Kimiākau Shotover River ONF. An additional 'cut-out' of the ONL to accommodate a limited extension of LDRZ would not compromise the values of the wider landscape.

4. REZONING SOUGHT

4.1 Gertrude's Saddlery has sought an extension of the LDRZ at 111 Atley Road to take in the summit and southern slopes of knoll as far as the access driveway to 163 Atley Road (refer **Figure 1** below), a relocation of the UGB to include this land, and implicitly, removal of this land from the ONL classification. In a further submission (FS#60), Gertrude's Saddlery has also supported the relief sought by Larchmont

Developments Ltd (Submitter #527). The LDRZ rezoning in the Larchmont relief extends to the boundaries of 111 Atley Road and also includes 163 Atley Road (refer **Figure 2** below).

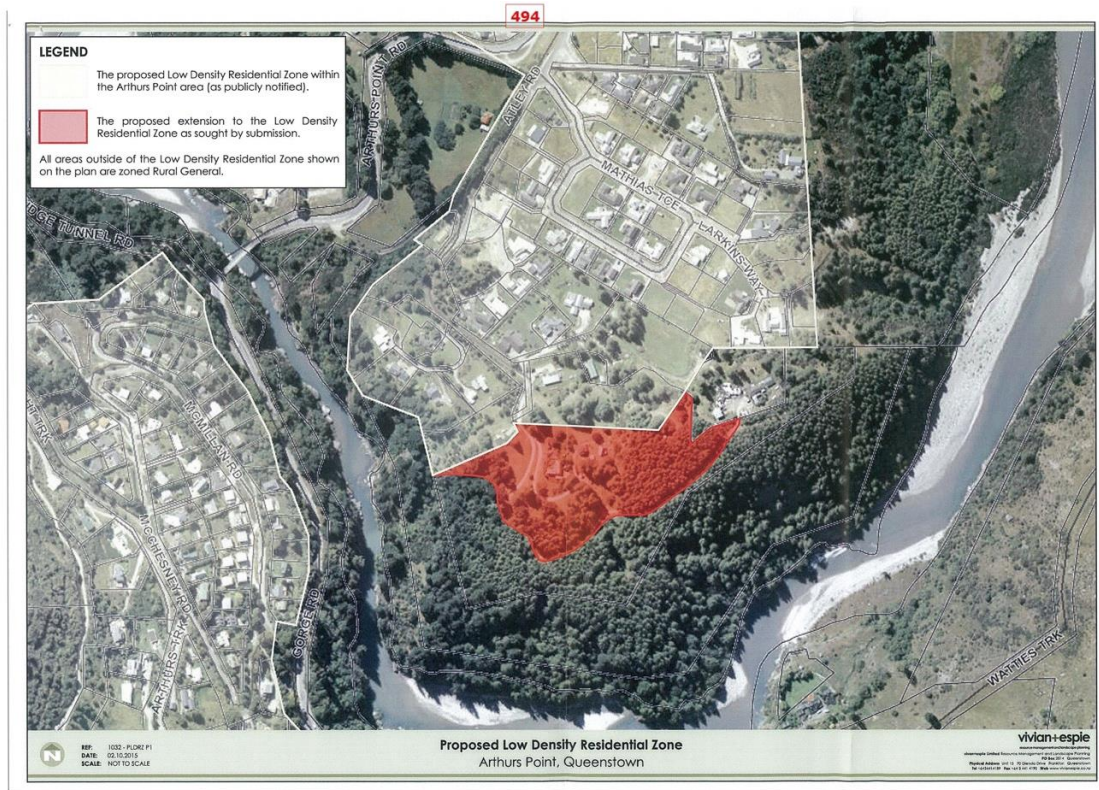


Figure 1: LDR rezoning sought by Gertrude's Saddlery Submitter #494 (in red).

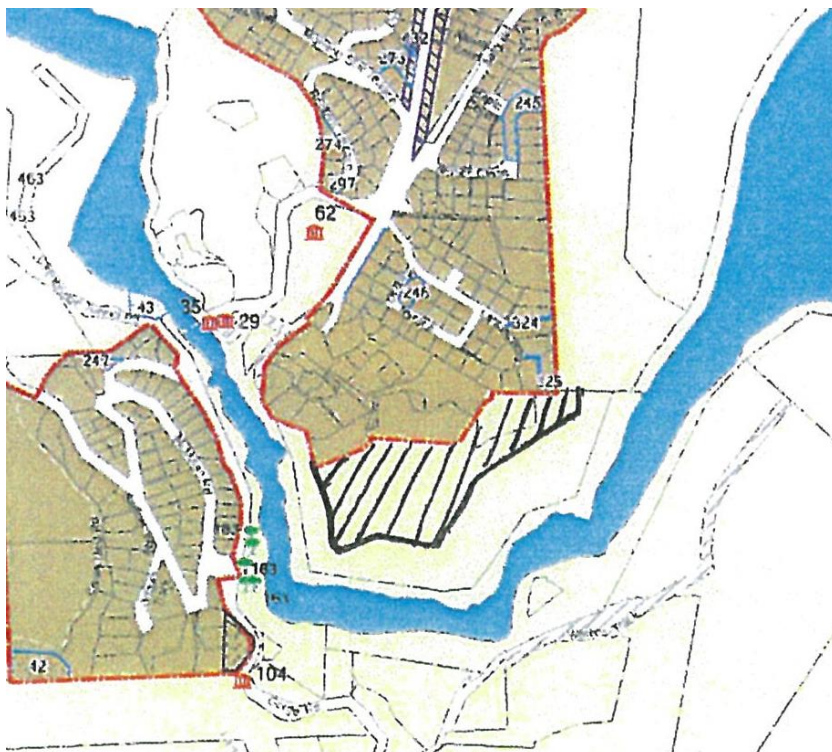


Figure 2: LDR rezoning sought by Larchmont Submitter #527 (in black hatch).

- 4.2 A large number of further submissions oppose the rezoning relief and support retention of Rural Zone and ONL or ONF landscape classification over the land.

5. EVIDENCE APPROACH

5.1 In assessing the rezoning sought, my evidence includes:

- (a) An evaluation of the character and values of the context landscape, based on my 2019 landscape assessment of the ODP RVZs⁴ and the notified Schedules of Landscape Values for Kimiākau (Shotover River) ONF, Western Whakatipu Basin ONL Priority Area (**PA**) and Central Whakatipu Basin ONL PA;
- (b) Assessment of the appropriate landscape classifications and landscape boundaries in the vicinity of the site;
- (c) Assessment of the potential effects of the proposed rezoning on the physical, associative and perceptual attributes and values of the context landscape. This assessment is carried out in accordance with the latest landscape assessment guidelines of Tuia Pito Ora New Zealand Institute of Landscape Architects;⁵ and
- (d) My recommendation on the most appropriate zoning to protect the landscape values of the ONF and ONL in the context landscape.

6. EVALUATION OF LANDSCAPE ATTRIBUTES AND VALUES

6.1 The site is located within the Arthurs Point Basin, a lower lying area that has been formed by glacial and fluvial processes and is almost completely surrounded by mountains or *rôche moutonnée* landforms. The approximate extent of the context landscape is shown in **Figure 3** below. This context landscape is largely categorised as ONL or Kimiākau Shotover River ONF, with the urban areas of Arthurs Point

4 This assessment evaluated the landscape attributes and values of the Arthurs Point Basin and surrounding mountains.

5 Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, July 2022.

being 'cut-outs' within this wider natural landscape. The river ONF is nested within the wider ONL of the surrounding mountains.

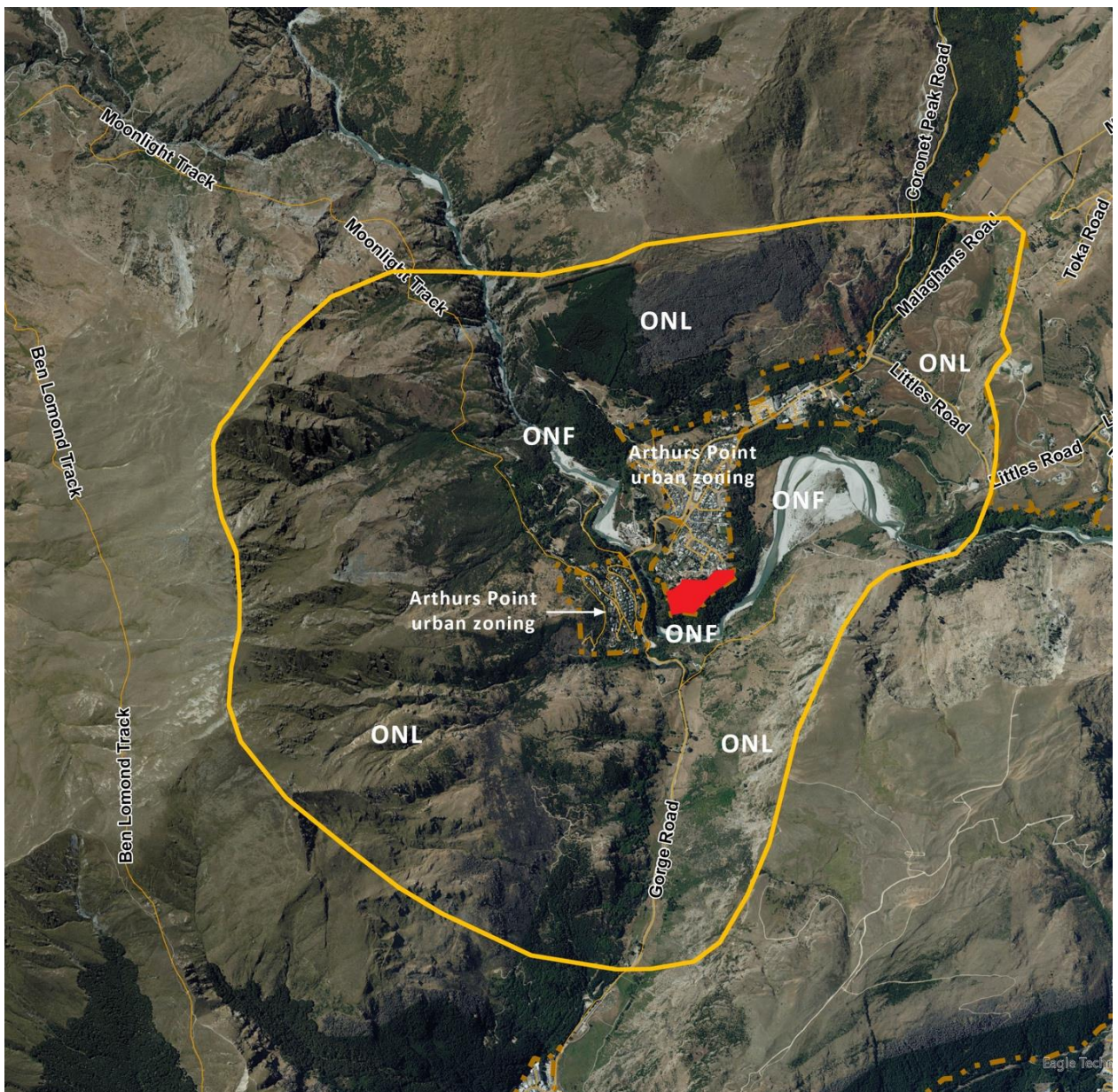


Figure 3: map of landscape context for the rezoning submissions (approximate landscape context shown in orange, rezoning sites shown in red).

6.2 The ONL/ONF boundaries around Arthurs Point settlement are largely defined by previous urban or RVZ zoning under the ODP, rather than being based on any topographical landscape boundaries. Some amendments to landscape boundaries in the north-eastern part of Arthurs Point have occurred through Stage 3 of the PDP, and these do respond to topographical changes that mark the boundary of the Kimiākau Shotover River ONF.

6.1 The notified PDP landscape classification and zoning in the vicinity of the submission sites are shown in **Figure 4** below. The submission sites were notified as Rural Zone and are classified as being within an ONL.



Figure 4: notified PDP zoning and landscape classification in the vicinity of the submission sites (outlined in white dotted line).

6.2 QLDC has notified Schedules of Landscape Values for a number of priority area ONFs and ONL within the District. When decided on, these will form part of Chapter 21 of the PDP. The context landscape identified in **Figure 3** includes parts of the Kimiākau Shotover River ONF, the Central Whakatipu Basin ONL and the Western Whakatipu ONL (refer **Figure 5** below). The notified Kimiākau Shotover River ONF covers the submission sites. Notified schedules for these ONF/L are included as **Appendix A**.

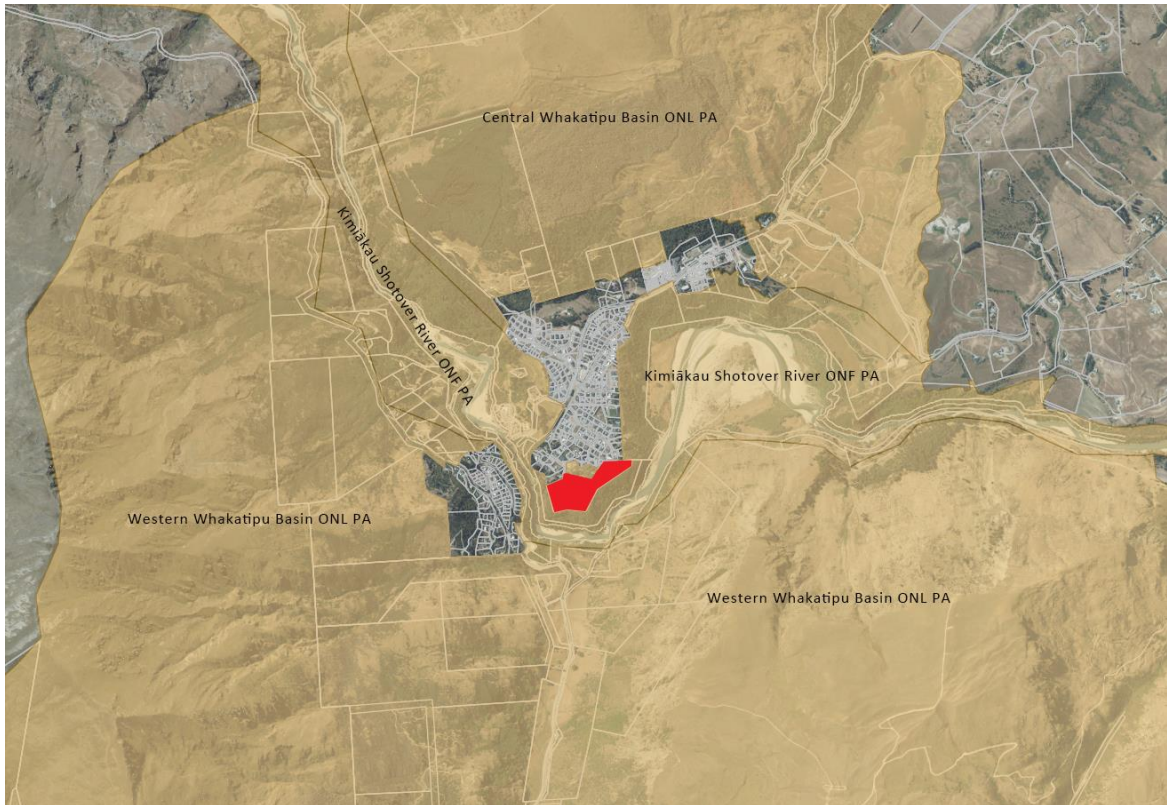


Figure 5: map of ONF and ONL priority areas in the vicinity of the submission sites (highlighted in red).

6.3 Based on these Schedules and my own assessment of the context landscape, I consider that the key relevant attributes and values of the context landscape are as follows:

Physical attributes and values

- (a) The schist rock peninsula and elevated glacial till terraces (where urban development is located) around which the Kimiākau Shotover River flows;
- (b) The steep escarpments and gorges of the Kimiākau;
- (c) The steeply sloping hummocky or craggy landforms of Mount Dewar, Bowen Peak, Sugar Loaf and the eastern cliffs of the Knob J/Wharehuanui ridge;
- (d) Presence of the Kimiākau Shotover River, a significant high volume water course with fast flowing generally clear waters and significant flood variations;
- (e) Grey shrubland, sub-alpine shrubland and snow tussock grassland on the enclosing mountain slopes, with beech forest revegetation underway on Mount Dewar;
- (f) The very limited number of rural living dwellings and other built development outside the urban area of Arthurs Point,

generally in discreet locations well integrated by plantings and subservient to the more 'natural' landscape patterns;

- (g) Numerous archaeological and heritage features relating to early settlement, transport and gold mining in the area;
- (h) Mana whenua features relating to the Kimiākau and Te Tapunui (Queenstown Hill) wāhi tupuna.

Associative attributes and values

- (i) Strong mana whenua associations with the landscape, particularly with the Kimiākau and Te Tapunui;
- (j) The strong historic attributes and values of the area, embodied in gold mining remains, historic trees and historic buildings and bridges;
- (k) The very high shared and recognised values of the Kimiākau Shotover River as a tourist and recreational destination, in popular images, and as an important natural and historic landscape context for Arthurs Point;
- (l) The significant recreational values of the river and surrounding mountains for walking/running, mountain biking and river activities, both commercial and private;

Perceptual (Sensory) attributes and values

- (m) The clear legibility and expressiveness of the uplift, glacial and fluvial processes that have shaped the Arthurs Point basin landscape, including the cliffs, escarpments and floodplains of the river;
- (n) Spectacular views from within the gorge/canyon sections of the Kimiākau Shotover River, with a fast-flowing narrow channel framed by unmodified rock bluffs and vegetation-clad river escarpments;
- (o) Dramatic views from lower lying points within the landscape to the broader mountain setting, including the dynamic river waters, vegetated escarpments and rugged wild mountain slopes. From the river, intervening landform or vegetation largely obscures views to urban and rural living development;
- (p) The dominance of 'natural' landscape elements, patterns and processes evident in views within the context landscape, and the generally subservient nature of building development,

giving an overall moderate-high perception of naturalness despite the presence of Arthurs Point urban settlement and wilding conifer spread;

- (q) The strong perception of significant naturalness within the river corridor, largely due to the limited exposure to development, densely vegetated river banks and escarpments, the bluff landforms and/or the close proximity to the dramatic mountain context;
- (r) The strong memorability of the landscape, particularly the river gorges, historic bridge, and the largely undeveloped mountains juxtaposed with Arthurs Point urban development, which is 'tucked in' at the toe of a majestic mountain setting;
- (s) Strong transient attributes in terms of changing river flow levels and water colour, autumn colours of willows, poplars and larches, changing snow cover and patterns of light and shade on the mountain slopes;
- (t) A strong sense of remoteness and wildness in gorge sections of the river and an overall strong sense of the sublime as a consequence of the scale, dramatic character and undeveloped appearance of the surrounding mountains.

7. LANDSCAPE CLASSIFICATION OF THE SUBMISSION SITES

7.1 The landscape classification of the submission sites at notification was ONL (refer Figure 4 above). Further mapping, undertaken for the ONL/F Priority Area schedules has included this part of the ONL in the Kimiākau Shotover River ONF.

7.2 The submission sites consist of a schistose knoll that forms the southern end of a peninsula extending from Mount Dewar. The underlying landform is that of a *rôche moutonnée*, where hard rock has been overridden by glaciers moving down the valley. A steep escarpment on the northern side of the knoll leads down to the outwash plateau of Atley Terrace, and on the southern side the knoll has been cut into by the river. There is a transition from the slopes of the *rôche moutonnée* knoll to the steeper escarpments formed by river erosion near the southern boundaries of the site (refer **Figure 6 in Appendix B**). I consider that the green line on this map forms the boundary of the

Kimiākau Shotover River ONF Priority Area (as it relates to the submission site), as it marks the extent of the river's more recent influence on the landforms.

- 7.3** The remaining area of the knoll is relatively unmodified in terms of landform, apart from the access driveways and earthworks for three building platforms. It was, until recently, largely covered in wilding conifers, a mix of larch and Douglas fir, which also extend down onto the river escarpments. The majority of wilding conifers on the knoll have now been felled. The three existing dwellings on the submission sites are still relatively well integrated by remaining vegetation and are not highly visible, except from Atley Terrace and Arthurs Point Road to the north. The knoll is a memorable and expressive feature within the landscape, forming a southern backdrop to development on Atley Terrace and a landmark at the sharp bend of the river gorge. It has featured in popular images, including paintings, tourism photographs, and stamps, and the changing colour of the remaining wilding larches in autumn contributes to the transient perceptual values of the landscape.
- 7.4** Despite the presence of dwellings and the unkempt appearance of the knoll following wilding conifer clearance, I consider the knoll retains a moderately high level of naturalness. Natural landscape elements, patterns and processes are dominant and the extent of human modification does not clearly distinguish this area from other parts of the Arthurs Point basin ONL where there is scattered rural living integrated by vegetation. There is potential for enhancement of the ecological values of the sites through native revegetation or regeneration.
- 7.5** In my view some of the Rural Zoned portion of the submission site is appropriately classified as part of the Kimiākau Shotover River ONF (small areas near the western and southern boundaries, refer **Figure 6 in Appendix B**) and a larger part of the submission site is part of the wider ONL that surrounds Arthurs Point settlement. To be clear, the Kimiākau Shotover River ONF is nested within the wider ONL.

8. POTENTIAL LANDSCAPE EFFECTS OF PROPOSED REZONING

- 8.1 The properties owned by Gertrude's Saddlery and Larchmont are a total of 7.3665ha in area, although approximately 1.6ha is already zoned LDRZ in the notified PDP (and sits outside of the scope of the submissions). Some of this 1.6ha is likely to be taken up by the extension to Atley Road that would be required to access future development, and some is to the north of the appeal land overlooking Arthurs Point Road. The area of existing LDRZ on the base and slopes of the knoll makes up about 8900m² of the 1.6ha and contains one existing dwelling on the flats below the escarpment. Theoretically, 13-15 dwellings on 450m² lots could be constructed within this 8900m² area, including at the crest of the rocky escarpment.
- 8.2 The remaining, approximately 5.77ha, on the knoll that is sought to be rezoned could theoretically accommodate up to about 88 one or two storey dwellings (using Council's 68% yield formula) at a minimum lot size of 450m². Residential units to a density of one per 300m² would be a Restricted Discretionary activity under Rule 7.4.8, but topography and landscape sensitivity could limit development to this density. Buildings could be constructed up to the 2m setback from boundaries (as there is currently no road boundary to the sites).
- 8.3 The rezoning relief would likely involve removal of any remaining vegetation on the land, substantial remodelling of the knoll landform, and extension of urban form to the site boundaries.
- 8.4 This change in landscape character from partly vegetated knoll with a few well-integrated dwellings, to urban form, would be seen from many places within the Arthurs Point basin. These places include (refer to **Appendix C** for a location map and associated photographs):
- (a) The LDRZ to the north on Atley Terrace (refer Photographs 1 to 3);
 - (b) A section of Arthurs Point Road north of Atley Terrace (refer Photograph 4);

- (c) Walking/cycling tracks in the Department of Conservation (DOC) reserves leading down to the river (refer Photographs 5 to 7);
- (d) The floodplains and surface of the Kimiākau Shotover east of the submission sites;
- (e) Littles Road further to the east (refer Photograph 8);
- (f) The McChesney Road area of Arthurs Point settlement;
- (g) Gorge Road near the site of the former Arthurs Point Tavern (refer Photograph 9); and
- (h) Watties Track and dwellings on this road that look north towards the knoll (refer Photographs 10 and 11).

8.5 I understand that there is a proposal to construct a pedestrian cyclist bridge over the river, as part of a road bridge proposal to replace the historic Edith Cavell Bridge.⁶ The LDRZ sought would also be visible from the new shared path, if constructed.

8.6 From viewpoints to the north on Atley Terrace, development enabled by the proposed LDRZ development would be largely screened by the rising topography, and by future development within the 1.6ha area of 111-115 Atley Road already zoned LDRZ. More of the urban spread would be seen from the elevated vantage points on Arthurs Point Road. Any additional loss of tree cover would be clearly noticeable and any intensification of development at 163 Atley Road is likely to be prominent. There is theoretical potential for about 10 dwellings on this 7312m² lot and the presence of the steep rocky escarpment would concentrate buildings on the flatter areas.

8.7 The naturalness, legibility and memorability of the knoll would be adversely affected in these views, but given the existing and anticipated LDR development on the landform, I consider that adverse effects on the character and values of the landscape would be low-moderate in extent.

8.8 When viewed from the tracks leading down to the river and the river surface and floodplains to the east, I consider that spread of urban form over the crest, and eastern and southern slopes of the knoll would be

⁶ Waka Kotahi. Arthurs Point Crossing. Single Stage Business Case. 21 December 2020.

obvious. This change would also be visible from Littles Road and prominent from Gorge Road, Watties Track and the McChesney Road area. Development would be in close proximity to the informal track and lookout accessed from the end of Larkins Way. From all of these areas, the development would detract from the naturalness, legibility and memorability of the knoll, which would no longer form a natural landmark and 'bookend' to the Atley Terrace settlement or a natural enclosure to the Shotover gorge. While openness is not a valued attribute of the knoll, extension of LDRZ would remove the open character created by recent wilding conifer removal.

- 8.9** In my opinion, adverse effects on the physical, perceptual and associative values of the wider ONL would be moderate in extent. This is because the knoll is a prominent, legible and memorable element within the Arthurs Point basin. It contributes to the quality of available scenic views and to the shared and recognised values of the mountainous ONL setting of Arthurs Point.
- 8.10** Where existing urban development is not currently visible (for example on Gorge Road, Watties Track and some parts of the river floodplains), the rezoning would detract from the significant naturalness of the river ONF and from its scenic and wildness/remoteness attributes. While the LDRZ on the southern side of the knoll might not be within the ONF, it would be within the river corridor. The steep escarpments within the ONF can be differentiated from the slightly less steep slopes of the knoll, but they are perceived as a single enclosure to the river from the west and south. Rezoning would consequently affect the values of the adjacent ONF and in my view, adverse effects would be moderate-high in extent.
- 8.11** Rezoning may adversely affect the cultural values of the landscape for mana whenua. However consultation with affected iwi and hapū would be required to determine the nature and magnitude of any effects.
- 8.12** In summary, I do not consider the rezoning relief sought would protect the values of the ONL and Kimiākau Shotover River ONF in the receiving landscape.

9. RECOMMENDATIONS FOR APPROPRIATE ZONING

- 9.1 In my opinion, retention of the notified Rural Zone and ONL classification on the submission sites (and ONF over part) would appropriately protect the values of the context landscape. Additional vegetation may be removed in the future, making existing built development on the sites more visible, but the knoll would remain a prominent landform with a moderately high level of naturalness and a relatively low level of human modification. Any applications for additional development would be considered within the framework of the Rural Zone, which includes specific assessment matters for ONL.
- 9.2 Alternatively, I consider there is potential for an extension to the existing area of LDRZ on the knoll so that the zone boundary better aligns with existing topography and landscape elements. A map of this potential rezoning is attached as **Appendix D**.
- 9.3 The additional area of urban zoning would be about 1.06ha and would theoretically accommodate about 16 dwellings (using Council's 68% yield formula and a 450m² minimum lot size). LDRZ would be confined to the northern slopes and hummocky crest of the knoll. The recent removal of wilding conifers on the Gertrude's Saddlery site and potential future removal within the DOC reserves would mean that some of this suggested rezoning would be visible from the south and south-west, but there is potential to effectively screen dwellings with planting on the southern edge of the zone. Such planting would not affect daylight or sunlight access.
- 9.4 In the event this modified extension to the LDRZ is accepted, a landscape buffer of at least 5m in width would in my view be required on the western and southern edges of the zone, together with a requirement to establish and maintain, in perpetuity, mountain beech (*Fuscopsora cliffortioides*) at a spacing of 1.5m and at a minimum planting size of Lannen 35F or similar.
- 9.5 The suggested extent of rezoning would still adversely affect the character and amenity of some views from Atley Terrace, Arthurs Point Road and the McChesney Road area, but the magnitude of effect

would be low and acceptable from a landscape perspective. More importantly, the landscape values of the wider ONL and the Kimiākau Shotover ONF would be protected. In my opinion, the southern boundary of the ODP LDRZ (and that of the notified PDP LDRZ) would have been better located at the foot of the escarpment that separates Atley Terrace from the knoll. However, given that the urban zoning and UGB extends up the escarpment and partly onto the knoll, the urban extension that I have recommended could be absorbed without compromising the values of the landscape.

- 9.6** An UGB on the boundaries of the LDRZ extension would, in my view, be more defensible than the existing UGB. It would encompass the easier topography on the northern side of the knoll, within the same visual catchment as existing LDRZ, but would exclude those parts of the knoll that are within the visual catchment of the Kimiākau Shotover River corridor.
- 9.7** The new boundary of the LDRZ would form a revised boundary to the ONL, and comprise an extension of the urban 'cut-out' of the wider ONL within in the Arthurs Point Basin.
- 9.8** As discussed in 7.2 above, I recommend that the boundary of the Kimiākau Shotover River ONF, as notified in the Priority Area mapping, be re-located as shown in Appendix D. This excludes most of the submission sites from the ONF. I understand that change may need to be made through the decision on the PA Landscape Schedules variation, but I wish to be clear on my landscape recommendation in that respect.

10. LANDSCAPE ISSUES RAISED IN FURTHER SUBMISSIONS

- 10.1** Many of the further submissions raise issues about the potential landscape effects of the rezoning relief sought by Gertrude's Saddlery and Larchmont. They also provide information that supports the landscape values described in paragraph 6.3 above, with particular emphasis on:

- (a) The shared and recognised values of the Kimiākau Shotover River as a recreational destination, in popular images, and as an important natural landscape context for Arthurs Point;
- (b) The recreational values of the river and surrounding walkways for walking/running, mountain biking and river activities;
- (c) The attractive and dramatic views available within the river corridor and from Arthurs Point to the surrounding mountain setting;
- (d) The strong perception of naturalness within the river corridor, largely due to the limited exposure to development and densely vegetated river banks and escarpments;
- (e) The transient attributes of the autumn colours of willows, poplars and larches;
- (f) The sense of wildness experienced in the river corridor.

10.2 The landscape issues raised by further submitters can be summarised into the following main areas, which are discussed in turn below:

- (a) Adverse effects on the ONL and Kimiākau Shotover River ONF values;
- (b) Adverse effects on the 'breathing space' between Arthurs Point and the river corridor;
- (c) Adverse visual effects on the Arthurs Point community; and
- (d) Light pollution resulting from urban expansion.

Adverse effects on ONL and ONF values

10.3 Further submitters are concerned that the rezoning relief would have significant adverse effects on the associative and perceptual values of the surrounding ONL and ONF, including the aesthetic attributes of the knoll and river corridor, and the naturalness, wildness/remoteness and recreational attributes of the ONF. As discussed in Section 8 above, I agree that LDRZ over the entirety of the submission sites would not protect the values of the Kimiākau Shotover River ONF, and would detract from the legibility, naturalness and aesthetic attributes of the knoll within the ONL.

Adverse effects on the 'breathing space' between Arthurs Point and the river corridor

- 10.4** I agree that the rezoning relief would remove the rural 'breathing space' between urban development on Atley Terrace and the river corridor. Rural living development is present in this area and is slightly more obvious following removal of conifers on the land, but it is of very low density. Development of the existing LDRZ area on the Gertrude's Saddlery site would reduce the width and integrity of the 'breathing space', when considered in combination with existing built development.

Adverse visual effects on the Arthurs Point community

- 10.5** For many residents of Arthurs Point, the knoll subject to rezoning relief is a visually prominent feature within their views, forming a 'bookend' to urban development on Atley Terrace or a landmark feature in views to and from the river. As discussed in Section 8 above, I agree that when viewed from the river corridor to the east, and places to the south and south-west, LDRZ over the submission sites would have moderate or moderate-high adverse effects on the naturalness and scenic attributes of the views.
- 10.6** Adverse visual effects from points to the north within Arthurs Point would be of a lower extent given the existing and anticipated development on the knoll. It appears that many further submitters may not have realised that existing LDRZ already extends up the escarpment above Larchmont Close onto the northern slopes of the knoll and, if developed, would largely screen any additional LDR development on the Gertrude's Saddlery property at 111 Atley Road.
- 10.7** Intensification of development on the Larchmont site at 163 Atley Road could be prominent, and my view is that the adverse visual effects of this additional visible development would be moderate-low in extent.

Light pollution resulting from urban expansion

10.8 I agree that extension of urban zoning over the crest of the knoll into the Kimiākau Shotover River corridor would introduce night lighting and glare into an area that is currently relatively dark at night. This would highlight the presence of urban development within the corridor and detract from the naturalness and wildness/remoteness values of the Kimiākau Shotover River ONF. However I consider that some additional urban development (as set out at Section 9 above) could be absorbed on the northern side of the knoll, as it is already affected by lighting from Atley Terrace, existing dwellings on the knoll, and potentially by the existing LDRZ.

A handwritten signature in black ink, appearing to read 'Helen Mellsop', is positioned above the typed name.

Helen Mellsop

18 October 2022

APPENDIX A

Notified schedules of landscape values for Kimiākau Shotover River ONF, Western Whakatipu Basin ONL and Central Whakatipu Basin ONL

21.22.3 Kimiākau (Shotover River) ONF

General Description of the Area

Kimiākau (Shotover River) PA ONF is the river corridor 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.

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, 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.
 - b. The fast-flowing waters with numerous rapids.
 - c. Clarity of the waters.

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 silvereeye.
 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.

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, 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.
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 near the confluence with the Kawarau; 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); commercial activity area beneath the Edith Cavell Bridge including Shotover Jet tourism operation, Canyon Brewing and carpark area as well as the Shotover Canyon Swing which has a steel cable line that crosses the river and is located north of the Edith Cavell bridge. A bridge is planned to be built in the future to cross the Shotover River at Tuckers Beach Reserve as part of the Queenstown Trail.
20. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character and/or proximity include: the 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 operations at the southern end of the ONF and the area north and south of the Edith Cavell Bridge.

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).

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 Kawarau 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, especially bridges and bridge sites, 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:

47. The descriptions and photographs of the area in tourism publications.
48. The popularity of Kimitākau (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 APCA and KAPOW) to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.

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 (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 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, power lines, 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 which provides a noteworthy spectacle.

Remoteness and wildness attributes and values:

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

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 activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's 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** 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** – **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; 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.
- xi. **Production forestry** – **no** landscape capacity.
- xii. **Rural living** – **no** landscape capacity.

21.22.12 Western Whakatipu Basin ONL

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 to Gorge Road and Arthurs Point. The PA ONL adjoins the Kimiākau (Shotover River) PA ONF along its north-eastern boundary in the vicinity of Arthurs Point.

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)).
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), Mc Chesney 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 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.

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 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 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 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.
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); and a firefighting pond near the luge.
37. The UGB associated with Queenstown 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 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 McCesney 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).

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

48. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
49. Te Taumata-o-Hakitekura is named after Hakitekura, a Kāti Māmoe woman who was the first person to swim across Whakatipu-wai-māori. 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 (The Resting Place of Hakitekura).
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 and the broader mountain context, as an inspiration/subject for art and photography.
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.

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).
70. Trout fishing at Waipuna (Lake Johnson).
71. Glenorchy-Queenstown Road and Gorge Road as key scenic routes 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:

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 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 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 Kimitākau (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 Tapunui (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 Tapunui (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 Tapunui (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 Tapunui (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 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; 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.

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 distinct locations: Cemetery Hill (gondola, luge, etc.) and near Arthurs Point (limited scattering of rural living development).

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.
 - d. The significant recreational attributes of Cemetery Hill (Bob's Peak), Ben Lomond and Te Tapanui (Queenstown Hill).
- 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 Fernhill, Sunshine Bay, Queenstown, Arthurs Point, Frankton and the western side of the 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.

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 activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.
- 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 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** – 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.
 - 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; integrate landscape restoration and enhancement; and protect the area's ONF 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.
- ix. **Renewable energy generation** – **no** landscape capacity.
- x. **Production forestry** – **no** landscape capacity.
- xi. **Rural living** – **no** landscape capacity.

21.22.15 Central Whakatipu Basin ONL

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 Kimiākau (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 and Mount Dewar.
 - d. Above about 900 m the vegetation is dominated by snow tussock grassland and in places patches of *Dracophyllum* shrubland.
 - e. Indigenous vegetation is more extensive and diverse towards the Arrowtown end of the PA.
 - f. Rough to semi-improved pasture occurs on the mid to lower slopes of Coronet Peak mixed with patches of short tussock grasslands and grey shrubland.
 - g. Woody exotic weeds prevail throughout the PA but are most extensive on the lower slopes of Mount Dewar, where there are dense thickets of mature hawthorn, sweet briar, broom, elderberry and scattered wilding conifers.
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 field, carparks, buildings 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 development within regenerating beech forest at 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 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.
26. Infrastructure is evident within the corridor and includes: the power line (on poles) traversing the steep slopes up to Coronet Ski 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.

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.

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.

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:

38. 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:

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

Important shared and recognised attributes and values:

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

43. 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.
44. The identity of Coronet Peak Ski 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 role.
45. 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.
46. 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).
47. The identity of Mount Dewar as part of the dramatic backdrop to Arthurs Point.

Important recreation attributes and values:

48. Very popular year-round destination for skiing, walking, running, mountain biking, paragliding, hiking and enjoying the view from the various lookouts and café/restaurant facilities at Coronet Peak.
49. 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.
50. Walking, running, and mountain biking on trails and tracks in the area.
51. Coronet Peak Road, Skippers Road and Malaghans Road as key scenic routes either within the PA or in close proximity.
52. The recreation area to the north of Millbrook.

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:

53. 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.
54. Indigenous gully plantings and remnant beech stands which reinforce the legibility and expressiveness values throughout the area.
55. Good examples of landscape evolution in response to slope and fluvial processes and alternating climatic conditions.

Particularly important views to and from the area:

56. The postcard views from various lookouts on Coronet Peak Road and the ski field out over the Whakatipu Basin, Waiwhakaata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), the Remarkables and the broader mountain context.
57. 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.

58. 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.
59. 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.
60. The dramatic mid and long-range views from Arthurs Point, the Kimitiākau (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.
61. The engaging early evening views from Frankton and the airport to the Coronet Peak Ski Field when the ski field is lit for night skiing.
62. 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.
63. 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.
64. 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:

65. The 'seemingly' undeveloped character of Central Whakatipu Basin PA ONL 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), 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.
66. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.
67. While the ski 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.

68. 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.

Memorability attributes and values:

69. The appealing and engaging views of the continuous 'wall' of mountains framing the north 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 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.
70. 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)
71. The panoramic alpine landscape views afforded from Mount Dewar, Coronet Peak Road, Coronet Peak Ski Field and Coronet Peak.

Transient attributes and values:

72. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
73. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.
74. Night lighting of the ski field during winter months.

Remoteness and wildness attributes and values:

75. A strong sense of remoteness at the western and 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.
76. A sense of wildness across 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' 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. Such feelings are lesser in the parts of the PA where forestry and the ski field/access road are located.

Aesthetic qualities and values:

77. The experience of the values identified above from a wide range of public viewpoints.
78. 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 Field and its access road.

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:

- 79. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 80. **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.
- 81. **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 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.
 - d. A strong sense of remoteness and wildness throughout the western and north-eastern portions of the PA.

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** landscape capacity for activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protects the area's ONL values.
- ii. **Visitor accommodation and tourism related activities – no** landscape capacity for tourism related activities. **Very limited** landscape capacity for visitor accommodation activities that are: co-located with existing development; sited 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 protects the area's ONL values.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with farming, existing recreational facilities, or public access tracks, that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with 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.
 - 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 ONF 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.
- ix. **Renewable energy generation – no** landscape capacity.
- x. **Production forestry – no** landscape capacity.
- xi. **Rural living – no** landscape capacity.