Full Council Meeting – 2nd June 2022

Item 7: Landscape Schedule Attachments

Attachment A

21.22Schedule of Landscape Values: Outstanding Natural Feature and Outstanding Natural Landscape Priority Areas

Schedule 21.22 identifies and describes 24 Outstanding Natural Features (ONF) or Outstanding Natural Landscape (ONL) priority areas (PA), as set out in Strategic Policy 3.3.36.

The schedules are a tool to assist with the identification of the landscape values that are to be protected within each priority area and related landscape capacity. They contain both factual information and evaluative content. The description of each priority area must be read in full. Each description, as a whole, expresses the landscape values.

The landscape attributes and values identified, relate to the priority area as a whole and should not be taken as prescribing the attributes and values of specific sites.

The landscape attributes and values may change over time.

A finer grained location-specific assessment of landscape attributes and values would be required for any plan change or resource consent. Other landscape values may be identified through these finer grained assessment processes

The capacity descriptions are based on the scale of the priority area and should not be taken as prescribing the capacity of specific sites; landscape capacity may change over time; and across each priority area there is likely to be variations in landscape capacity, which will require detailed consideration and assessment through consent applications.

21.22.1 Peninsula Hill ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. Largely unmodified roche moutonnée glacial landform of Peninsula Hill with a smoother and more coherent 'up ice' slope to the southwest/south, and a steeper rough 'plucked' slope extending from the northeast around to the northwest. Highest point: 834m. This form indicates the direction of travel of the glacier that formed the roche moutonnee clearly.

2. Exposed and irregular rock faces and outcrops, landslips and loose boulders throughout the north-western, northern and north-eastern flanks with thin soil cover.

3. Two elevated landform 'ribs' extending on a west to east alignment on the south side of the hill.

4. Further afield, the roche moutonnée of Peninsula Hill is linked to the roche moutonnée of Jacks Point Hill by the Tablelands - a hummocky elevated area formed by glacial processes.

Important hydrological features:

5. A series of steep gullies draining from the western, northern, and eastern hill slopes to the Frankton Arm of Whakatipu Waimāori (Lake Whakatipu).

6. Shallow gullies (including localised wetlands) draining the lower-lying landform ribs to the south of the hill in an easterly direction and which eventually discharge into the Kawarau River.

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

Important ecological features and vegetation types:

8. Particularly noteworthy indigenous vegetation features include:

    a. Swathes and scattered pockets of grey shrubland dominated by matagouri, occur across the hillslopes with more extensive areas associated with the steeper bluffy terrain overlooking Frankton and Frankton Arm.

9. Other distinctive vegetation types include:

    a. Grazed pasture covers the lower southeastern slopes facing the Remarkables, while rough pasture (exotic grassland) occurs on the southern and western side of the hill.

b. Mixed exotic tree plantings throughout the north-western lower slopes in the vicinity of the access from Kelvin Peninsula.

10. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.

11. Plant pest species include wilding pines, hawthorn, broom and sweet briar. Woody weeds cover much of the north facing slopes including the bluffy terrain overlooking Frankton and the Kawarau River.

Land-use patterns and features:

12. Grazed pasture is the dominant land use across the PA. Associated with this activity is a network of farm tracks throughout the north-western and northern slopes that provide access between Kelvin Peninsula and the hilltop which is also used for paid scenic drive and animal encounter activities, and throughout the lower-lying rib/gully landforms to the south of the hill 'proper' (accessed from Hanley Downs and Jacks Point).

13. Other human modification is limited to: a cluster of communication towers on the hilltop; a dwelling on the north-eastern edge of the ONF (on Peninsula Road); and a dwelling on the south-western edge (accessed via Preserve Drive).

14. The Urban Growth Boundary (UGB) at Jacks Point Zone includes the lower-lying ribs and gullies to the south of the hill. This area is zoned Landscape Protection Area (LPA) under the Jacks Point zone and provides an important counterpoint or 'offset' for the urban and rural living development at Jacks Point and Hanley Downs. Within the LPA, policy focuses on enabling low-intensity pastoral farming and landscape restoration. A dwelling is anticipated in a localised hollow at the western end of the uppermost gully. A range of location-specific assessment criteria and development controls are included in the zone provisions to guide an appropriate development outcome. Walking and cycling trails are also anticipated linking between Hanley Downs, Jacks Point and the existing track along the edge of Whakatipu Waimāori (Lake Whakatipu) (within PA ONL Homestead Bay).

15. State Highway 6 which runs along the outside of the north-eastern edge of the ONF.

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

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

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

20. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from this area and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.

21. The mana whenua values associated with Peninsula Hill and Tititea include, but may not be limited to, kāika and tauraka waka.

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

24. The popularity of the views across the Frankton Arm to Peninsula Hill, (partially flanked and backdropped by the Remarkables) as an inspiration/subject for art and photography.

25. The identity of the area as an important gateway feature on the south side of Queenstown.

26. The landmark qualities of the landform as a reference point in views from Queenstown.

27. The popularity of the recreational 'features' listed below.

Important recreation attributes and values:

28. The popularity of the area as a tourism destination: as a breeding and finishing farm with deer, sheep, cattle, goats, donkeys, pigs, and miniature horses, many of which can be fed by the public as paid visitors of Deer Park Heights. The area also has a number of film location attractions and picnic spots. Access by vehicle only.

29. Walking and cycling on the Jacks Point Trail (part of the Queenstown Trail) that runs along the western edge of the PA ONF Peninsula Hill (trail is located within PA ONL Homestead Bay).

30. SH6 as a key scenic route in very close proximity.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

32. Engaging and attractive long-range views from the Frankton Arm, Queenstown, Frankton (including the airport), SH6, Queenstown Hill, the Queenstown Gondola, Queenstown Gardens, and the Frankton Track to the rugged and dramatic north-western, northern, and north-eastern hill slopes. From this orientation the open and distinctive roche moutonnée landform is highly legible and its generally undeveloped character forms a memorable contrast with the fringe of urban development along its base. The waters of

the Frankton Arm seen in the foreground of view along with the Remarkables in the background of the outlook add to the scene, establishing it as one of the key vistas associated with Queenstown.

33. Intermittent closer-range views from Kelvin Peninsula that afford an appreciation of the rocky and 'plucked' landform character and dynamic nature of the northwest to northeast side of the hill. The contrast established by this natural landform backdrop seen within an urban context adds to the memorability and appeal of such views.

34. Highly attractive and memorable close to long-range views from the Jacks Point Trail to the south of Peninsula Hill across the undulating tablelands to the dramatic and generally undeveloped roche moutonnée, flanked by Whakatipu Waimāori (Lake Whakatipu) and the distant peaks of Te Taumata-o-Hakitekura (Ben Lomond), Mount Dewar and Coronet Peak. The careful siting and design of rural living and urban development within the Jacks Point zone means that, where visible, built development is subservient to the natural landscape in these views.

35. Memorable 'gateway' views from SH6 to the southern and eastern sides of the hill and which screen views to Queenstown. The dominance of the landform feature by virtue of its proximity, scale, distinctive physical form, and undeveloped character, together with the limited awareness of urban development at Jacks Point, adds to the scene.

36. Attractive mid and long-range views from Jacks Point, Hanley Downs, and Coneburn SHA to the southern and/or eastern hill slopes. These orientations afford an appreciation of the rugged character of the eastern side of the feature and the smoother and more coherent landform character on the southern side. The mountainous backdrop against which the feature is seen together with its visual dominance (as a consequence of its scale, proximity, and appearance) and visual connection to the patterning of open and undeveloped hummocky terrain in the foreground of view (which is a fundamental development strategy of the Jacks Point zone) adds to the appeal of the outlook.

37. Appealing longer-range views westbound on the Remarkables Ski Field Access Road. In these views there is an awareness of the scale and form of the landscape feature rising out of the low-lying fans, deltas and hummocky terrain throughout the Coneburn valley. This theme of contrast is reinforced by the legible patterning of urban development (existing or anticipated) across the majority of the valley floor juxtaposed against the undeveloped roche moutonnée. At higher elevations along the road the broader mountain setting adds to the spectacle.

38. Highly attractive mid and long-range views from Whakatipu-wai-Māori (Lake Whakatipu) to the west and southwest to the smoother western and southern roche moutonnée slopes. From this orientation built development within the Jacks Point zone is largely screened from view, or, where visible, difficult to see.

39. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the rugged nature of the northern hill slopes and the broader glacial landscape context within which the roche moutonnée is set.

40. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes is evident within the ONF along with the very limited extent and generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpinning the high quality of the outlook.

Naturalness attributes and values:

41. The 'seemingly' undeveloped character of Peninsula Hill set within an urban context, which conveys a relatively high perception of naturalness. While modifications related to its pastoral, tourism, and infrastructure use are visible, the very low number of buildings, the relatively modest scale of tracks and limited visibility of infrastructure on top limits their influence on the character of the landform as a natural landscape element.

42. The irregular patterning and proliferation of grey shrubland, exposed rock faces, and areas of visible erosion in places adds to the perception of naturalness.

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

Aesthetic attributes and values:

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

47. More specifically, this includes:

    a. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban context or natural lake/mountain setting.

    b. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. the clearly legible roche moutonnée landform profile and character;

        ii. the open and pastoral character of Peninsula Hill;

        iii. the distinctly rugged character of the northern side of the feature and the more coherent appearance of the southern side of the feature as a consequence of the landform and vegetation character; and,

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

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

    a. The mana whenua associations of the area.

    b. The strong shared and recognised values associated with the area.

    c. The recreational attributes of the ONF.

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

    a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.

    b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Frankton, SH6, Whakatipu Waimāori (Lake Whakatipu) , the Jacks Point and Frankton Trails, Kelvin Peninsula, Hanley Downs, Coneburn SHA, Jacks Point, the Remarkables Ski Field Access Road, and the airport approach path, along with the area's transient values, play an important role.

    c. A high perception of naturalness arising from the dominance of the more natural landscape across Peninsula Hill.

    d. A sense of remoteness and wildness primarily as a consequence of the landform's proximity to Queenstown and urban development within the Coneburn valley and the overt contrast established by its scale, naturalness and dramatic appearance within an urban context. From some orientations on the lake and local trail network, the very limited visibility of built development in the wider outlook establishes Peninsula Hill as part of the expansive natural landscape.

Landscape Capacity

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

i. **Commercial recreational activities** – **very limited** landscape capacity for 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 ONF values.

ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity for tourism related activities. **Excepting in relation to the two homesites within the Jacks Point zone, no** landscape capacity for visitor accommodation activities.

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

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

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

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

vii. **Mineral extraction** – **no** landscape capacity.

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 and do not form a collective dominant element when viewed alongside existing infrastructure.

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

xi. **Production forestry – no** landscape capacity.

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

21.22.2 Ferry Hill ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. The steeply sloping roche moutonnée glacial landform of Ferry Hill (694m), with a smooth 'up-glacier' slope to the southwest and south, and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north, and northeast.

2. Ferry Hill, formed by the over-riding Wakatipu glacier, is recognised in the NZ Geopreservation Inventory as being one of the four best examples of roche moutonnee in Central Otago and one of the most easily seen and appreciated. It is of national scientific, aesthetic or educational value and is assessed to be vulnerable to significant damage by human related activities.

3. The cone-like peak landform of Ferry Hill.

Important hydrological features:

4. The unnamed streams along the western side of the PA.

5. The irrigation race around the eastern and southern lower flanks of Ferry Hill.

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:

    a. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on the landform. Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.

7. Other distinctive vegetation types include:

    a. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Ferry Hill.

    b. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the lower and more gently sloping flanks of Ferry Hill and the saddle between Pt 781 and Ferry Hill.

    c. Amenity and shelter plantings around the few scattered dwellings on the northern and western sides of Ferry Hill.

8. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.

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

Important land-use patterns and features:

10. Grazed pasture which is the dominant land use across the PA. Associated with this activity is a network of farm tracks, fencing and sheds.

11. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill.

12. The very sparse scattering of rural dwellings and farm buildings in rural zoned areas around the edges of the PA ONF.

13. Infrastructure is evident within the PA and includes: Aurora distribution lines over the saddle near Lake Johnson (one crossing the river at Tucker Beach.

14. The Urban Growth Boundary (UGB) associated with Queenstown which adjoins the southern and eastern sides of the PA.

15. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the urban residential and commercial development adjoining the south and eastern edges of the area (taking in Frankton and Quail Rise); Frankton Road (SH 6A); and the rural living development at Tucker Beach and Hansen Road on the northern and north-western lower slopes of Ferry Hill (Wakatipu Basin Lifestyle Precinct zone).

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

19. The general area as a site of early gold mining.

20. Early farming around Waipuna (Lake Johnson).

Important shared and recognised attributes and values:

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

22. The identity of Ferry Hill as part of the dramatic backdrop to Frankton and the western side of the Whakatipu Basin.

Important recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

24. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes (excepting the water race which is man-made).

25. Indigenous rocky outcrop, steep slope and gully plantings which reinforce the legibility and expressiveness values throughout the area.

Particularly important views to and from the area:

26. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6 and Kelvin Peninsula to the cone-like peak of Ferry Hill (in combination with the roche moutonée landforms of Pt781 and Te Tapanui (Queenstown Hill) which are within the West Whakatipu Basin PA ONL). In many of these views the open pastoral character of the smooth and more rough roche moutonée slopes forms a bold contrast with the urban context. In longer range views from many of the more distant locations on the south side of the feature, there is a clear appreciation of the roche moutonée landform profile and the waters of the Frankton Arm in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform within an urban context adds to the memorability and appeal of such views.

27. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the Whakatipu Basin, to the distinctive cone-like peak of Ferry Hill. In closer range views, the expanse of the PA ONF is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some views, there is an appreciation of the band of urban (Quail Rise) and rural living development (Tucker Beach) throughout the lower and gentler slopes of Ferry Hill and along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees and the odd rural dwelling across the north side of Ferry Hill. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landform and its generally undeveloped character makes it memorable.

28. Attractive mid and long-range views from Ladies Mile to the southeast and east sides of Ferry Hill. From this orientation, the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough 'plucked' character indicating the direction of travel of the glacier that sculpted this landform.

29. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roche moutonnée and the broader glacial landscape context within which the PA ONF is set.

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

Naturalness attributes and values:

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

32. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places, adds to the perception of naturalness.

Memorability attributes and values:

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

Transient attributes and values:

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

35. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (poplars and willows in particular).

Remoteness and wildness attributes and values:

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

Aesthetic qualities and values:

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

38. More specifically, this includes:

    a. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban or rural living context.

    b. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. The distinctly rugged character of the west, northwest, north and northeast sides of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.

        ii. The open and pastoral character of Ferry Hill.

        iii. The cone-like peak landform of Ferry Hill.

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

    a. The mana whenua associations of the area

    b. The historic associations of the area

    c. The strong shared and recognised values associated with the area.

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

    a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.

    b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Frankton, the scenic route of SH 6, sections of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Whakatipu Basin, and the airport approach path, along with the area's transient values, play an important role ~~in this regard~~.

    c. The identity of the roche moutonée as a natural and dramatic landscape backdrop to Frankton and the western side of the Whakatipu Basin.

    d. A sense of remoteness and wildness associated with the western side of the PA.

Landscape Capacity

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

i. **Commercial recreational activities** – **very limited** landscape capacity for 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** – **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.

vii. **Mineral extraction** – **no** landscape capacity.

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

ix. **Utilities and regionally significant infrastructure** – **limited** capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure.

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

xi. **Production forestry** – **no** landscape capacity.

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

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 silvereye.

9. The river and adjoining stable areas of riverbed provide suitable feeding and nesting habitat for the nationally threatened black-fronted tern (*Chilidonias albortiatus*) (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 Kawerau; informal gravel trails and vehicular tracks; fencing; and two Aurora distribution lines (one crossing the river at Tucker Beach, and the other running along the corridor roughly between Tucker Beach and Big Beach); 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 Kawerau is known as Puahuru.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

42. For generations, mana whenua traversed these catchments gathering kai and other resources.

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

Important historic attributes and values:

44. Gold mining in and alongside the river, which is reputed to have been one of the richest gold bearing rivers in the world.

45. The naming of the river which was coined by William Gilbert Rees after his business partner, George Gammie's English estate, Shotover Park. The river had been previously called Tummel by two Scottish pioneers named Donald Angus Cameron and Angus Alphonse Macdonald who had passed through the area before Rees arrived. It was also referred to as the Overshot by the early goldminers, but it was the name Shotover that stuck.

46. The scattering of various historic features, 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 Kimiākau (Shotover River) as an inspiration/subject for art, photography, postage stamps and books. Also as a wedding venue.

49. The identity of the river as an important natural and historic landscape context for Arthurs Point, Tucker Beach, Quail Rise, and the various rural living areas along its margins.

50. The popularity of the recreational 'features' listed below and their general ease of accessibility.

51. The importance of the natural heritage area to the local community as evidenced by the efforts of local community groups (eg 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

Commented [HM1]: Not convinced about rating the values, but very open to discussing this - how useful it will be to plan implementation and how and whether it could be mis-used

Commented [BG2R1]: As discussed- this has been directed by the Court.

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 Kimiākau (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.

21.22.4 Morven Hill ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important ecological features and vegetation types:

2. Predominantly rough pasture with scattered matagouri, sweet briar, hawthorn, elderberry and other exotic weeds in places. Dense cover of weeds (the previously mentioned species as well as buddleia, gorse and broom), with some matagouri and mānuka, on the shadier southern slopes leading down to the river. Conifer shelterbelts and woodlots in the saddle area and one larger radiata pine plantation adjacent to the river.

3. Natural spring on the southern side of the saddle, with associated farm ponds and an ephemeral watercourse running down to the Kawarau River.

4. The denser patches of matagouri towards the river provide suitable habitat for grey warbler, fantail and silvereye. The rocky terrain on the higher sunnier faces in combination with the rough pasture and pockets of matagouri provides suitable habitat for skinks and geckos.

5. Potential for enhancement of ecological values on the southern faces through weed control and indigenous regeneration. Some indigenous plantings have been established along the cycle trail.

6. Animal pest species include rabbits, possums, stoats, rats and mice.

Land use patterns and features:

7. Predominantly used for extensive pastoral farming (sheep or deer), baleage or hobby farming. Limited farming infrastructure, including farm tracks, fencing, stock yards, water tanks and four farm sheds.

8. A farm quarry on the upper southern slopes of the main hill.

9. Two dwellings on the toe slopes adjacent to the Alec Robins Road and SH6, respectively, with associated gardens and domestic curtilage.

10. Radio and telecommunications infrastructure on the summit and the Transpower high-voltage transmission corridor on the toe of the southern slopes.

11. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, nature and proximity include: the wedge of rural residential development extending up the northern slopes of the hill; the working farmland on the ice-eroded plateau extending from the eastern slopes, which provides a relatively unmodified rural buffer and foreground to the ONF.

Important archaeological and heritage features and their locations:

12. Stone chimney breast and house site belonging to 19th century orchardist Henry Steele at the south-western side of the PA, close to Hayes Creek.

13. Mature trees (walnut, chestnut and other species) associated with early European settlement and farming.

Mana whenua features and their locations:

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

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

17. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-wai-māori (Lake Whakatipu) and Mata-au (the Clutha River).

18. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.

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

Important historic attributes and values:

20. Historical significance of early primary industry around Morven Hill (pastoral farming, fruit growing, fishing at Te Whaka-ata (Lake Hayes).

21. Contextual significance as a landscape feature that has defined communication routes in the Whakatipu Basin, with early tracks and roading around its base.

Important shared and recognised values:

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

Important recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area include:

25. A prominent and distinctive component of views from surrounding areas of the Whakatipu Basin and in particular from SH6 to the east, from Lake Hayes and surrounds, from Lake Hayes Estate, from the Crown Escarpment zig-zag and lookout and from the Remarkables skifield road. The bulky muscular and barren form of the hill dominates views from SH6 as it skirts the hill and from the Twin Rivers Trail. From the basin to the north, the hill forms a significant foreground feature in views towards the Remarkables.

26. Expansive and spectacular views from the slopes and summit of the hill (no public access) across the Whakatipu Basin floor to the enclosing mountains and lakes, enhanced by transient changes in light conditions, vegetation colours and seasonal snow and ice patterns.

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Aesthetic attributes and values:

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

(a) **High** physical values relating to the prominent and largely unmodified roche moutonnée landform and the mana whenua features associated with the area.

(b) **Moderate** associative values relating to the mana whenua associations of the area, the historical associations with early European settlement and strong shared and recognised values as part of the local sense of place and identity.

(c) **High** perceptual values relating to the visual prominence, coherence and memorability of the hill, its openness, legibility and naturalness, and its role as the largest of the roches moutonées within the Whakatipu Basin floor.

Landscape Capacity

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

i. **commercial recreational activities** – **limited** landscape capacity to absorb small scale activities that are: located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate); and protect the area's ONF values.

ii. **visitor accommodation and tourism related activities** - **very limited** landscape capacity to absorb visitor accommodation within existing buildings or building platforms. **No** landscape capacity for tourism-related activities.

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

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

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

vi. **farm buildings** – **very limited** landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.

vii. **mineral extraction** – **very limited** landscape capacity to absorb additional quarrying within the area of historic quarry activity, with remediation to enhance the naturalness of the landform.

viii. **transport infrastructure** – **no** landscape capacity.

ix. **utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing utilities and is designed and located so that it is not visually prominent.

x. **renewable energy generation** – **no** landscape capacity for commercial-scale renewable energy generation. **Very limited** landscape capacity for discreetly located and small scale renewable energy generation that is barely discernable from public places.

xi. **production forestry** – **no** landscape capacity.

xii. **rural living** – **no** landscape capacity, except within existing approved residential building platforms.

21.22.5 Waiwhakaata (Lake Hayes) ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important hydrological features:

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

Important ecological features and vegetation types:

3. Particularly noteworthy indigenous vegetation features include:

    a. A raupō (*Typha orientalis*) - makura (*Carex secta*) community at the south end of Lake Hayes fronting crack willow woodland.

    b. Swathes and scattered pockets of grey shrubland along the steep western slopes framing the western side of Waiwhakaata(Lake Hayes). Small pockets of grey shrubland also occur along the shoreline.

4. Other distinctive vegetation types include:

    a. The almost continuous patterning of willows and Lombardy and black poplars along the shoreline of Waiwhakaata (Lake Hayes).

    b. Proliferation of exotic weeds around the edges of Waiwhakaata (Lake Hayes). Dense growth of hawthorn, broom, elderberry, sweet briar and blackberry encountered along the northwest side of the lake above the shoreline willows.

    c. Numerous indigenous plantings have been established along the loop trail, particularly on the southern and western side of the lake.

5. Waiwhakaata (Lake Hayes) is a valued habitat for threatened native fish species: the Koaro (*Galaxias brevipinnis*). Other native fish species present include: the upland bully (*Gobiomorphus breviceps*) and shortfin eel (*Anguilla australis*).

6. Waiwhakaata (Lake Hayes) is a valued habitat for the nationally threatened swamp birds Australasian Bittern (*Botaurus poiciloptilus*) classified as nationally critical and Great Crested Grebe (*Podiceps cristatus australis* - classified as nationally vulnerable.

7. Waiwhakaata (Lake Hayes) is of special value as a breeding area for a variety of waterfowl, including Paradise Shelduck (*Tadorna variegata*), Grey Duck (*Anas superciliosa*), the New Zealand shoveller/Kuruwhengi (*Anas rhynchotis variegata*), Black Swan (*Cygnus atratus*), Grey Teal (*Anas gracilis*), Mallard (*Anas platyrhynchos*) and New Zealand Scaup (*Aythya novaeseelandiae*).

8. Other aquatic birds that inhabit Lake Hayes include white-faced Heron (*Ardea novaehollandiae novaehollandiae*), White Heron (*Egretta alba modesta*), Black shag (*Phalacrocorax carbo*), Little shag (Phalacrocorax melanoleucos*), the Marsh Crake (Porzana pusilla affinis),* Australian Coot *(Fulica atra australis*) (*Anas platyrhynchos*), Swamp hen/Pukeko (*Porphyrio porphyrio melanotus*), and New Zealand Kingfisher (*Halcyon sancta vagans*).

9. The raupō (*Typha orientalis*) - makura (*Carex secta*) community provides important nesting habitat and shelter for waterfowl and rails while the crack willow trees along the shoreline provide important roosting sites for shags and kingfisher.

10. Waiwhakaata(Lake Hayes) is an important recreational fishery with brown trout (*Salmo trutta*) and European perch (*Perca fluviatilis*).

11. Animal pest species include feral cats, hares, rabbits, ferrets, stoats, weasels, possums, rats and mice.

Important land-use patterns and features:

12. Human modification which is currently concentrated around the northern and eastern margins of Waiwhakaata (Lake Hayes) (adjacent and close to the ONF). Along the southern and western side of Waiwhakaata (Lake Hayes), built development is generally well set back from the lake edge.

13. The Lake Hayes Trail / Wai Whaka Ata (part of the Queenstown Trail) which forms a loop around the lake, creating multiple access points to the lake.

14. State Highway 6 which at the southern end of the lake and the northern and western side of the lake coincides with a block of conservation land that extends westwards (beyond the ONF) to Slope Hill Road.

15. Informal jetties in places. Public boat ramps.

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

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

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

Associative Attributes and Values

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

Mana whenua associations and experience are:

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

20. Wāi maori (fresh water) is a central element in Kāi Tahu creation traditions. The whakapapa of wāi māori describes bonds, relationships, and connections that bind Kāi Tahu to the land, waters and all life supported by them.

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

23. The popularity of the postcard views across Waiwhakaata (Lake Hayes) as an inspiration/subject for art and photography.

24. The very high popularity of the recreational 'feature' listed below.

Important recreation attributes and values:

25. Walking, running and cycling along the Lake Hayes Trail / Wai Whaka Ata (part of the Queenstown Trail).

26. Non-motorised activity permitted on Waiwhakaata(Lake Hayes); rowing, kayaking, swimming (when water quality permits), paddleboarding and fishing at Waiwhakaata(Lake Hayes).

27. Picnicking around the lake shoreline.

28. A large carparking area at the northern end of Waiwhakaata (Lake Hayes) where visitors base themselves from for recreational activities.

29. The Wakatipu Rowing Club located on the eastern edge of Waiwhakaata (Lake Hayes). Also used by local community groups such as Scouts and Cubs.

30. Aotearoa's National Walkway, the Te Araroa Trail passing along the western edge of the lakefront via the Wakatipu Track connecting Frankton/ Queenstown (south) to Arrowtown (north).

31. Regionally significant fishery, spawning habitat (Mill Creek) and game bird habitat.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

33. 'Postcard' long-range views from SH6 at the south end of the lake, across the lake that includes the historic homestead and mature trees at Threepwood (outside the ONF), the Lake Hayes Showground Reserve, the lake edge deciduous tree plantings, and the Lake Hayes Trail / Wai Whaka Ata, all viewed against a mountain backdrop. The seasonal leaf colour and mirror-like qualities of the lake during still weather are particularly memorable aspects of this composition.

34. Appealing mid to long-range views westbound on SH6 to the southern end of Waiwhakaata(Lake Hayes), and the ridgeline framing the western side of the lake. The depth of the outlook together with its 'classic' elements that include water in the foreground and a structured layering of mountainous landforms and gateway impression (enabling first glimpses of Queenstown) contribute to the memorability of the vista.

35. Attractive close to mid-range intermittent views from Arrowtown Lake Hayes Road across the lake to Slope Hill and the ridgeline framing the western side of the lake, backdropped by the surrounding mountain context. The filtering and framing effect of vegetation in places along with the alternating availability of such views enhances their interest and appeal.

36. Highly attractive close to long-range views from the Lake Hayes Trail / Wai Whaka Ata, the necklace of reserves around the edge of Lake Hayes and the residential properties around Lake Hayes (outside the ONF), across the lake to the dramatic and generally undeveloped roche moutonnée, the undeveloped ridgeline farming the western side of the lake and/or the more distant surrounding mountain backdrop.

37. Attractive long-range views of Waiwhakaata (Lake Hayes) from the Northern Remarkables, in particular the Remarkables Ski Field Access Road (and lookouts).

38. Attractive long-range views from the Queenstown Trail on Christine's Hill and from Arrowtown Lakes Hayes Road at McIntyre's Hill southwards out over the lake, backdropped by the dramatic ONF and ONL mountain context.

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

42. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).

43. The mirror-like qualities of Waiwhakaata (Lake Hayes) during calm and settled weather conditions.

Remoteness and wildness attributes and values:

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

Aesthetic qualities and values:

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

46. More specifically, this includes:

    a. The highly attractive large-scale composition created by the glacial lake, juxtaposed beside a rural living and urban context.

    b. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. the very limited level of built modification evident within the ONF;

        ii. the mirror-like qualities of Waiwhakaata (Lake Hayes) during certain weather conditions; and

        iii. the poplars and willows around the edges of Waiwhakaata (Lake Hayes), which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

    a. The mana whenua associations of the area.

    b. The historic features of the area.

    c. The strong shared and recognised values associated with the area.

    d. The significant recreational attributes of Waiwhakaata (Lake Hayes).

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

    a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.

    b. The very high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the scenic route of SH6, Arrowtown Lake Hayes Road, The Remarkables Ski Field Access Road and the Queenstown Trail, along with the area's transient values, also play an important role.

    c. A high perception of naturalness arising from the dominance of more natural landscape elements and patterns along the southern and western sides of Waiwhakaata (Lake Hayes).

    d. A localised sense of remoteness and wildness associated with the track around Waiwhakaata (Lake Hayes).

Landscape Capacity

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

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

vi. **Farm buildings** – **no** landscape capacity.

vii. **Mineral extraction** – **no** landscape capacity.

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

ix. **Utilities and regionally significant infrastructure** – **limited** capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent.

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

xi. **Production forestry** – **no** landscape capacity.

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

xiii. **Lake structures** – **no** landscape capacity.

21.22.6 Slope Hill ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. The roche moutonnée glacial landform of Slope Hill, formed by the over-riding Wakatipu glacier, with a smooth 'up-glacier' slope to the southwest and a steeper rough 'plucked' (down-glacier) slope to the east adjacent to Lake Hayes. Rock outcrops throughout the elevated north-western flanks. Highest point: 625m.

2. The Slope Hill roche moutonnée is recognised in the NZ Geopreservation Inventory as one of the best examples of this type of landform in Otago and one of the most easily seen and accessible. It is identified as a site of national scientific, aesthetic and recreational values and is considered to be vulnerable to significant damage by human related activities.

Important hydrological features:

3. Three steep (unnamed) stream gullies draining the southern faces of Slope Hill.

4. A gully draining the north-eastern side.

5. A small kettle lake on the elevated south-western flanks.

6. The irrigation race along the western flanks.

Important ecological features and vegetation types:

7. Particularly noteworthy indigenous vegetation features include:

    a. Remnant native vegetation comprising matagouri shrubland in the stream gullies and on some adjacent slopes on Slope Hill.

8. Other distinctive vegetation types include:

    a. Grazed pasture with scattered shelterbelts and clusters of exotic shade trees throughout the elevated slopes.

    b. Amenity and shelter plantings around the two dwellings and wetland on the north side.

    c. Poplar plantings around the flanks.

9. Animal pest species include feral cats, hares, rabbits, ferrets, stoats, weasels, possums, rats and mice.

Important land-use patterns and features:

10. Slope Hill is predominantly in pastoral use with very limited rural living use. Modification is limited to a network of farm tracks across the landform, a trig point and communication tower on the highpoint and two dwellings and associated farm building on the northern sides of Slope Hill. Built development is

generally characterised by very carefully located and designed buildings, accessways, and infrastructure, which is well integrated by a mix of established and more recent vegetation features and reads as being subservient to the 'natural' landscape patterns.

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

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

Important shared and recognised attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

17. Indigenous gully plantings which reinforce the legibility and expressiveness values within the gullies on Slope Hill.

Particularly important views to and from the area:

18. Highly attractive framed mid-range views eastbound on SH6, west of the Shotover Bridge to the south-western smooth 'up ice' flanks of Slope Hill. The composition comprises an attractive patterning of the Shotover River terraces and their layered tree plantings (a mix of evergreen and exotic species including Lombardy poplars) below the highly legible and more 'natural' pastoral elevated slopes of the roche

moutonnée and backdropped by (often) snow-capped mountain ranges of Cardrona and the Crown Range. The large-scale road cuttings that frame the highway add to the structure and distinctiveness of the vista. Overall, the outlook impresses as an engaging and memorable gateway to the Wakatipu Basin and seemingly more spacious 'rural' landscape beyond Queenstown/Frankton.

19. Appealing mid to long-range views westbound on SH6 on the elevated section of the highway east of the intersection with Arrowtown Lake Hayes Road to the south-eastern flanks of Slope Hill. The open pastoral character of the rough 'plucked' slopes of the landform in this view forms a bold contrast with the exotic vegetation and building-dominated low-lying terraces of Ladies Mile and Frankton to the left of view. From this orientation, the roche moutonnée blends seamlessly with the layered patterning of dramatic mountains and roche moutonnée that frame the western side of the Wakatipu Basin and Lake Wakatipu more generally. The depth of the outlook together with its 'classic' elements that include a structured layering of mountainous landforms and the gateway impression (enabling first glimpses of Queenstown) contribute to the memorability of the vista.

20. Highly attractive close to long-range views from the Lake Hayes Trail / Wai Whaka Ata, the necklace of reserves around the edge of Lake Hayes, Arrowtown Lake Hayes Road and the residential properties around Waiwhakaata (Lake Hayes) (outside the ONF), across the lake (ONF) to the dramatic and generally undeveloped roche moutonnée, the undeveloped ridgeline framing the western side of the lake and/or the more distant surrounding mountain backdrop.

21. Attractive mid to long-range views from the eastern side of the Wakatipu Basin (including Tuckers Beach, Domain Road, Hawthorn Triangle, Dalefield, parts of the Shotover River corridor, the Hawthorn Triangle, the eastern end of Slope Hill Road and parts of the Queenstown Trail) to the smooth pastoral elevated south-western flanks and the more rugged north-western flanks. From this orientation the open and generally undeveloped landform forms a marked contrast with the rural living development context in the foreground of view.

22. Attractive long-range views from the Remarkables Ski Field Access Road (and lookouts), the Queenstown Trail on Christine's Hill and from Arrowtown Lake Hayes Road at McIntyre's Hill to Slope Hill beside the highly attractive glacial lake of Waiwhakaata (Lake Hayes) and viewed within a broader ONL mountain context.

23. Attractive close, mid, and long-range views from Ladies Mile, Lake Hayes Estate and Shotover Country to the south side of Slope Hill. From this orientation the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough 'plucked' character.

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

27. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.

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

Aesthetic qualities and values:

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

30. More specifically, this includes:

    a. The highly attractive large-scale composition created by the generally undeveloped and distinctive roche moutonnée landform, juxtaposed beside a rural living and urban context.

    b. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. the clearly legible roche moutonnée landform profile and character;

        ii. the open and pastoral character of Slope Hill;

        iii. the very limited level of built modification evident through the ONF; and

        iv. the poplars around the flanks of Slope Hill, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

    a. The mana whenua associations of the area.

    b. The historic associations of the area.

    c. The strong shared and recognised values associated with the area.

    d. The significant recreational attributes of Waiwhakaata (Lake Hayes).

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

    a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.

    b. The very high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Lake Hayes Estate, Shotover Country, the Ladies Mile corridor, the eastern side of the Wakatipu Basin,

the scenic route of SH6, Arrowtown Lake Hayes Road, the Remarkables Ski Filed Access Road and the Queenstown Trail, along with the area's transient values, play an important role.

c. The identity of the roche moutonée as a natural landscape backdrop to Ladies Mile and the western and central portion of the Wakatipu Basin and as a gateway feature to Queenstown/ the Wakatipu Basin.

d. A high perception of naturalness arising from the dominance of natural landscape elements and patterns at Slope Hill.

Landscape Capacity

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

i. **Commercial recreational activities** – **very limited** landscape capacity for 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 farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed integrate with existing natural landform patterns.

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

vii. **Mineral extraction** – **no** landscape capacity.

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 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.

21.22.7 Feehly Hill: Schedule of Landscape Values

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important ecological features and vegetation types:

2. The hill is covered mostly in exotic woody weeds, notably broom, hawthorn, sycamore, wilding conifers and rowan. Sycamore woodland prevails in the southern side of the hill and surrounds plantings of mountain beech. Pockets of grey shrubland persist on the sunnier upper northern and western faces.

3. Diverse indigenous plantings have been established around the base of the hill near the cemetery and behind new housing developments on Manse Road.

4. Potential for ongoing ecological enhancement through weed control and indigenous plantings.

5. Areas of grey shrubland, exotic grassland and associated rocky and bluffy terrain provide suitable habitat for skinks and geckos along with the indigenous plantings as they become more established.

6. Animal pest species include rabbits, possums, stoats, rats and mice.

Land use patterns and features:

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

11. Historic attributes associated with early European pastoral farming and as part of the identity of Arrowtown. The hill was named Cemetery Hill in the 1860s and was later associated with the Feehly family of Arrowtown. The hill has been burned many times and used for farming, including as a ram paddock for Mt Soho Station.

12. Contextual value as a landscape feature that historically defined the westernmost extent of Arrowtown.

13. Contextual association with the Arrowtown Cemetery and Arrowtown War Memorial.

Important shared and recognised values:

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

Important recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

17. Expansive highly attractive views available from the eastern shoulder and crest of the hill across Arrowtown, Millbrook and The Hills golf courses to Lake Hayes, the Crown Range and the Remarkables.

18. Views to the hill when approaching Arrowtown on Malaghans Road and Arrowtown – Lake Hayes Road, where the distinctive scrub-covered hill forms a prominent ‘sentinel’ at the gateway to the village.

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Aesthetic attributes and values:

22. Distinctive and expressive landform.

23. Expansive and highly attractive views available from public trails on the hill.

24. Immersion in areas of indigenous revegetation adjacent to the trails.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

(a) **Moderate-high** physical values relating to the distinctive and relatively unmodified roche moutonnée landform, the areas of regenerating indigenous vegetation, and the mana whenua features associated with the area.

(b) **Moderate** associative values relating to the mana whenua associations of the area, and the strong shared and recognised and recreational values for the local community.

(c) **Moderate-high** perceptual values relating to the expressiveness and memorability of the hill, the moderately high and improving level of naturalness, and the impressive and expansive views available from the hill.

Landscape Capacity

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

i. **commercial recreational activities** – **no** landscape capacity.

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 and trails that provide walking access for the public or are associated with water storage and treatment and are sympathetically designed to integrate with existing natural landform patterns.

vi. **farm buildings** – **no** landscape capacity.

vii. **mineral extraction** – **no** landscape capacity.

viii. **transport infrastructure** – **no** landscape capacity.

ix. **utilities and regionally significant infrastructure** – **limited** landscape capacity for expansion or renewal of existing facilities.

x. **renewable energy generation** – **no** landscape capacity.

xi. **production forestry** – **no** landscape capacity.

xii. **rural living** – **no** landscape capacity.

21.22.8 Haehaenui (Arrow River) ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. The steep river cliffs and localised gorges (generally located downstream of the SH6 bridge) and the more gently profiled riverbanks (generally to the north of the SH6 bridge).

2. Dynamic river braids and gravel shoals at bends in the course of the river near Arrowtown and Morven Ferry Road.

3. The interaction of fluvial processes with a landscape and sediments derived under a range of climatic and geomorphic processes over different time scales.

4. Small waterfalls along the course of the river including where the Sawpit Gully Stream flows into the Arrow River.

5. Contains the Arrow Junction piemontite-schist quarry which is recognised in the NZ Geopreservation Inventory and as being of national importance with respect to scientific, aesthetic or educational values and being vulnerable to significant damage by human related activities.

Important hydrological features:

6. The Haehaenui (Arrow River), in particular the following features and attributes:

    a. Waterbody with a gravel and schist bed.

    b. Clarity of the waters.

Important ecological features and vegetation types:

7. Particularly noteworthy indigenous vegetation features include:

    a. Pockets of grey shrubland dominated by matagouri and mingimingi (*Coprosma propinqua*) and remnant pockets of mountain beech bordering the Arrow River. Sweet briar is a component of the grey shrubland.

8. Other distinctive vegetation types include:

    a. The almost continuous patterning of willows, poplars, and a range of exotic deciduous trees along the riverbanks.

    b. The proliferation of lupins and other exotic wildflower species along the riverbanks.

c. Wilding conifers occur in places along the riverbanks.

d. Exotic grass floodplains, flats and banks in places.

9. The indigenous forest and shrubland vegetation, exotic grassland and rocky to bluffy terrain provide habitat for New Zealand falcon, bellbirds, grey warbler, fantail and silver eye and skink, and geckos.

10. Habitat for eel, kōaro and salmon, rainbow trout, brown trout, and rainbow trout.

11. Valued habitat for sports fishing spawning in Haehaenui (Arrow River).

12. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, mice, and rats.

13. Plant pest species include sycamore, elderberry, wilding conifers, sweet briar, broom, gorse and lupin.

Important land-use patterns and features:

14. The network of public walking (some of which are universally accessible) and cycling trails along the riverbanks (including the Arrow River Bridges Trail which forms part of the Queenstown Trail network). This includes:

    a. Several footbridges which are regarded as noteworthy features in their own right along the trail network as a consequence of their scale, design and/or the views afforded. Including the Southern Discoveries suspension bridge, the Swain Family Bridge, the Edgar Suspension Bridge and Norman Smith footbridge (where the Arrow River trail joins the Macetown Road).

    b. The Knights Family Underpass and the Barfoot Tunnel (beneath SH6).

15. The almost continuous patterning of Informal Recreation zoned land along the western side (true right side) of the river extending from the northern end of Arrowtown to the SH6 bridge at Arrow Junction.

16. The swathe of Informal Recreation zoned land on the eastern side of the river (true left side) to the north of the SH6 bridge at Arrow Junction.

17. The Urban Growth Boundary associated with Arrowtown which adjoins the western boundary of the PA ONF (in the vicinity of Arrowtown)

18. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character, and/or proximity include: the Arrowtown Golf Course (south of Arrowtown); the scattering of relatively spacious rural living properties along the eastern side of Centennial Avenue and Morven Ferry Road and the western side of SH6 (Gibbston Highway); and the established cluster of rural living dwellings throughout Arrow Junction.

19. State Highway 6 which crosses the river at Arrow Junction.

20. The Macetown pipeline which runs from Macetown to Arrowtown alongside and crossing over parts of the Arrow River.

21. The flood berm in the vicinity of Bush Creek.

Important archaeological and heritage features and their locations:

22. The Macetown Road and stone retaining walls along the river upstream of Arrowtown, and the William Fox Memorial at Coopers Terrace to the north of Arrowtown (at the base of German Hill, District Plan reference 6).

23. The Macetown Heritage Area Overlay (MHAO) extends throughout the river corridor north of Arrowtown. This forms part of the much larger area of heritage significance due to its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation

of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930's. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. The MHOA encompasses three key areas; the Rich Burn Valley, Macetown and the Arrow River valley, all three of which have distinctive characters and features that coalesce to form a broader mining heritage of regional significance. Among these, Macetown (outside the PA) is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants and demise. Situated within its larger mining heritage context (which includes part of the PA), Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.

24. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites along the riverbanks (for example, archaeological sites F41/653, F41/748, and F41/652).

Mana whenua features and their locations:

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

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

28. For generations, mana whenua traversed these catchments gathering kai and other resources.

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

Important historic attributes and values:

30. Gold mining in and alongside the river which led to the establishment of a settlement at Arrowtown. The sites associated with Macetown represent a particularly rich archaeological landscape.

31. The naming of the river, which was named the Arrow because its point of junction with Bush Creek resembled the outline of an arrowhead.

32. The scattering of various historic features along and adjacent the PA ONF, which collectively tell the story of the early European history of the area.

Important shared and recognised attributes and values:

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

34. The popularity of the Arrow River as an inspiration/subject for art, photography, and books.

35. The identity of the river as an important natural and historic landscape context for Arrowtown.

36. The popularity of the recreational ‘features’ listed below.

37. The importance of the natural heritage area to the local community as evidenced by the efforts of the Arrowtown Wilding Group, Predator Free Arrowtown, and the Arrowtown Choppers to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.

38. The Wall of Recognition along the route of the Arrow River Bridges Trail, which recognises the landowners and members of the local community that have been instrumental in the establishment and development of the Queenstown Trail.

Important recreation attributes and values:

39. Gold panning and fishing on the river; walking and cycling the trails alongside the river

40. The highly accessible nature of the river, particularly from Arrowtown creates a popular destination for picnicking and dog exercise as recreation activities, and river access for wading/ dogs/ water play.

41. A gateway to four-wheel drive recreation access trails.

42. Significant sports fishery and spawning habitat.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

44. Highly attractive close, mid and long-range views from tracks, footbridges, reserve land, the SH6 bridge and adjacent dwellings along the predominantly vegetation-clad river corridor. Vegetation and landform patterns together with the winding corridor contain and frame views, contributing a highly variable, albeit generally relatively enclosed, character to the outlook. In places, the steep and large-scale escarpment edging the Crown Terrace and/or the mountain slopes of German Hill, Big Hill, and other enclosing mountains add a sense of drama and grandeur. Elsewhere, historic buildings bordering the corridor (for example, Dudley’s Cottage and the Chinese Settlement in Arrowtown, and quaint cottages at Whitechapel) and the dynamic river waters and/or waterfalls add to the appeal of the outlook.

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

Naturalness attributes and values:

46. The seemingly undeveloped character of the river corridor due to the dominance of the waterbody and its vegetated margins. While trails, footbridges, underpasses, and a road bridge are evident in the corridor, these activities indicate the high recreational values of the ONF (see previously). Where evident, structures are typically modest in scale and/or of an appealing or sympathetic character, which means that they are subservient to the natural landscape.

47. Between Arrowtown and the SH6 bridge there is an awareness of the urban or rural living land use adjacent the corridor. Even so, there remains a perception of significant naturalness within the river landscape, largely as a consequence of the densely vegetated margins and close proximity to the seemingly untamed and dramatic slopes of the Crown Escarpment. Buildings tend to be glimpsed behind plantings, making them recessive, with the historic character of some contributing to the charm of the area. Structures such as bridges, underpasses, signage, and seating associated with the Arrow River Trail also contribute positively to the appearance of the area. Overall there is the impression of a landscape that is highly picturesque, variable, and aesthetically appealing.

48. For the stretch of river corridor north of Arrowtown and south of the SH6 bridge, steeper slopes and gorges with exposed schist outcrops frame the river to form a contained and intimate river character. Whilst exotic vegetation is apparent, grey shrubland and manuka/beech remnants are more common and there is generally an increased perception of naturalness due to very limited exposure to development.

Memorability attributes and values:

49. The appealing and engaging views of the vegetated river corridor generally, and in places, seen flanked by historic buildings.

50. The various foot/cycle bridges, underpasses, historic features, and the dramatic gorges along the river corridor.

Transient attributes and values:

51. The fluctuations and changing patterns of the river waters and floodplain gravel banks.

52. The signature reds and golds of the autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars and willows in particular).

53. The seasonal display of wildflowers (including lupins) along the riverbanks.

54. Distinctive dappled light impression throughout the wooded river margins on sunny days.

55. Seasonal snowfall and, during which, frosted trees in the shaded river corridor by Arrowtown provide a noteworthy spectacle.

Remoteness and wildness attributes and values:

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

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

Aesthetic qualities and values relate to:

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

59. More specifically, this includes:

    a. The highly attractive and intimate composition created by the watercourse framed by the densely vegetation-clad riverbanks.

    b. The striking seasonal leaf colour display associated with the area.

    c. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. the river cliff and gorge formations to the south of the SH6 bridge;

        ii. the visually discrete character of the majority of built development bordering the area;

iii. the historic built development that is seen in places;

iv. the sympathetic design of the trail tracks and structures; and

v. the exotic trees and wildflowers along the river course, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

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

60. **High** physical values relating to the clarity of the waters, the dynamic attributes of the river corridor, the gorges and floodplains shaped by the river, the habitat values for native and introduced fauna, the areas of indigenous vegetation and the mana whenua features in the area.

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

    a. The mana whenua associations of the area.

    b. The historic features in the area.

    c. The strong shared and recognised values associated with the area.

    d. The recreational attributes of the ONF.

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

    a. The strong legibility and expressiveness values of the area derived from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.

    b. The appealing aesthetic and distinctive memorability values of the area as a consequence of its distinctive and appealing composition of natural and cultural landscape elements. The area's transient values, intimate and enclosed character, and the accessibility of the area play an important role in this regard.

    c. A strong perception of naturalness arising from the dominance of more natural landscape elements and processes throughout the area.

    d. A sense of remoteness and wildness in places where the landform and/or vegetation serves to obscure views of built development.

Landscape Capacity

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

i. **Commercial recreational activities** – **very limited** landscape capacity for 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 ONF values.

ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity for tourism-related activities. **No** landscape capacity for visitor accommodation activities.

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

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

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

vi. **Farm buildings** – **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.

21.22.9 Kawarau River ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. Spectacular steep scarps, gorges and cliffs where the river has cut through the underlying schist. The gorge from Gibbston to Ripponvale (outside the QLDC boundary) is identified as a Geopreservation Site of national importance and a landslide on the north bank of the river opposite Gibbston is identified as being of regional importance. The gorge is being continuously modified by landslides, some of extremely large scale.

2. Flat alluvial floodplains between the confluence with Kimi Ākau (Shotover River) and Chard Farm.

3. Confluence of the Kawarau and Kimiākau Shotover rivers and the dynamic changes in river braids and shoals in this area.

4. A number of large-scale landslides (e.g., the Gibbston landslide that is the most studied in the area and the K9 landslide that extends 4km between the Roaring Meg and Scrubby Stream) related to the interaction of the downcutting of the Kawarau River with the regolith overlying bedrock. Downstream of the Arrow River confluence is a suite of river terraces faulted and offset by the NW Cardrona Fault. These landforms are recognised in the NZ Geopreservation Inventory as nationally important.

Important hydrological features:

5. The Kawarau River, in the particular the following features and attributes:

    a. Waterbody notable for its volume and fast flow, with a gravel and schist bed.

    b. Clarity and distinctive turquoise colour of the waters.

    c. Presence of white-water rapids.

    d. Scientific rarity of the potential reverse flow of the river towards Whakatipu-wai-Māori (Lake Whakatipu) when the Kawarau and Kimi Ākau (Shotover) rivers are in flood. River training earthworks at the confluence of the rivers may prevent this occurring in the future.

    e. The Water Conservation (Kawarau) Order 1997 requires the outstanding amenity and intrinsic values afforded by the river waters to be sustained and the water body preserved as far as possible in its natural state.

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:

    a. Pockets of indigenous grey shrubland often mixed with sweet briar border the river along its entire length, particularly on scarps.

b. Valued habitat for eel, kōaro and rare native fish, trout and salmon.

c. Numerous rocky outcrops and bluffs that characterise the river corridor are refugia for specialist indigenous plants.

7. Other distinctive vegetation types include:

a. Crack willow lining the banks of the river along much of its length.

b. Stands of Lombardy poplar and Black poplar in places.

c. Rural shelter belts and woodlots on the alluvial floodplains.

8. The river corridor with its bordering rocky terrain and areas of shrubland provide favourable nesting habitat and hunting opportunities for New Zealand falcon. The grey shrubland is likely to support populations of grey warbler, fantail, silvereye and possibly geckos.

9. Plant pest species include wilding conifers, crack willow, sweet briar, buddleia, hawthorn, sycamore, broom and gorse.

10. Animal pest species include rabbits, possums, stoats, rats and mice.

Land use patterns and features:

11. Pastoral land use dominates the floodplain areas between Whakatipu-wai-Māori (Lake Whakatipu) and the Kawarau Bridge Bungy. Nearly all the vegetation immediately flanking this section of the river is exotic, including, extensive willows, stands of poplars, pine woodlots and shelterbelts, and pockets of broom and gorse. The National Grid Transmission lines are parallel to the river between the Kawarau Bridge and Lake Hayes Estate and are in or over the ONF at some points.

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

Important archaeological and heritage features and their locations:

13. There are a number of schedules historic heritage features along the river, including the Kawarau Falls Bridge (QLDC Ref. 40), the late 1880s Brunswick Flour Mill (QLDC ref. 49), the 1881 Kawarau Suspension Bridge (QLDC Ref. 41), the supports of the Victoria Bridge (QLDC Ref. 223), the 1936 Roaring Meg Power Station (QLDC Ref. 94), Chard Road (QLDC Ref. 216) and Rum Curries Hut at Rafters Road (QLDC Ref. 236).

14. Various ferry sites along the river and associated hotel remains, including Victoria Flat, Owens Ferry and Morven Ferry.

15. Various inter-related complexes of gold sluicings, tailings, water races, dams and associated domestic sites along the riverbanks.

16. Numerous pre-European archaeological sites along the river, including the Owens Ferry moa hunter site (archaeological sites F41/1 and F41/66) and the former natural bridge access across the river (now widened by floods) near Roaring Meg.

Mana whenua features and their locations:

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

18. The Kawarau River is mapped as a wāhi tūpuna. The ONF also overlaps with the mapped wāhi tūpuna Tititea. Tititea was a pā located on the south side of the Kawarau River near Whakatipu-wai-Māori.

19. Ōterotu is the traditional Māori name for the Kawarau Falls.

20. Potiki-whata-rumaki-nao is the name for the former natural bridge over the Kawarau, which was a major crossing point for Kāi Tahu whānui.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

22. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-wai-māori (Lake Whakatipu) and Mata-au (the Clutha River).

23. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.

24. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea area and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.

25. The mana whenua values associated with the Kawarau ONF include, but may not be limited to, ara tawhito, mahika kai, nohoaka, kāika and tauraka waka.

Important historic attributes and values:

26. The historic and contextual values of gold mining in and alongside the river and associated physical remnants.

27. The historic and contextual values of the feature as a factor shaping early European transport in the District, including historic roads, bridges, ferry sites, and associated infrastructure.

28. The historic significance of the river and its tributaries as a source of water and power.

Important shared and recognised values:

29. Nationally recognised values set out in the Water Conservation Order that applies to the river (with its wild and scenic characteristics; natural characteristics; scientific values and recreational purposes specifically identified).

30. Very strong shared and recognised values as a popular recreational destination.

Important recreation attributes and values:

31. Kayaking, jetboating (both commercial and private), rafting, swimming and fishing on the river.

32. Walking and cycling on the popular Twin Rivers and Gibbston trails alongside the river, and occasional recreational events on the southern side of the river between Whakatipu-wai-Māori (Lake Whakatipu) and Chard Farm.

33. Bungy jumping and zip lining at the Kawarau Bridge Bungy.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

35. Highly attractive close, mid and long-range views along the predominantly vegetation clad river corridor. Vegetation and landform patterns together with the winding corridor contain and frame views, contributing a highly variable albeit generally relatively enclosed character to the outlook. In places, the roche moutonnée of Morven Hill and/or the mountain slopes of the Remarkables add a sense of drama and grandeur. The dynamic river waters are a dominant visual element. The mixing of different water colours at the Kimi Ākau (Shotover) confluence, particularly when the Kimi Ākau is in flood, adds to the appeal and interest of the views in this section of the Kawarau.

36. Appealing mid and long-range views from Remarkables Park, Shotover Country, Lake Hayes Estate, Bridesdale, SH6 and the Queenstown Trail to discrete sections of the Kawarau River and its predominantly vegetation clad banks and floodplains. In such views, the rugged mountain backdrop of the Remarkables and other enclosing mountains adds to the appeal of the outlook.

37. From some proximate vantage points, the vegetation fringed, dynamic waters of the Kawarau River are seen alongside the more domesticated pastoral flood plains and terraces.

Naturalness attributes and values:

38. Generally, there is a high perception of naturalness throughout the river corridor due to the dominance of the waterbody and its vegetated margins. Whilst boating activity and trails are evident in the corridor, these activities indicate the high recreational values of the ONF. Where evident, structures are modest in scale and/or sympathetic character and remain subservient to the natural landscape.

39. Between Whakatipu-wai-Māori (Lake Whakatipu) and the Kawarau Bridge Bungy, pastoral land use dominates the floodplain areas and nearly all the vegetation flanking the river is exotic. Even so, there remains a perception of significant naturalness within the river landscape. The very limited visibility of built development on the Remarkables side of the river is important in this regard, even if pasture, farm tracks, fencing, power lines and the margins of the Kawarau Heights, Lake Hayes Estate and Bridesdale settlements are evident. However, the confined, often intimate nature of the river corridor limits exposure to such elements.

40. For the stretch of river corridor between the Kawarau Bridge Bungy and Roaring Meg, dramatic gorges with exposed schist outcrops frame the river to form a contained and intimate river character. Whilst exotic vegetation is apparent, grey shrubland is dominant and there is generally an increased perception of naturalness due to very limited exposure to development. The exception to this is visibility of SH6 within the corridor between Victoria Flats and Roaring Meg.

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

Aesthetic attributes and values:

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

45. More specifically, this includes:

    a. Strong sense of enclosure within the river corridor, defined by escarpments or gorges and the surrounding mountain ranges and roches moutonées.

    b. Coherence and distinctiveness of the waterway as a feature.

    c. Highly picturesque and aesthetically appealing views.

    d. Ability to travel along the river on trails, roads, or the water itself and to be immersed in the scenic and remoteness attributes of the river corridor.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

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

(a) **Very high** physical values relating to the volume, flow and clarity of the waters, the dynamic attributes of the confluence with the Kimi Ākau (Shotover), the scarps, gorges and floodplains shaped by the river, the habitat values for native and introduced fauna, the areas of indigenous vegetation, and the mana whenua features associated with the area.

(b) **Very high** associative values relating to the Kāi Tahu associations with the river, the rich history of gold mining and early European settlement, the significant recreational attributes, and the strong shared and recognised values, as evidenced by the 2013 Water Conservation Order.

(c) **Very high** perceptual values relating to the expressiveness of the river landforms, the memorability of the spectacular gorges and fast flowing turquoise waters, the high level of naturalness, the scenic views available to and within the corridor, and the sense of remoteness and wildness experienced east of the Kawarau Bungy.

Landscape Capacity

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

i. **commercial recreational activities** – **some** landscape capacity for activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of existing natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; 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** – **very limited** landscape capacity on floodplains or terraces that are not subject to flood hazard.

v. **earthworks** – **limited** landscape capacity for earthworks and trails that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

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

vii. **mineral extraction** – **limited** landscape capacity for small scale gravel extraction that protects the area's ONF values.

viii. **transport infrastructure** – **very limited** landscape capacity for low key 'rural' roading infrastructure outside of the State Highway corridor. **Very limited** landscape capacity for wharfs, jetties or bridges that are located in more modified parts of the ONF between Lake Whakatipu and Morven Ferry and are designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONF values.

ix. **utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent.

x. **renewable energy generation** – **no** landscape capacity.

xi. **production forestry** – **no** landscape capacity.

xii. **rural living** – **no** landscape capacity.

21.22.10 Mount Barker ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

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

Important ecological features and vegetation types:

2. Mount Barker is predominantly covered with a mixture of bracken, hawthorn, broom and other exotic weeds such as sweet briar and woolly mullein, with scattered regenerating kānuka. There are patches of mature radiata pine and eucalypt, with some wilding pine spread and an open grassed summit. A semi-mature Douglas fir plantation on the saddle between Mount Barker and the Criffel Range extends part way up the southern slopes within the PA. Rough pasture covers the higher southern slopes of the hill and around the lower toe slopes.

3. Potential for ongoing enhancement through removal of exotic trees and weeds, and regeneration of kānuka woodland.

4. The mixed pattern of indigenous and exotic vegetation combined with the rocky areas on the northern and western side of the hill provide suitable feeding habitat for New Zealand falcon and Australian harrier. The rocky terrain and adjacent rough pasture (exotic grassland) may provide suitable habitat for skinks.

5. Animal pest species include rabbits, stoats, possums, rats and mice.

Land use patterns and features:

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

Important archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

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

Important shared and recognised values:

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

Important recreation attributes and values:

12. No current public access.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values

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

Particularly important views to and from the area include:

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

Naturalness attributes and values:

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

Memorability attributes and values:

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

Aesthetic attributes and values:

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

(a) **Moderate-high physical values** relating to the prominent unmodified roche moutonnée landform, the regenerating indigenous vegetation, with high potential for enhancement of ecological values, and the mana whenua features associated with the area.

(b) **Moderate associative values** relating to the mana whenua associations of the area, the shared and recognised attributes as part of the local sense of place and identity.

(c) **Moderate-high perceptual values** relating to the legibility, visual prominence and memorability of the hill, and its contrast with surrounding rural farmland.

Landscape Capacity

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

i. **commercial recreational activities** – **very limited** landscape capacity for small scale commercial recreational activities that do not require additional built infrastructure 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 that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

vi. **farm buildings** – **very limited** landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.

vii. **mineral extraction** – **no** landscape capacity.

viii. **transport infrastructure** – **no** landscape capacity.

ix. **utilities and regionally significant infrastructure** – **no** landscape capacity.

x. **renewable energy generation** – **no** landscape capacity.

xi. **production forestry** – **no** landscape capacity.

xii. **rural living** – **no** landscape capacity.

21.22.11 Mount Iron ONF

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types

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

Important ecological features and vegetation types

2. Extensive areas of regenerating kānuka woodland (*Kunzea serotina*) across much of the landform, mixed with grey shrubland dominated by matagouri, mingimingi and bracken, generally on the steeper and rockier terrain. More discrete areas of short tussock grassland, exotic grassland, cushionfield and turf communities occur on the summit plateau and western slopes of Mount Iron. The cushionfields and turfs in particular support nationally threatened plant species such as *Carmichaelia kirkii, Acaena rorida, Myosotis brevis* and *Pimelia serviceovillosa.* Kānuka and matagouri have a threat classification of At-Risk Declining.

3. Mount Iron is one of the best examples of roche moutonée habitats in the Pisa Ecological District with a diversity of habitats and moderate species richness. The relatively large size of the site and its compactness are conducive to ecological attributes being self-sustained, but it is also an important component of a network of kānuka woodlands in the vicinity of the upper Mata-Au Clutha River.

4. Revegetation with indigenous species is being implemented in some of the more open areas of the ONF.

5. The diversity of habitats afforded by the rocky terrain and various vegetation types provides suitable habitat for New Zealand falcon, bellbird, grey warbler, fantail and silvereye, skinks and geckos and an assemblage of native invertebrates.

6. Pest plants including wilding conifers, hawthorn and sycamore are scattered across much of the steeper southern and eastern sides of Mount Iron and have the potential to invade the kānuka woodland and the sensitive cushionfield and turf communities if not controlled.

7. Animal pest species include possums, stoats, rabbits, mice and rats.

Land use patterns and features

8. The majority of the PA is kānuka woodland or grey shrubland protected as conservation reserve, council reserve or by Significant Natural Area overlay. Some open retired pastoral areas are present on the western side and the rocky cliffs on the southern and south-eastern sides do not support tall vegetation. A network of walking tracks criss-crosses the landform and there are Wānaka water supply tanks on the

north-western flank, as well as two dwellings amidst the kānuka forest. There is one dwelling and one other consented building platform on the eastern flank of the hill.

Important archaeological and heritage features and their locations

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

Mana whenua features and their locations

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

Associative Attributes and Values

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

Mana whenua associations and experience

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

Important historic attributes and values

12. Mount Iron has some contextual significance as a key reference point within the early survey of the area.

13. Historic value as a visitor destination from the early 1900s on. A track to the summit was completed in 1906.

Important shared and recognised values

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

Important recreation attributes and values

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values

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

Particularly important views to and from the area

17. A prominent and distinctive component of views from surrounding areas of the Upper Clutha Basin, including Wānaka township, Albert Town and the southern parts of Lake Wānaka. Natural landmark at the entry to Wānaka from the east, where it dominates the entry experience.

18. Very highly valued panoramic views from the slopes and summit of the hill that allow people to locate themselves within the Upper Clutha Basin and to take in the urban and rural areas of the basin and the enclosing mountain ranges and lakes. Elevated viewpoints allow appreciation of the array of legible and expressive landforms within and surrounding the basin.

Naturalness attributes and values

19. High level of naturalness due to the extent of regenerating indigenous vegetation and the largely unmodified nature of the landform. This is despite some more modified areas containing tracks, roading and structures.

Memorability attributes and values

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

Transient attributes and values

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

Aesthetic attributes and values

22. High aesthetic attributes associated with the experience of the values identified above by a significant number of residents and visitors.

23. More specifically, this relates to:

    a. The visual prominence and memorability of the landform;

    b. The regenerating indigenous vegetation;

    c. The high degree of contrast with surrounding urban areas; and

    d. The easy accessibility and high level of use by locals and visitors.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

(a) **Very high** physical values relating to the prominent and classic roche moutonée landform, the predominance of regenerating indigenous vegetation with important habitat values for indigenous fauna, and the mana whenua features association with the area.

(b) **Very high** associative values relating to the mana whenua associations of the areas, the significant recreational attributes, and the strong shared and recognised values as part of the local and regional sense of place.

(c) **High** perceptual values relating to the legibility, visual prominence, memorability and naturalness of the hill, its contrast with surrounding urban areas and the ability for people to access and experience the feature.

Landscape Capacity

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

i. **commercial recreational activities** – **no** landscape capacity.

ii. **visitor accommodation and tourism related activities** - **very limited** landscape capacity to absorb visitor accommodation within existing buildings or building platforms. **No** landscape capacity for tourism-related activities.

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

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

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

vi. **farm buildings** – **no** landscape capacity.

vii. **mineral extraction** – **no** landscape capacity.

viii. **transport infrastructure** – **no** landscape capacity.

ix. **utilities and regionally significant infrastructure** – **no** landscape capacity.

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 tenufolium)* 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 genuses *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 moutonée 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 (*Leptospernum 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 *Pseudostuga 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, bungy platform and associated buildings, zip lining and associated tree top huts and network of mountain bike trails (Queenstown Mountain Bike Park) on Cemetery Hill.

29. The swathe of Community Purpose 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., slucings, 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, luging, riding the gondola, bungy 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 Kimiākau (Shotover River) ONF, the western Whakatipu Basin / Littles Stream area and sections of the trail network coinciding with this part of the basin, to the rugged eastern and north-eastern slopes of Bowen Peak and Sugar Loaf. In views the mountainous context within which the largely undeveloped and open mountain-scape is seen, together with its visual dominance (as a consequence of its scale, proximity, and appearance), adds to the appeal of the outlook.

83. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6, and Kelvin Peninsula to the smoother south-facing slopes of Te 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 moutonée 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 moutonée 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 moutonée 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.

21.22.13 Queenstown Bay and Environs ONL

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. The glacier carved basin of the Whakatipu Valley, which split into two ice tongues when it met the Remarkables, with the terminal moraine deposited at its southern end (at Kingston) leading to the damming of the valley and creation of the lake.

2. The small peninsula landforms of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).

3. Range of lakeshore and fluvial processes and landforms that have modified the largely glacially-derived and dominated landscape. These landforms tend to be of small scale.

Important hydrological features:

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

5. Ornamental pond in Te Kararo (Queenstown Gardens).

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:

    a. Small pockets of remnant mountain beech and grey shrubland along the lake edge between Fernhill and Sunshine Bay. In places that are stands of wilding blue gum (*Eucalytpus globulus*).

7. Other distinctive vegetation types include:

    a. The proliferation of mature exotic specimen trees along the lake shore between Queenstown and Sunshine Bay and at Te Kararo (Queenstown Gardens). Species include: *Abies grandis* (grand fir), *Abies nordmanniana* (Algerian fir), *Araucaria araucana* (monkey puzzle), *Populus nigra 'Italica'* (Lombardy poplar), *Quercus velutina* (black oak), *Quercus rubra* (red oak), *Tsuga heterophylla* (western hemlock), *Sequoiadendron giganteum* (wellingtonia), *Salix babylonica* (weeping willow),

Tilia x europaea (lime). *Pseudotsuga menziesii* (Douglas fir) is a dominant species at Te Kararo (Queenstown Gardens) forming a protective forest around much of the gardens.

b. The rose garden and other largely exotic amenity plantings throughout Te Kararo (Queenstown Gardens).

c. Mown grass areas studded with specimen trees along the lake edge between Queenstown and Fernhill.

d. Amenity plantings of indigenous trees and shrubs have been established along the walking track between Sunshine Bay and Queenstown.

e. Coniferous and amenity plantings throughout Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).

f. Southern Rata re-establishment on Queenstown Gardens periphery and presence of notable solitary specimen trees.

8. Animal pest species include feral cats, ferrets, stoats, weasels, rabbits, possums, rats and mice.

9. Plant pest species include wilding conifers, hawthorn, buddleia, broom and gorse.

Important land-use patterns and features:

10. Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) with a wide range of recreational uses (described below).

11. Te Kararo (Queenstown Gardens) features include;

    a. operational facilities to manage the park e.g., the depot;

    b. Amenity display structures: Conservatory;

    c. Daytime parking for Freedom Camping.

12. The reserve or open space zoning of almost all of the land-based part of the area under the District Plan.

13. The walkway along the lake edge between Queenstown and Sunshine Bay forms a linkage of the Aotearoa's national walkway, the Te Araroa Trail passing through the ONL along the lakefront via the Wakatipu Track.

14. The Urban Growth Boundary (UGB) of Queenstown and Kelvin Heights which adjoins the lake edge within the PA.

15. Uses on the lake including tourism and recreation-based activities (e.g., the Earnslaw, kayaking, scenic cruising/touring, jet boating, sailing, parasailing and recreational boating, jet skiing and water sports, water taxis, barges).

16. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the commercial development in central Queenstown, residential development at Sunshine Bay, Fernhill, Queenstown Hill and Kelvin Heights, Glenorchy Queenstown Road, Bob's Peak and the Skyline gondola and building.

Important archaeological and heritage features and their locations:

17. The numerous protected exotic specimen trees throughout Te Kararo (Queenstown Gardens) and along the lake shore between Queenstown and Fernhill.

18. Queenstown Gardens and Plantation Reserve Block, including the Queenstown Gardens Gate (District Plan reference 13).

19. William Rees Memorial, Hakitekura Plaque, and Scott Rock Memorial, Queenstown Gardens (District Plan references 24-26).

20. Queenstown Bowling Club Pavilion, Queenstown Gardens (District Plan reference 65).

21. Shipping navigation beacon at the end of the Gardens Peninsula (District Plan reference 221).

22. Rifle butt adjacent to the lake esplanade (District Plan reference 220, archaeological site E41/305).

23. Kelvin Peninsula midden/oven site (archaeological site E41/13).

Mana whenua features and their locations:

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

25. Much of the ONL is within the mapped wāhi tūpuna Whakatipu Waimāori (Lake Whakatipu). Whakatipu Waimāori is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

26. It also includes the mapped wāhi tūpuna Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and Te Kararo (Queenstown Gardens.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

28. The name Whakatipu-wai-māori (or Whakatipu Waimāori) originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihoutū dug the lakes with his kō known as Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua.

29. For generations, the lake supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day.

30. Te Nuku-o-Hakitekura is related to the feats of Hakitekura, the famous Kāti Māmoe woman who was the first person to swim across Whakatipu-wai-māori.

31. Te Kararo was the site of a kāika (permanent settlement).

32. The mana whenua values associated with this ONL include, but may not be limited to wāhi taoka, tauraka waka, kāika, ara tawhito and mahika kai.

Important historic attributes and values:

33. Early Māori occupation around the lakeshore.

34. Historic recreational use of the lake, lakeshore, and gardens.

35. Historic use of the lake for transport.

36. The early establishment and continued use of the gardens as a public reserve.

Important shared and recognised attributes and values:

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

38. The popularity of the postcard views from Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and the waters across the lake to Cecil Peak and Walter Peak and the broader mountain context, as an inspiration/subject for art and photography.

39. The very high popularity of the Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake. The very close proximity of this recreational feature to Queenstown urban area also plays a role.

40. The critical role of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake in shaping the identity of Queenstown.

Important recreation attributes and values:

41. Te Kararo (Queenstown Gardens), botanical gardens by the town centre that is home to a wide range of recreational uses (children's playground, lawn bowls, frisbee golf, tennis, skate boarding, skating, BMX biking, ice skating, ice hockey, walking and jogging, cycling, picnicking, outdoor events, peaceful contemplation).

42. Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), which includes the golf course and a sculpture walk around the lake edges of the golf course, used by walkers, joggers, cyclists, and picnickers.

43. The Queenstown Trail around the lake edge of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).

44. Walking, running, cycling and picnicking along the lake-edge trail between Queenstown and Sunshine Bay.

45. Water-based activities including: swimming, kayaking, sailing, paddle boarding, boating, jet skiing.

46. Fishing for rainbow trout, brown trout, and chinook salmon in Whakātipu-Wai-Māori.

47. Glenorchy - Queenstown Road as a key scenic route in close proximity.

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

Particularly important views to and from the area:

50. The postcard views from Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails, Glenorchy - Queenstown Road and the dynamic waters of the lake

to Cecil Peak and Walter Peak and the broader mountain context. The frequent movement of vessels on the lake adds to the interest of the outlook.

51. Iconic mid to long-range views from central Queenstown, across the waters of Whakatipu Waimāori (Lake Whakatipu)to the rugged and dramatic landforms of Cecil Peak, Walter Peak and the broader mountain context framing the lake. The seemingly undeveloped and green finger of Te Kararo (Queenstown Gardens) and almost continuous fringe of green along the northern lake edge (Queenstown to Sunshine Bay) adds to the appeal of the outlook.

52. In all views, the striking juxtaposition of urban development alongside the grandeur of the natural landscape adds to the spectacle.

Naturalness attributes and values:

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

54. The general avoidance of structures along the lake edge within the PA, excepting the jetties and boat sheds, etc. on the south side of Te Kararo (Queenstown Gardens).

Memorability attributes and values:

55. The highly memorable views of the Whakatipu Waimāori (Lake Whakatipu)and its surrounding mountain frame.

56. The sense of Te Kararo (Queenstown Gardens) as a place of beauty and tranquillity close to central Queenstown.

Transient attributes and values:

57. The ever-changing patterning of light and weather across the lake.

58. Human activity on the lake.

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

Remoteness and wildness attributes and values:

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

Aesthetic attributes and values:

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

62. More specifically, this includes:

    a. The highly attractive and engaging large-scale composition created by the tree-lined glacial lake and ‘green’ peninsulas set within a broader mountain context seen either individually or collectively, juxtaposed beside an urban context.

b. At a finer scale, the following aspects contribute to the aesthetic appeal:

   i. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.

   ii. The general absence of structures and the dominance of vegetation along the lake edges.

   iii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the urban context and imbues an impression of 'green relief'.

   iv. The mature trees throughout the area which contribute to the scenic appeal.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

    a. The mana whenua associations of the area.

    b. The historic features of the area.

    c. The strong shared and recognised values associated with the area.

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

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

    a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.

    b. The high aesthetic and memorability values of the area as a consequence of its distinctive and highly appealing composition of natural landscape elements juxtaposed beside Queenstown. The visibility of the area from Queenstown, Glenorchy-Queenstown Road, and sections of the Queenstown Trail network, along with the area's transient values, play an important role.

    c. A sense of tranquillity and green relief at Te Kararo (Queenstown Gardens).

    d. A localised sense of remoteness and wildness along the lake edge trails where views to nearby urban development are screened by landforms and/or vegetation.

Landscape Capacity

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

i. **Commercial recreational activities** – **limited** landscape capacity for 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 public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

vi. **Farm buildings** – **no** landscape capacity.

vii. **Mineral extraction** – **no** landscape capacity.

viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; 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** – **very limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure.

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

xi. **Production forestry** – **no** landscape capacity.

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

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

21.22.14 Northern Remarkables ONL

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. Steep to very steep mountain slopes with frequent exposed schist outcrops and scree slopes. The northern faces consist principally of large landslides which occurred after the retreat of glaciers at the end of the last glaciation.

2. Alluvial fans and shingle beds associated with the Rastus Burn and Owens Creek.

3. Elevated fans and flat alluvial floodplains and terraces bordered in places by steep escarpments.

4. Located to the north of, and down slope of, the Remarkables Ski Field Access Road, the Remarkables Terrane Boundary and Block Field are identified as a Geopreservation Site of national importance; and the Frankton Block Field is identified as being of regional importance. Both of these features are rated as being robust and not considered to be vulnerable to most human-related activities.

5. This ONL also contains the Lake Alta cirque which is a classic lake-filled cirque with steep rocky sides. There are areas of moraine over the schist bedrock at the front lip.

Important hydrological features:

6. The Rastus Burn.

7. Owens Creek.

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

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

Important ecological features and vegetation types:

10. Particularly noteworthy indigenous vegetation features include:

    a. Extensive areas of regenerating indigenous grey shrubland, particularly in the Owens Creek and Rastus Burn valleys. The larger areas of shrubland are designated as SNA's.

    b. Snow tussock grasslands, mixed snow tussock *Dracophyllum* scrub and cushionfields covers the higher slopes generally above *c.* 900 m, including the Rastus Basin.

c. Alpine cushion bogs are a feature of the Basins in the upper Rastus Burn bordering the streams and tarns.

d. Expansive areas of mixed short tussock – exotic grassland interspersed with grey shrubland occur above the prominent alluvial fans and terraces of the Rastus Burn and Owens Creek.

e. Scattered, locally rare, mature kowhai across the lower and mid slopes especially on bluffy sites.

11. Other distinctive vegetation types include:

    a. Grazed pasture throughout the flat river terraces while extensive grazing occurs on the lower hillslopes.

12. Valued habitat for a range of lizards, New Zealand falcon, New Zealand pipit and grey warbler, and endemic invertebrates. Mingimingi and the tree daisies *(Olearia sp)* are important to endemic invertebrates during parts of their life cycles while rocky areas amongst low stature shrubs and short and exotic grassland is important habitat for skinks and geckos.

13. The upper part of the PA lies in the DOC managed Remarkables Conservation Area.

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

15. Plant pest species include sweet briar which is often a component of grey shrubland, wildings conifers, buddleia, broom, and gorse.

Important land-use patterns and features:

16. Human modification which is concentrated throughout the low-lying river terraces at the base of the mountain slopes (and adjacent the Kawarau River ONF), where pastoral and viticultural land use dominate; in the three elevated basins near Lake Alta within which the ski field is located; and throughout the north-western portion of the PA associated with the ski field access road.

17. Built development patterns which, throughout the lower-lying river terraces includes a farmhouse at Owens Creek, the Chard Farm winery, scattered farm buildings, farm tracks, fencing and a power line (on poles) roughly traversing the toe of the steeper slopes. Generally development is characterised by very carefully located and designed buildings that have an obvious connection with the working rural landscape, are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.

18. The location of the Remarkables Ski Field within three interconnected elevated basins which means that it is relatively visually discreet in views from low-lying places in the Wakatipu Basin and Queenstown. The ski field access road, however, is prominent in such views.

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

Important archaeological and heritage features and their locations:

20. Chard Road (District Plan reference 216) and Chard Farm (archaeological site F41/52).

21. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).

Mana whenua features and their locations:

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

23. The western part of the ONL overlaps the mapped Kawarau wāhi tūpuna. Kawarau is the traditional name for the Remarkables.

24. The very northern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

26. As one of the highest and most prominent ranges overlooking Whakatipu-wai-māori, closeness to the Ātua gives significance to Kawarau.

27. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-wai-māori (Lake Whakatipu) and Mata-au (the Clutha River).

28. The Kawarau River is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.

29. The mana whenua values associated with the ONL include, but may not be limited to, mauka, wāhi taoka, ara tawhito, mahika kai and nohoaka.

Important historic attributes and values:

30. Gold mining in the area and the associated physical remnants.

31. Historic farming, especially early pastoralism.

32. Chard Road, which was part of the old main coach link between Queenstown and Cromwell. Identified in the PDP Inventory of listed Heritage Features, QLDC Category 2 (three categories, 1 to 3, with Category 1 being the most significant).

Important shared and recognised values:

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

34. The popularity of the mountain slopes as an inspiration/subject for art and photography and as a ‘key outlook’ from Queenstown.

35. The high popularity of the recreational ‘features’ listed below.

Important recreation attributes and values:

36. The Remarkables Ski Field for winter use and recreation; access to the ski field also offers the general public close-up, first-hand experience of the Northern Remarkables PA ONL.

37. The Remarkables Ski Field Access Road (and lookouts) and SH 6 as key scenic routes either within the PA or in close proximity.

38. The popular Queenstown Park Station Fun Ride and Kawarau River Run annual events.

39. Walking and cycling along the Twin Rivers Trail on the north side of the Kawarau River. Although the trail is outside the Northern Remarkables PA ONL, its close proximity means that the landscape character experienced on the trail is strongly influenced by the PA.

40. The Lake Alta and Wye Creek Route walking tracks.

41. Climbing in the Rastus Burn Recreation Reserve.

42. Jetboating, kayaking, rafting, and fishing on the Kawarau River (ONF), for the same 'proximity' reasons to those described above.

43. Chard Farm winery.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

45. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values within the Owen and Rastus Burn catchments.

46. More generally, the vegetation cover and land uses found within the area which reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying flat areas and more natural vegetation cover apparent across elevated areas.

Particularly important views to and from the area:

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

48. Impressive close-up views across tussock-dominated slopes near the Remarkables Ski Field Road towards the deeply etched valley of the Rastus Burn and up into the valley corridor of the ski field itself.

49. Highly attractive close, mid and longer-range views from the Kawarau River to the edges of the pastoral terraces, backdropped by a vast and rugged mountain setting. The complex river edge landforms and vegetation patterns frame and filter views in places, contributing to views that have highly variable content and a variable character.

50. Complex and highly attractive mid-range views from Lake Hayes Estate, Bridesdale and Shotover Country over intervening riverside vegetation to the exposed, relatively bare, pastoral terraces and mid slopes, either side of the Rastus Burn valley and the crenelated ridges and peaks that top the range.

51. Dramatic longer-range views from the Whakatipu Basin, the Crown Range Road and Queenstown urban area (including the airport and key scenic routes), to the elevated mountain slopes, peaks and ridges.

52. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development and impression of openness underpins the high quality of the outlook.

53. From the more distant vantage points (i.e., Queenstown, Whakatipu Basin and Crown Terrace area), views of the jagged alpine peaks and rugged incised mountain slopes comprise signature views that are critical to the identity of the wider area.

54. From more proximate vantage points, the vegetation-fringed, dynamic waters of the Kawarau River add to the locality's spectacle – acting as the centrepiece to an enclosed, U-shaped valley that becomes increasingly incised east of Morven Hill (ONF). In such views, the seemingly 'tamed' pastoral floodplains and elevated terraces on both sides of the river are also apparent, offering attractive contrast with, and counterpoint to, the sheltered river corridor and its mountain backdrop.

Naturalness attributes and values:

55. The mountain slopes which exhibit a very high level of naturalness, except in the more immediate vicinity of the Remarkables Ski Field and its access road. This perception is accentuated by the sheer scale and visual grandeur of the mountain range as a whole. While modifications related to the ski field and its road are visible from much of the catchment associated with the Kawarau River, Queenstown, and the southern Whakatipu Basin (albeit to varying degrees), their confined location and limited scale – relative to that of the Northern Remarkables in totality – limits impact on those areas and means that they are not dominant elements. These landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.

56. The elevated river terraces closer to the Kawarau River, where pastoral and viticultural land uses dominate, giving rise to a lower level of perceived naturalness within this part of the PA ONL Northern Remarkables. Scattered farm dwellings, rural buildings, shelterbelts, woodlots, power lines, fencing, and tracks add to this impression in places and its 'cultural' dimension is further amplified by the predominance of exotic plant species near the river, including willows, poplars, broom, gorse and rosehip.

Memorability attributes and values:

57. Views of the steep mountain slopes and crenelated ridges and peaks that top the range are highly memorable.

Transient attributes and values:

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

59. The changing colours of pasture areas, which are green in some seasons and tawny brown in others.

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

Remoteness and wildness attributes and values:

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

Aesthetic qualities and values:

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

63. More specifically, this includes:

    a. The highly attractive and striking composition created by the powerful and dramatic mountain slopes and peaks juxtaposed beside the more modified and 'tamed' river terraces.

b. At a broad scale, this ‘natural’ large-scale landscape scene forms a bold contrast with, and backdrop to, Queenstown and the Wakatipu Basin.

c. At a finer scale, the following aspects contribute to the aesthetic appeal:

i. the sculpted exposed schist outcrops and scree slopes throughout the elevated slopes;

ii. the steeply incised Rastus and Owen Burns;

iii. the bold patterning of elevated fans and flat alluvial floodplains and terraces interspersed with steep escarpments;

iv. the picturesque glacial Lake Alta;

v. the relatively low-key and ‘rural vernacular’ or sympathetic style of the majority of built development; and

vi. the poplars along the river edge, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

64. **Very High physical values** due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area.

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

a. The mana whenua associations of the area.

b. The historic features and associations of the area.

c. The very strong shared and recognised values associated with the area.

d. The significant recreational attributes.

e. The scenic values associated with the Remarkables Ski Field Access Road.

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

a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape’s formative processes.

b. The very high aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains (and river), are critical features of the area. The proximity of the area to Queenstown, the Whakatipu Basin, key gateways/scenic routes, and

popular recreational features, which allows the experience of these values along with the area's transient values, also play a role.

c. An impression of high naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.

d. A strong sense of remoteness and wildness associated with large-scale steep slopes and rugged peaks, which is heightened as a consequence of the area's close proximity to Queenstown and the Whakatipu Basin.

Landscape Capacity

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

67. **Commercial recreational activities** – **some** landscape capacity for activities (including at Chard Farm) that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; are designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

68. **Visitor accommodation and tourism related activities** – **some** landscape capacity for activities on the flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No** landscape capacity on the mountain slopes and fans.

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

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

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

72. **Farm buildings** – in those areas of the ONL with pastoral and viticultural land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.

73. **Mineral extraction** – **no** landscape capacity for extraction larger than farm/vineyard-scale quarries. **Limited** capacity for farm/vineyard-scale quarries that protect the naturalness and aesthetic attributes and values of the ONL.

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

75. **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.

i. **Renewable energy generation** – **no** landscape capacity for commercial-scale renewable energy generation. Limited capacity for discreetly located and small-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation on the flat and low-lying terraces and floodplains.

76. **Production forestry** – **no** landscape capacity.

77. **Rural living** – **very limited** landscape capacity for activities on the flat and low-lying terraces and floodplains that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No** landscape capacity on the mountain slopes and fans.

78. **Gondolas – limited** landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape, and protect the area's ONL values.

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 a 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 Kimiākau (Shotover River) ONF, Arrowtown, the western and northern parts of the Whakatipu Basin (including Malaghans Road), and sections of the Queenstown Trail network coinciding with those parts of the basin, to the coherent sequence of mountains framing the northern side of the basin. In these views the continuity of the large-scale and largely open, dramatic landforms, together with their seemingly undeveloped appearance (as a consequence of the diminishing influence of distance in relation to the ski field and access road), means that the PA is of critical importance in shaping the visual amenity values of the area from which they are viewed.

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.

21.22.16 Eastern Whakatipu Basin ONL

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. The steeply sloping, foliated (in the geological sense, not botanical), schistose mountain landforms of Pt 1108, Pt 1080, Pt 1331, Crown Peak (1,731m), and Pt 1426 (including much of the western sides of Mt Scott), which form part of the wall of mountains framing the eastern side of the Whakatipu Basin.

2. The numerous secondary and varying steep to more rounded ridgeline ‘shoulders’ extending westwards from the continuous (eastern) mountain ‘frame’ to the Crown Terrace Escarpment.

3. The cone-shaped roche moutonnée glacial landform of Mt Beetham with the smooth ‘up-glacier’ face along its west side and a steeper rough ‘plucked’ ‘down-glacier’ slope to the east. Rock outcrops throughout the elevated north-eastern flanks. Highest point: 929m.

4. Partly collapsed solifluction slopes above the Crown Terrace. (NB Solifluction is a collective name for gradual processes by which regolith (unconsolidated material overlying bedrock) moves down a slope ("mass wasting") generally caused by freeze-thaw activity.)

5. The steep large-scale and continuous remnant river terrace escarpment landform along the western edge of the Crown Terrace (the majority of which is outside the PA ONL).

6. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the eastern side of the Whakatipu Basin and along the finger of the Crown Terrace that extends between the western side of Mt Beetham and the Crown Escarpment.

7. The distinctive Judge and Jury rock formations near the Kawarau Bridge.

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

Important hydrological features:

9. The numerous unnamed streams in the northern portion of the PA draining to the Arrow River, including along New Chums Creek along the New Chums Gully.

10. The numerous streams draining from the eastern mountain range across the Crown Terrace and down to the Arrow River via the Crown Escarpment. Including Royal Burn, Swift Burn, along with several unnamed watercourses. Generally the watercourses are steeply incised where they cross the Crown Escarpment.

Important ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:

    a. Below approximately 800m on the slopes facing the Arrow River and the lower section of New Chums Gully, a dense mosaic of shrubland with scattered areas of trees. The shrubland is dominated by sweet briar (*Rosa rubiginosa*) and matagouri (*Discaria toumatou*). Other shrub species include mingimingi (Coprosma propinqua), Coprosma rugosa, tutu (*Coriaria arborea*), NZ broom (*Carmichaelia arborea var arborea*), bush lawyer (*Rubus cissoides*) and koromiko (*Veronica salicifolia*).

    b. Kowhai (*Sophora microphylla*) behind the Glencoe homestead in New Chums Gully.

    c. Pockets of a diverse range of native shrubs in more inaccessible gullies (such as the narrow gorge at the head of New Chums Creek), including turpentine scrub (*Dracophyllum uniflorum*), Astelia nervosa, shrub daisy (*Olearia nummulariifolia*), native broom (*Carmichaelia petriei*), bush snowberry (*Gaultheria antipoda*), and mountain ribbonwood (*Hoheria lyallii*).

    d. Pockets of matagouri and mingimingi across the Crown Terrace Escarpment and throughout gullies.

    e. Expansive areas of short and snow tussock grassland throughout the eastern mountain frame between approximately 800m and 1,700m. Tall tussock (*Chionochloa rigida*) dominates on cool aspects with short tussock (*Festuca novae-zelandiae*) increasing in dominance with decreasing altitude. Pockets of grey shrubland dominated by matagouri and mingimingi throughout lower slopes.

    f. Strong cover of silver tussock (*Poa cita*) throughout the eastern flank of Mt Beetham.

    g. Narrow leaved snow tussock (*Chionochloa rigida amara*) dominates above 1,000m.

    h. Cushionfields on ridge crest in vicinity of Crown Peak.

12. Other distinctive vegetation types include:

    a. Exotic grasses and herbs mixed with tussock throughout the slopes below approximately 1,000m.

    b. Sycamore and black poplars throughout the Crown Terrace Escarpment in the vicinity of Tobins track and the Arrow River, and in parts of New Chums Gully below the shearing shed.

    c. Sweet briar, broom, scrub, hawthorn, wilding conifers, and pockets of plantation forestry (larch and Douglas fir) across the Crown Terrace Escarpment.

13. Diverse vegetation types and rocky terrain associated with the Crown Range and lower landforms including escarpments provide suitable habitat for New Zealand falcon, New Zealand pipit, grey warbler, fantail and silvereye and skink and gecko species.

14. Animal pest species include feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, and rabbits.

15. Plant pest species include wilding pines, sweet briar, hawthorn, buddleia, sycamore, broom and gorse.

Land-use patterns and features:

16. Human modification which is concentrated: around the Glencoe Station homestead in New Chum Gully (north of Mt Beetham); roughly in the centre of the Crown Terrace Escarpment, where the Crown range (or ‘Zig Zag’) Road winds its way up the escarpment; and the southern end of the PA where the Crown Range Road winds its way around the southwestern flanks of Mt Scott.

17. Built development patterning which includes a cluster of rural dwellings and farm buildings associated with Glencoe Station in New Chum Gully (to the north of Mt Beetham); a limited scattering of rural living dwellings to the northwest of Mt Beetham; two rural living dwellings to the north of the Zig Zag Road (one located at the base of the escarpment and one near the top); and a small cluster of rural living dwellings towards the southern end of the PA, northwest of the Kawarau Bridge (and accessed from Gibbston Highway). Generally development is characterised by carefully located and designed buildings that are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character, ensures that they sit comfortably into the setting.

18. Several rural and rural living dwellings and farm buildings are located along the edges of the PA within the Crown Terrace and along the toe of the escarpment, south of the point where the course of Arrow River diverges from the base of the escarpment. With the exception of New Chum Gully environs, generally built development has been carefully located outside of the PA.

19. Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track (small section). Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.

20. Infrastructure is evident within the northern and southern portions of the PA and includes: a section of the Cromwell Frankton A transmission corridor in the vicinity of the Kawarau bridge (southern end of PA); a short section of power lines on poles servicing the rural living cluster near the Kawarau Bridge; the power/telephone lines (on poles) servicing Glencoe station and farm fencing / farm tracks.

21. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the rural living development along the toe of the Crown Terrace Escarpment and the base of the range of mountains framing the eastern side of the Whakatipu Basin (on the Crown Terrace); the close proximity of SH 6 (Gibbston Highway) which is on the western side of the southern end of the Crown Terrace Escarpment and the Crown Range Road, where it runs across the Crown Terrace.

Important archaeological and heritage features and their locations:

22. The Judge and Jury Rocks near the Kawarau Bridge (District Plan reference 9).

23. Historic farmstead at Glencoe Station and associated outbuildings.

24. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites F41/743, F41/632, and F41/633).

25. Notable transport routes and associated infrastructure, including Tobin's Track.

Mana whenua features and their locations:

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

27. Parts of the ONL overlap the mapped Haehaenui (Arrow River) wāhi tūpuna. The southern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna. These wāhi tūpuna were part of a network of mahika kai areas, with the Kawarau River also being a traditional travel route between the Mata-au (Clutha River) and Whakatipu Waimāori (Lake Wakatipu).

Associative Attributes and Values

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

Mana whenua associations and experience:

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

29. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea settlement on the south side of the Kawarau river and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.

30. The mana whenua values associated with the Eastern Wakatipu Basin ONL include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Important historic attributes and values:

31. Gold mining in the area and the associated physical remnants including sluiced faces and water races.

32. Use of the Crown Terrace for pastoralism.

33. Glencoe homestead and remaining historic buildings from William Paterson's establishment of the Glencoe Run.

34. Historic transport tracks and infrastructure, including Tobin's Track (constructed 1874) and features associated with the construction of SH6 (eg. F41/744).

Important shared and recognised attributes and values:

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

36. The popularity of the postcard views from the Zig Zag lookout (on the Crown Range Road, where it scales the Crown Terrace Escarpment) out over the Whakatipu Basin and surrounding mountains, as an inspiration/subject for photography.

37. The high popularity of Tobins Track in part due to its very close proximity to Arrowtown.

38. The identity of the line of mountains along the eastern side of the PA in forming the dramatic 'eastern frame' of the Whakatipu Basin.

39. The identity of the Crown Terrace Escarpment (and distinctive 'zig zag' section of the Crown Range Road) as marking the transition between the mixed rural and rural residential landscape of the low-lying part of the Whakatipu Basin and the more overtly 'working' rural landscape of the Crown Terrace.

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

Important recreation attributes and values:

41. Enjoying the view from the Zig Zag lookout on the Crown Range Road.

42. Walking, running, dog walking (where allowed) and mountain biking on Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track.

43. SH 6 Gibbston Highway and the Crown Range Road as key scenic routes either within the PA or in close proximity.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

45. Indigenous gully plantings and remnant vegetation which reinforce the legibility and expressiveness values throughout the area.

Particularly important views to and from the area:

46. The postcard views from the Zig Zag lookout (on the Crown Range Road), out over the Whakatipu Basin, Te Whaka-ata (Lake Hayes), Whakātipu-Wai-Māori (Lake Whakatipu), Morven Ferry roche moutonnée, the Remarkables, Coronet Peak and the broader mountain context. The 'bird's eye' like quality of the vista across a complex mixed rural and rural living/resort landscape adds to its appeal. The accessibility of the vantage point also plays an important role.

47. The spectacular panoramic views from the Crown Peak Track, and the New Chum Ridge Track out over the Whakatipu Basin to the west and/or the rugged and dramatic expanse of the Crown Range to the east and north.

48. The highly attractive and engaging short to long-range views from Tobins Track and Tobins Drop, Mt Beetham Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, out over the PA, the Whakatipu Basin, the Remarkables, and the broader glacial valley and mountain context.

49. The dramatic mid and long-range views from Arrowtown, the Arrow River ONF, the scenic routes of the Crown Range Road and SH6 Gibbston Highway, much of the Whakatipu Basin (including sections of the Queenstown Trail network) to the large-scale and coherent river terrace escarpment landform and/or the continuous sequence of mountains that frame the eastern side of the Crown Terrace. From more distant vantage points, the contrast established between these more natural landscape elements seen in combination with the gently sloping working rural 'plinth' of the Crown Terrace adds to the memorability and appeal of such views. At closer range, the large-scale, rugged and unkempt appearance of much of the Crown Terrace Escarpment reinforces its role as a 'break' between the more developed low-lying basin to the west and the working rural landscape of the Crown Terrace.

50. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road and Coronet Peak Road in which the scale and shape of the glacial valley and river terrace landscape that underpins the PA is legible in its entirety and confers a sense of grandeur to the outlook.

51. The highly engaging mid-range views from Glencoe Road, in which the roche moutonnée profile of Mt Beetham is clearly legible.

52. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Gibbston Valley. Such views offer an appreciation of the broader glacial landscape context within which the PA ONL is set.

53. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the PA ONL, along with the generally subservient nature of built development within the PA ONL, underpins the high quality of the outlook.

Naturalness attributes and values:

54. The 'seemingly' undeveloped character of Eastern Whakatipu Basin PA ONL set within the mixed working rural and rural living (Whakatipu Basin) context and/or the working rural setting of the Crown Terrace, which conveys a relatively high perception of naturalness. While modifications related to rural living, farming, forestry, recreational, and infrastructure uses are visible, the sheer scale and continuity of the high mountain-scape along the eastern side of the Crown Terrace and the river terrace escarpment landform along its western edge ensures that, for the most part, these elements remain subservient to natural landscape elements, patterns, and processes.

55. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.

56. While the Crown Range Road forms a bold manmade element within the PA ONL, the connection this development establishes and enables between the mountain setting, the inhabited Whakatipu Valley and further afield, Wanaka, adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' escarpment and mountain setting within which this development is viewed, together with its identity as a popular scenic route, also play a role. Put another way, these landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.

57. The localised forestry plantings across parts of the Crown Terrace Escarpment contribute a reduced perception of naturalness in places. However, the underlying natural (and largely unmodified) rugged river terrace landform character of the area remains legible and dominant, thus ensuring these parts of the PA display at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

Memorability attributes and values:

58. The appealing and engaging views of the continuous 'wall' of mountains framing the eastern side of the Whakatipu Basin from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the elevated 'farmed' river terrace landform of the Crown Terrace contributes to its memorability.

59. In some instances, the more developed context of the low-lying basin that signals the role of this part of the PA ONL as a gateway between the developed basin and seemingly untouched mountain-scape beyond, along with the magnificent broader mountain setting within which it is seen in many views, are also factors that contribute to its memorability.

60. The dramatic closer-range views from low-lying vantage points throughout the eastern side of the basin to the rugged and large-scale escarpment which forms a bold contrast with the developed setting throughout the basin floor.

61. The distinctive landscape layering that is apparent in longer-range views where the patterning of the escarpment, stepping up to the farmed terrace and backdropped by the line of mountains (along the eastern edge of the terrace) is visible.

62. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area via the Crown Range Road.

63. The panoramic alpine landscape views afforded from ridgeline tracks.

Transient attributes and values:

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

65. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.

Remoteness and wildness attributes and values:

66. A sense of remoteness across the mountains along the eastern side of the Crown Terrace, due to their coherent and continuous large-scale character and the limited level of built development evident.

67. A sense of wildness across the Crown Terrace Escarpment portion of the PA as a consequence of its continuous rugged character along with its generally 'undeveloped' and, in places, seemingly unkempt character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard.

68. Such feelings reduce in the parts of the PA where forestry and the Crown Range Road are located.

Aesthetic attributes and values:

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

70. More specifically:

    a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains backdropping the distinctive river terrace escarpment, which together frame the eastern side of the Whakatipu Basin.

    b. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. The cone like peak of Mt Beetham and its distinctive roche moutonnée profile.

        ii. The uninterrupted and muscular sequence of predominantly tussock-clad steep to more rounded mountains and ridges along the eastern side of the Crown Terrace.

        iii. The seemingly wild escarpment landform that forms a 'wall' along the eastern side of the basin floor and serves as a transition between the basin floor and the working rural landscape of the Crown Terrace.

        iv. The ever-changing play of light and weather patterns across the mountain slopes.

        v. The confinement of appreciable visible built development to the Crown Range Road.

        vi. The very limited level of built modification evident through the ONL.

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

    a. The mana whenua associations of the area.

    b. The strong shared and recognised values associated with the area.

    c. The significant recreational attributes of the network of walking and biking tracks in the area.

    d. The scenic values associated with Crown Range Road.

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

    a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.

    b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arrowtown, the Whakatipu Basin, the scenic routes of the Crown Range Road and SH6, parts of the Queenstown Trail network, the Remarkables Ski Field Access Road, Coronet Peak Road, and the airport approach path, along with the area's transient values, play an important role.

    c. A high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.

    d. A strong sense of remoteness and/or wildness across the PA.

Landscape Capacity

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

i. **Commercial recreational activities** – **very limited** landscape capacity for 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** – **very limited** landscape capacity for visitor accommodation in low lying locations and clustered with existing buildings, that is: of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement; enhance public access and are consistent with the area's ONL values. **No** landscape capacity for tourism related activities.

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

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

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

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

vii. **Mineral extraction** – **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 for commercial-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.

x. **Production forestry** – **no** landscape capacity.

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

21.22.17 Victoria Flats ONL

General Description of the Area

The Victoria Flats ONL PA comprises the fluvioglacial outwash terrace on the true right bank of the Kawarau River between Nevis Bluff and the Waitiri peninsula and the immediate mountainous landforms enclosing the flats (including the eastern faces of Mt Mason). It is a small landscape unit within the wider ONL of the Mt Mason/Mt Rosa/Mt Edward range, the southern Pisa Range and the Carrick and Horne ranges and the Doolans (outside the district boundary). The PA surrounds two areas of Gibbston Character zoning - between SH6 and the Kawarau River and on the flats south of the Queenstown Lakes District (QLD) landfill. The Kawarau River ONF passes from west to east through the PA.

There are two sub-areas: the flat fluvioglacial outwash terrace (the Victoria Flats); and the river gorge and steep surrounding mountain slopes and knolls.

Physical Attributes and Values

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

Important landforms and land types:

1. A small fluvioglacial terrace on the true right bank of the Kawarau River comprising slightly weathered outwash gravels and measuring approximately 2.2km long in an east-west direction and 1.6km wide in a north-south direction. It is bisected by the Gibbston – Cromwell Highway (SH6). Large boulders scattered across the flats, with a greater density close to Nevis Bluff, are thought to have been deposited by a debris flow from a landslide that dammed the river and formed a lake at the bluff.

2. The Kawarau River.

3. Enclosing schist mountain slopes: including the eastern face of Mt Mason, the lower slopes of Mt Malcolm and the western escarpment of Waitiri Peninsula. Steep strongly eroded slopes with thin leached soils.

4. The upstream boundary of the PA is Nevis Bluff, formed from grey and greenschist. One of the best exposures of greenschist in New Zealand and a limburgite dike cutting the Haast schist. This landform is recognised in the NZ Geopreservation Inventory as having national significance.

Important hydrological features:

5. Kawarau River (refer PA ONF Kawarau River for landscape attributes and values).

6. Water storage ponds for previous mining or farm irrigation.

7. Irrigation water race from a spur of Mt Mason across the flats.

Important ecological features and vegetation types:

8. Mainly unimproved pasture on the flats, with a high density of invasive species such as sweet briar, elderberry and broom. Screen planting of predominantly eucalypts around the QLDC landfill and an avenue of poplars on the access road.

9. Recent indigenous revegetation plantings at the Oxbow commercial recreation facility, the Wakatipu Gun Club and on the screening mounds for the quarry and processing yard north of SH6.

10. Rough pasture on the mountain slopes, with a high density of sweet briar and occasional matagouri on the shadier slopes and wetter toe slopes. Transition within the PA to very dry barren hillslopes in the eastern sector that support little vegetation other than thyme and sweet briar.

11. Flocks of black backed gulls are frequent, attracted by the QLDC landfill.

12. Animal pest species include rabbits, stoats, ferrets, rats and mice.

Land use patterns and features:

13. Mountain and hill slopes within the PA are undeveloped and have largely been retired from pastoral farming. Victoria Flats themselves support several rural industrial and commercial/community recreation activities:

    a. The QLD solid waste facility dominates the flats, with the designated landfill buffer extending across the terrace from SH6 to the enclosing hillslopes and knolls. The presence of the landfill has influenced the nature of subsequent development, with no established rural living or viticulture, despite Gibbston Character zoning and some approved residential building platforms;

    b. Quarry, gravel processing and cleanfill operation within the Gibbston Character Zone between SH6 and the river, screened from the road by planted mounds;

    c. Commercial/community recreation facilities, including the Wakatipu Clay Target Club shooting range, the Oxbow Adventures Facility (jetboat sprinting, clay target shooting, off-road vehicles), and access to the Nevis bungy facility. Remnant tracks from previous off-road 4-wheel drive commercial recreation. Facilities include small buildings, parking areas and planted mounds that screen activities from SH6.

14. The remaining areas of the flats are used for low intensity grazing/baleage, with a few scattered sheds, or have been retired from productive use.

15. Transpower high-voltage transmission corridor along the southern periphery of the flats and over Mt Mason to the Gibbston Valley.

Important archaeological and heritage features and their locations:

16. History of 19th century and early 20th century gold mining along the Kawarau River, with numerous archaeological sites along the river's edge and frequent evidence of sluicing and tailings. Within the PA, sites include ferry crossings, the historic road formation across the flats, stone ruins, the sites of the Victoria Bridge Hotel (archaeological site F41/195) and Edward's Ferry Hotel (archaeological site F41/202), areas of sluicing and tailings and significant gold mining sites such as Doolan's Creek Tunnel (archaeological site F41/2080).

17. The supports of the Victoria Bridge over the Kawarau (constructed in 1874) are a QLDC Category 3 listed heritage feature (QLDC Ref. 223).

Mana whenua features and their locations:

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

19. The ONL overlaps the mapped wāhi tūpuna Kawarau River.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

21. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-wai-māori (Lake Whakatipu) and Mata-au (the Clutha River).

22. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.

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

Important historic attributes and values:

24. The strong associations of the Kawarau River valley with 19th and early 20th century gold mining and early European settlement, with physical evidence of ferry sites, mining activities and associated settlement.

25. Historic route between the Clutha River Mata-au and Whakatipu-Wai-Māori (Lake Whakatipu).

Important shared and recognised attributes and values :

26. Shared and recognised values as part of the dry, barren and wild rural hinterland of the Kawarau valley downstream of Nevis Bluff, experienced by people travelling between Cromwell and the Whakatipu Basin.

Important recreation attributes and values:

27. Destination for commercial and community recreation activities.

28. Walking trail connecting Victoria Flats and Gibbston Valley over Mount Mason and Mount Rosa.

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:

29. Moderately legible glaciofluvial outwash terrace, partially modified by alluvial gold mining, landfill activities and screening mounds.

30. Legible evidence of an historic landslide near Nevis Bluff in the large boulders scattered across the flats.

31. Highly legible and expressive river gorge and highly legible processes of uplift and erosion in the open and craggy mountain slopes.

Particularly important views to and from the area:

32. Views from SH6 across the flats to the enclosing mountain ranges and hills. Little built development is evident in views, as the landfill and other activities on the flats are (or will be) screened by mounding and

planting. The flats appear relatively unkempt, with rough pasture and predominantly natural patterns of vegetation spread (mainly exotic sweet briar and elderberry) and are dominated and strongly enclosed by the dry rugged slopes of the mountains. There is a strong contrast between the remote rough rural character of the flats and the viticultural landscape of the main Gibbston Valley west of Nevis Bluff.

33. Views from the Mt Rosa walking track as it ascends the hillslopes of Mt Mason take in the entire northern area of the flats, including the gravel processing facility within the Gibbston Character Zone, clay shooting range and Oxbow Adventures facility. The landfill is largely screened by planting or topography. The aesthetic coherence and perceived naturalness of the flats is undermined by the spread of rural industrial and recreational activities, but the surrounding mountains remain dominant in the views.

Naturalness attributes and values:

34. Despite modified vegetation cover, weed infestation and farm tracks, the mountain slopes and knolls around the flats retain a high level of naturalness.

35. Within the wider ONL, the small landscape unit of the Victoria Flats has been substantially modified and retains only a low-moderate level of naturalness. However the level of naturalness perceived from SH6 remains relatively high, as most activities are effectively screened.

Memorability attributes and values:

36. Forms part of a highly memorable journey through the barren, sere and strongly enclosed landscape of the Kawarau Gorge, downstream of Nevis Bluff. The wildness and inhospitable nature of the gorge add to its memorability.

Transient attributes and values:

37. Changing colours of pasture across the seasons, spring flowering of sweet briar and elderberry, and the play of light and shadow on the craggy mountain slopes.

Remoteness and wildness attributes and values:

38. A sense of relative remoteness and wildness, particularly in contrast with the viticultural landscape of the Gibbston Valley to the west.

Aesthetic attributes and values:

39. The experience of the attributes identified above by a significant number of residents and visitors travelling on SH6.

40. More specifically, this includes:

    a. The strong sense of enclosure by steep dry eroding mountain slopes.

    b. The sense of relative remoteness and wildness and the contrast with the more tamed and inhabited Gibbston Valley.

    c. The relatively high level of naturalness perceived from the highway, with most development effectively screened by mounding and/or planting, and natural patterns of vegetation spread (albeit largely exotic weeds) apparent.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The physical, associative and perceptual attributes and values described above for PA ONL Victoria Flats:

(a) **Moderate-high physical values** relating to the river and its escarpments, the unmodified uplifted mountain ranges, and the mana whenua features associated with the area.

(b) **Moderate associative values** relating to the mana whenua associations of the area, the historic attributes of the river and flats and the shared and recognised values as part of dry rural hinterland of the Kawarau valley downstream of Nevis Bluff.

(c) **Moderate-high perceptual values** relating to:

i. The legibility and expressiveness attributes of the river gorge and mountain slopes.

ii. The aesthetic and memorability values of the area due to its strong enclosure by dramatic eroded mountain ranges, its dryness, barrenness and relative wildness and remoteness.

iii. A relatively high impression of naturalness arising from the dominance of the more natural landscape over visible built development.

Landscape Capacity

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

i. **Commercial recreational activities** – **some** landscape capacity for activities that are set back from SH6; integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate); and protect the area's ONL values.

ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity.

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

iv. **Intensive agriculture** – **some** landscape capacity on the flats for intensive agriculture that maintains views to the surrounding mountains from SH6.

v. **Earthworks** – **limited** landscape capacity for earthworks and trails that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.

vii. **Mineral extraction** – **some** landscape capacity for extraction that is screened from SH6 by landform and/or vegetation and is remediated to enhance the naturalness and aesthetic values of the ONL.

viii. **Transport infrastructure** – **limited** landscape capacity for modestly scaled and low key 'rural' roading on the flats.

ix. **Utilities and regionally significant infrastructure** – **some** landscape capacity for infrastructure that is co-located with existing facilities and is designed to minimise visual prominence from SH6.

x. **Renewable energy generation** – **limited** landscape capacity for discreetly located and small-scale renewable energy generation. **Very limited** landscape capacity for commercial-scale renewable energy generation that is screened from SH6 and protects the area's ONL values.

xi. **Production forestry** – **very limited** landscape capacity for small scale production forestry on the flats that maintains views to the surrounding mountains from SH6.

xii. **Rural living** – **no** landscape capacity within the Rural-zoned PA ONL. **Some** landscape capacity for rural living development within the areas of Gibbston Character Zone on Victoria Flats. Rural living development is constrained by the presence of the QLD solid waste facility.

21.22.18 Cardrona Valley ONL

General Description of the Area

The Cardrona Valley PA is a north-south oriented valley enclosed by the Cardrona Range/Harris Mountains to the west and the Pisa/Criffel Range to the east. The PA extends to the crest of the western Pisa Range flanks and to the landforms visually containing the valley to the west, including the eastern flanks of Mount Cardrona and a ridge of Mount Alpha. In a north-south direction the PA starts just north of Timber Creek and ends at Blackmans Creek about 3.25 kilometres upstream of Cardrona village. The majority of the Cardrona Ski Area Sub-Zone falls within the area.

Physical Attributes and Values

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

Important landforms and land types:

1. A deeply cut fault valley with a flat alluvial floor of up to 700m in width below Cardrona Village, narrowing above this point.

2. The Pisa/Criffel Range: the westernmost and highest element of the characteristic ‘basin and range’ fault block landscape that stretches across Central Otago. The parallel schist ranges of this sequence are characterised by broad planar crests and frequent tors. The western flanks of the range are relatively even in gradient and form a linear eastern ‘wall’ to the valley, with few significant ridges or gullies apart from Tuohys Gully.

3. Cardrona low hills: low hills and terraces of strongly weathered sandstone-dominant gravels between the valley floor and the main Cardrona Range/Harris Mountains. An angular ridge and gully landform, with alluvial flats and small terraces.

4. The Cardrona Range/Harris Mountains: dissected mountain slopes and hummocky slump topography with scattered schist outcrops and schist tors at higher elevations on Mount Cardrona.

5. Contains the Geopreservation Sites: Branch Creek Road faulted aggradation on an alluvial surface; and the NW Cardrona Fault at Blackmans Creek. These are regionally significant and not considered vulnerable to most human activities.

Important hydrological features:

6. The Ōrau (Cardrona River) is the most important water course within the PA, flowing the length of the valley. It is a usually shallow water course with gravel substrate, low banks, and substantial seasonal and weather-related flow variations. There are also significant surface water–shallow groundwater interactions with the river having adjacent influent and effluent reaches that may vary temporally. Significant floods occasionally spread across the valley floor (for example 1878 and 1999).

7. Other larger water courses are Tuohys Creek, Branch Burn (McPhees Creek) and Spotts Creek.

8. The water courses within the valley are a fishery resource and spawning habitat. They provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout.

Important ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:

a. Kānuka shrubland on mountain slopes towards the Upper Clutha mouth of the valley.

b. Grey shrubland communities on lower elevation south and east facing slopes and within prominent gullies in the Spotts Creek, Branch Creek and Boundary Creek catchments and bordering the main stem of the Cardrona River upstream of Cardrona township. Some of these shrublands are SNAs. The shrublands support tree daisy communities, including the At-Risk Declining *Olearia lineata.* Patches of bracken are common in and around areas of shrubland.

c. *Dracophyllum* shrubland on shady wetter faces and within gullies.

d. Distinct gradient of indigenous vegetation types on Mount Cardrona from mixed grey shrubland-exotic grassland near the valley floor to mid slope short tussock grasslands in the montane zone to tall snow tussock grasslands and mixed snow tussockland-*Dracophyllum* spp. and herbfield communities in the sub-alpine and alpine zones. Small alpine wetlands (cushion and sedge bogs) occur in the upper basins on Mount Cardrona associated with low gradient streams and flushes.

10. Other characteristic vegetation types are:

    a. Improved irrigated pasture on the valley floor, on flats within the Cardrona hills, and on some lower slopes of the Pisa/Criffel Range.

    b. Short tussock over-sown with pasture on the lower and mid-slope mountain faces and Cardrona hills.

    c. Crack willows lining the Cardrona River and other water courses.

    d. Groups of exotic shelter trees around station homesteads, including distinctive mature Lombardy poplars.

    e. Plantation of Douglas fir near Spotts Creek.

11. Valued habitat for skinks and geckos, a wide range of invertebrate species (including the threatened flightless shield bug and Otago endemic grasshopper), New Zealand falcon, Australasian harrier, New Zealand pipit, South Island oystercatchers, banded dotterels, black fronted tern, paradise shelduck and grey duck.

12. Plant pest species include wilding conifers, crack willow, sweet briar and lupin.

13. Animal pest species include deer, goats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Land use patterns and features:

14. Predominant land use is pastoral farming, although some areas have been retired for conservation and recreation. The Cardrona Alpine Resort within the PA, and the Southern Hemisphere Proving Ground and Nordic skiing Snow Farm just outside and accessed through the PA. Access roads to these activities are visually prominent within the landscape. Apart from Cardrona Valley Road, all public and private access roads are unsealed.

15. Cardrona Village (Settlement Zone) is the main settlement within the valley, but significant urban development is anticipated and is starting to occur within the Mount Cardrona Special Zone. Some rural living development is present north and south of the village, and there is also a loose cluster of tourism-related development near the Cardrona Alpine Resort Road intersection. Widely spaced station homestead clusters are a feature of the flats and lower valleys, and there are a few consented but undeveloped building platforms in the Timber Creek gully on Hillend Station.

16. Cardrona Alpine Resort on the upper eastern slopes of Mount Cardrona is a significant built development within the landscape but is not visually prominent from the valley floor.

17. With the exception of Cardrona Village and development near the Cardrona Alpine Resort Road intersection, buildings are generally well integrated within the landscape by existing landform features and/or established trees, so they are not highly visible from Cardrona Valley Road.

18. Aurora Energy electricity distribution lines servicing the village, skifields and proving ground follow the valley floor, and there are substation sites adjacent to Cardrona Valley Road.

19. Gravel extraction has been undertaken at times in the Cardrona River and side streams.

Important archaeological and heritage features and their locations:

20. Rich history of 19th century gold mining and early European pastoral farming throughout the valley, with numerous archaeological and heritage features. These include the Roaring Meg and Little Criffel pack tracks, river flat ground sluicing and tailings, hydraulic sluiced cliffs, the Criffel Face and Tuohys Gully sluicings and reservoirs, water races, tunnels, dredge remains, domestic sites and homestead sites associated with historic farming. There are large, sluiced cliffs and water races extending along almost the entire length of the valley and at Mount Cardrona.

21. Historic route between Wānaka and Queenstown, and between Cromwell and Cardrona via Tuohys Gully.

22. Scheduled heritage sites include: Old Butchery, Tuohy's Gully (QLDC ref. 500); Studholme Nursery Plaque, Cardrona Road (QLDC ref. 510), Hotel façade, hall and church, Cardrona (QLDC ref. 510).

Mana whenua features and their locations:

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

24. The Ōrau (Cardrona River) has been identified as a wāhi tūpuna by Kāi Tahu.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

26. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-wai-māori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.

27. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.

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

Important historic attributes and values:

29. The very strong associations of the valley with 19th century gold mining, with physical evidence of mining activities and associated settlement, preservation and interpretation of mining areas on both conservation and private, and names of claims being retained in place names.

30. Strong associations with high country pastoral farming, including historic buildings, homestead clusters/former sites, and feature, place and station names.

31. Historic route between the Upper Clutha and Whakatipu Basins.

Important shared and recognised attributes and values:

32. A nationally and regionally renowned scenic and historic route between Queenstown and Wānaka, and a gateway for both the Upper Clutha Basin and the Whakatipu Basin.

33. A nationally recognised tourist and recreational destination.

Important recreation attributes and values:

34. Very popular destination for trout fishing, mountain biking, hiking, horse trekking, skiing and Nordic skiing, as well as visits to historic sites and commercial recreation activities such as mountain carting and shuttle services in the summer season for mountain biking/hiking and horse trekking providers.

35. The area features the highly popular Cardrona Alpine Resort (within the Ski Area Sub-Zone), providing a year-round destination offering snow-based recreation such as skiing/snowboarding in winter and hiking/mountain biking opportunities in the summer. Year-round activities are also facilitated here, such as sightseeing, star gazing, mountain carting. The access road to Snow Farm (a ski touring area) is also within the PA area.

36. Popular walking trails including: Tuohys Track/Roaring Meg Pack Track, Spotts Creek Track, Little Criffel Track.

37. Other popular tracks include the diverse mountain biking trails network at Cardrona Alpine Resort and horse trekking trails within the valley.

38. The area is also a location for high performance sport. E.g., skiing, snowboarding and LANDSAR training.

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:

39. Easily legible form of the valley, with long views available up and down, and the close steep mountain walls or hills providing a strong sense of enclosure. Landforms are highly expressive of their formative processes and the open character of the mountains means that the hummocky or gullied surface of the land is clearly displayed.

Particularly important views to and from the area:

40. Dramatic and highly attractive views from Cardrona Valley Road to the contained valley floor and enclosing mountains. The scale of the landforms and their proximity dwarf the viewer, giving a sense of sublime grandeur. There is a progressive opening up of views as people move down the valley, particularly north of the Cardrona Village node. From this point the consistent ‘wall’ of the Pisa/Criffel range, with its open, natural and relatively wild character, dominates views across the sparsely inhabited ‘working farm’ rural foreground. To the west, views are often enclosed by the pastoral land of the Cardrona low hills but in places (eg. north of Cardrona Village, Branch Creek, Spotts Creek and Timber Creek) vistas open out to the rugged and often snow-covered Mount Cardrona and Harris Mountains in the distance. The Cardrona Alpine Resort is reasonably difficult to see from the road and the Mount Cardrona Special Zone is largely screened by rising topography.

41. Spectacular panoramic views from the skifield roads, Cardona Alpine Resort and Little Criffel Track, taking in the greener and more vegetated valley, and the contrasting open expanses of tawny or craggy surrounding mountains, with glimpses to the Upper Clutha Basin in the north.

Naturalness attributes and values:

42. The landscape is perceived as having a high level of naturalness, with little human modification present on the mountain slopes and Cardrona hills other than roads, pasture improvements and fencing. Natural spread of kānuka, grey shrubland and bracken on the mountain slopes and gullies, and remaining tussocklands on the mountains enhance the naturalness of the landscape.

43. The presence of development on the valley floor, in Cardrona Village, in Mount Cardrona Special Zone, and at the skifields (including their access roads) modifies perceptions of naturalness, but pastoral land on the valley floor is still perceived as a pleasant rural foreground to the mountains and hills and retains a significant level of naturalness. The village and special zones are nodes of human occupation and development within a landscape dominated by natural patterns and farming land use.

Memorability attributes and values:

44. Highly memorable journey through a large, enclosed valley with views of dramatic mountain ranges, enhanced by changing vegetation colours and snow cover across the seasons.

45. Highly memorable views from elevated roads, tracks and skifields within the PA that take in the entire valley form and its relationship to the Upper Clutha Basin.

Transient attributes and values:

46. Seasonal snowfall and ice, large variations in the Cardrona River flow, changing green, brown and tawny gold of pastoral areas, the characteristic autumn colours of poplars and willows, changes in the play of light and shadow on the hummocky mountain slopes, and the presence of birdlife and stock.

Remoteness and wildness attributes and values:

47. A sense of remoteness and wildness can be experienced on walking and mountain biking tracks within the landscape, including Tuohys Track and Spotts Creek Track and in locations away from Cardrona Valley Road on the high-country stations.

Aesthetic attributes and values:

48. The experience of the values identified above by a significant number of residents and visitors travelling on Cardrona Valley Road or visiting Cardrona village and the skifields (including access roads).

49. More specifically:

    a. The muscular unmodified slopes of the Pisa/Criffel range with their relatively even gradient and crest.

    b. The craggy tussock covered Cardrona Range/Harris Mountains.

    c. The contrast between the mountains and the pastoral alluvial flats and low hills in the valley floor.

    d. The strong sense of enclosure within a long, straight and legible valley.

    e. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. the open tussocklands and indigenous shrublands on the mountain slopes;

        ii. the presence of snow and ice during winter months;

iii. the contrasting and changing colours of sky, mountain slopes, snow cover and rocky outcrops;

iv. the play of light and shadow on the mountain slopes;

v. the historic buildings and scattered station homestead clusters in the valley and Cardona hills;

vi. the rural character and mature exotic trees within the valley;

vii. the autumn colours of willows and poplars on the valley floor, contributing to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various physical, associative and perceptual attributes and values described above for PA ONL Cardrona Valley come together and can be summarised as follows:

(a) **High physical values** due to the high value landforms, faulted valley, Cardrona River, the range of vegetation features and habitats, and the mana whenua features associated with the area.

(b) **Very high associative values** relating to the mana whenua associations with the area, the historic attributes of the valley, the very strong shared and recognised values, and the popularity of the area as a tourism and recreational destination.

(c) **High perceptual values** relating to:

i. The legibility and expressiveness values deriving from the visibility and openness of the landscape, enabling a clear understanding of the landscape's formative processes.

ii. The aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character and the large number of people visiting or moving through the valley.

iii. An impression of high naturalness arising from the dominance of the more natural landscape over built development and landform modification.

Landscape Capacity

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

i. **Commercial recreational activities** – **some** landscape capacity for activities that integrate with and complement/enhance existing recreation features, particularly within the Ski Area Sub-Zone. Activities should be: located to optimise the screening and/or camouflaging benefit of existing natural landscape

elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

ii. **Visitor accommodation and tourism related activities** – **some** landscape capacity for visitor accommodation activities that are: co-located with existing facilities; designed to be of sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No** landscape capacity for tourism-related activities outside of the Settlement Zone and Mount Cardrona Special Zone.

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

iv. **Intensive agriculture** – **some** landscape capacity on the valley floor for intensive agriculture that maintains scenic views from roads.

v. **Earthworks** – **limited** landscape capacity for earthworks and trails that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.

vii. **Mineral extraction** – **limited** landscape capacity for gravel extraction in riverbeds that protects the naturalness and aesthetic attributes and values of the ONL.

viii. **Transport infrastructure** – **limited** landscape capacity for modestly scaled and low key 'rural' roading on the valley floor that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Very limited** landscape capacity for additional roads on the enclosing mountain slopes of the valley.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent.

x. **Renewable energy generation** – **no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.

xi. **Production forestry** – **very limited** landscape capacity for small scale production forestry on the valley floor.

xii. **Rural living** – **limited** landscape capacity for rural living development co-located with existing development on the valley floor and Cardrona hills and sited so that it is set back from Cardrona Valley Road and contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally difficult to see from external viewpoints. **Very limited** landscape capacity for rural living development close to Cardrona Village or Mount Cardrona Special Zone without cumulative adverse effects on the rural character and naturalness of the PA.

xiii. **Gondolas – limited** landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are designed to be recessive in the landscape, and protect the area's ONL values.

21.22.19 Mount Alpha ONL

General Description of the Area

The Mount Alpha PA comprises the northern and eastern slopes of Roys Peak (1,578m) and Mount Alpha (1,630m), a north-south oriented mountain range that extends from Damper Bay in the north to Cardrona Valley Road in the south. On the eastern side the PA includes the 'lumpy' glaciated land between Waterfall Creek and Damper Bay, and the upper Alpha fan immediately south of Wānaka township.

There are four sub areas within the PA:

- The mountain slopes;
- The Waterfall Creek to Damper Bay area (from the toe of the mountains to the edge of Wānaka (Lake Wānaka);
- The upper Alpha fan; and
- The glacial outwash/alluvial terrace at the southern end of the PA.

Physical Attributes and Values

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

Important landforms and land types:

1. Mount Alpha range, a north-south oriented mountain range rising from the Cardrona Valley to a height of 1,630m at Mount Alpha and 1,578m at Roys Peak before descending to Damper Bay. Forming part of the Harris Mountains, it comprises steep uplifted schist that is visibly scoured on the eastern faces by previous glaciations, resulting in characteristic horizontal striations and areas of exposed bedrock. Waterfall, Stoney and Centre creeks have carved deep valleys into the eastern mountainside, draining basins on the higher slopes. On the southern side, the range is dissected by stream gullies flowing to the Ōrau (Cardrona River).

2. The upper Alpha fan, a prominent and distinctive wedge-shaped fan that has been truncated by river erosion (possibly as part of a Wānaka glacial event about 15,000-18,000 years ago). It is a composite alluvial fan system made up of numerous coalescing smaller fans from Centre and Stoney creeks and the other small water courses that drain the mountain slopes.

3. The series of small roches moutonnées wrapping around the base of Roys Peak on the lake edge and reducing in scale and drama from Damper Bay to Wānaka township. The tallest (415m) and most distinctive is Ironside Hill. The schist outcrops rise steeply from the lake, with prominent bluffs on the Damper Bay headlands.

4. An area of remnant Quaternary outwash/alluvial terrace in the southern part of the PA, with steep escarpments leading down to the Cardrona Valley.

Important hydrological features:

5. Waterfall Creek is the main water course on the eastern mountain faces, flowing from a wide basin catchment below the peak of Mount Alpha, through deeply eroded gorges and bluffs and across lower ice-eroded flats to the lake. The waterfall the creek is named for is visible from Wānaka – Mount Aspiring Road and is a local landmark.

6. Timber Creek drains the southern faces of the Alpha Range but most of its tributaries are outside the PA.

7. Centre and Stoney Creeks originate above the Alpha fan. While ephemeral in nature, they carry significant debris from the mountain slopes during high rainfall events and contribute to ongoing aggradation on the Alpha fan.

8. Small wetlands in the Damper Bay to Waterfall Creek area, where the elevated rocky outcrops on the lake edge block the drainage of surface water.

Important ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:

    a. Snow tussock grasslands, cushionfields and herbfields above 1,100m;

    b. Remnant mountain and silver beech and indigenous shrublands in the gorged sections of Waterfall Creek;

    c. Regenerating kānuka shrubland along the lake edge landforms and on the lower mountain slopes near Wānaka;

    d. Areas of indigenous restoration planting along the Millennium Trail and on some adjoining private properties;

    e. Wetland vegetation (sedgelands, rushlands and reedland) in small wetlands in the Waterfall Creek to Damper Bay area, between Wānaka - Mt Aspiring Road and Lake Wānaka.

10. Other characteristic vegetation types are:

    a. Improved or semi-improved pasture below 1,100m, with varying densities of bracken, matagouri, sweet briar and scattered kānuka, and occasional shelter trees and wilding pines;

    b. Irrigated pasture or cropping on the southern outwash terrace;

    c. Small scale forestry plantations and shelter belts on the escarpment faces around the southern outwash terrace, on some toe slopes of the mountain and in the Waterfall Creek to Damper Bay valley; ongoing management of wilding spread on the lower slopes.

    d. Deciduous exotic trees associated with rural living development and stock shelter in the Waterfall Creek to Damper Bay area.

11. Beech forest remnants in Waterfall Creek, broadleaved shrublands and the rugged terrain provide suitable habitat for New Zealand falcon, South Island tomtit, bellbird, grey warbler, fantail and silvereye. The tussock grasslands and rocky areas in the sub-alpine and alpine zones provide suitable habitat for skinks and geckos, including Mount Roy gecko recorded in 1999, New Zealand falcon, New Zealand pipit and a range of invertebrate species.

12. Plant pest species include wilding conifers, sweet briar and lupin.

13. Animal pest species include ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Land use patterns and features:

14. Predominant land use is extensive pastoral farming (Hillend Station to the south, Alpha Burn to the north and Hawthenden Farm on the Alpha fan). Roys Peak and the southern slopes of the range are part of the conservation estate. A wedge of conservation land also covers the upper basin catchment of Waterfall Creek and extends down the ridge on the true left of Waterfall Creek, with a connection to Wānaka – Mount Aspiring Road.

15. Apart from pastoral management, human modification on the mountain range is limited to farm and recreational tracks, fencing, airstrips, water tanks and farm buildings. Telecommunication infrastructure on Roys Peak and on the ridge at Hillend and a large, sealed visitor carpark at the start of the Roys Peak track. Improved irrigated pasture and seasonal cropping on the upper Alpha fan and on the southern moraine plateau.

16. Low density rural living and small farming/viticulture on lots of between 20 and 100 ha (with a few smaller 4-8 ha lots) in the Waterfall Creek to Damper Bay area. There are 9 small undeveloped rural living lots around the southern moraine plateau on Hillend Station. Dwellings are largely set back from public roads and from the Millennium Trail and well integrated by landform and/or vegetation so that they are generally reasonably difficult to see from these public places. A few dwellings are clearly visible from Wānaka – Mount Aspiring Road, and some are visible along the lake edge from the surface of Lake Wānaka.

Important archaeological and heritage features and their locations:

17. Associated with the early pastoral use of Mount Alpha and surrounding land as part of the Wanaka Station, including historic homesteads at Hillend and Hawthenden.

18. Scaife Plaque (QLDC ref. 511) on Mount Roy adjacent to the Roys Peak track, commemorating the grave site of Wallis Alan Scaife (who owned Glendhu Station in the early 20th century).

Mana whenua features and their locations:

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

20. The ONL overlaps parts of mapped wāhi tūpuna 7, 11 and 34: Area surrounding Te Poutu Te Raki (Matukituki River delta, Glendhu Bay and Surrounds), Ōrau (Cardrona River) and Wānaka (Lake Wānaka).

21. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

22. The ONL includes the entirety of the Lake Wānaka (Ruby Island Road) nohoanga, a contemporary nohoaka (camping site to support traditional mahinga kai activities) provided as redress under the Ngāi Tahu Claims Settlements Act 1998.

Associative Attributes and Values

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

Mana whenua associations and experience:

23. The whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.

24. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna, kāuru, weka, kākāpō and aruhe were gathered throughout the area.

25. Lake Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rakaihautu” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rakaihautu. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.

26. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-wai-Māori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.

27. The mana whenua values associated with the Mount Alpha ONL include, but may not be limited to, kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka.

Important historic attributes and values:

23. Significance as part of an early pastoral landscape, which later became part of the large Wanaka Station landholding. History maintained in the ongoing pastoral land use and in the naming of landscape features such as Roys Peak (presumably named after the early runholder, John Roy), Damper Bay and Ironside Hill. Damper Bay was named after 'damper' cooked there by an early settler, 'Dublin' Jack Shepherd. Slaughterhouse Creek near the unformed Lake Road was named after a nearby slaughterhouse that supplied Wānaka with fresh meat in the first half of the 20th century.

Important shared and recognised attributes and values:

24. Internationally recognised destination for recreation and for the spectacular panoramic views from Roys Peak.

25. Very highly valued as part of the setting, scenic quality and sense of place of Wānaka township.

Important recreation attributes and values:

26. Internationally recognised walking track to Roys Peak, which is incredibly popular in the summer months and includes a large carpark and toilets located on the Wānaka Mt Aspiring Road; connecting tramping route along the Mount Alpha ridge to the Cardrona Valley (Spotts Creek Track).

27. Walking, running and mountain biking on the Millennium Trail around the lake foreshore from Wānaka township to Glendhu Bay, with beaches at Ironside Hill and Damper Bay for picnicking.

28. Backcountry tramping and hunting.

29. Popular road biking routes along Wānaka - Mt Aspiring Road.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

30. Legibility of mountain uplift, glacial scarification and fluvial erosion along the eastern face of the range; series of striking ice-eroded landforms along lake edge; distinctive 'wedge' form of the upper Alpha fan; southern ridge of the mountain range that defines the entry to the Cardrona Valley. Formative processes of the PA are legible and highly expressive.

Particularly important views to and from the area:

31. Dramatic and highly valued panoramic views (very popular as 'selfies' and postcard images) from Roys Peak over Lake Wānaka and the Motatapu and Mātakitaki (Matukituki) valleys.

32. Views from Wānaka township, where the distinctive eastern mountain faces and the upper Alpha fan are visually dominant. They form an important part of the scenic quality of the area, because of the massive scale, rugged peaks, coherent appearance and strong contrast with the lake waters and flats. Ironside Hill is an important landmark along the western lakeshore, as together with the Damper Bay headlands it forms the visual boundary of Roys Bay to the west.

33. Highly attractive views from Wānaka - Mount Aspiring Road to the close and dominating mountain slopes, with their natural patterns of bracken and shrubland regeneration and exposed schist outcrops and ridges, and across the farmland of the Waterfall Creek to Damper Bay valley to the series of hummocky ice-eroded landforms and the more distant lake and mountains. The remaining openness and legibility of the series of roches moutonnées along the lake edge contributes to the high quality of these views.

34. Spectacular views from popular trails on the slopes and summit of Mount Iron to the entire eastern extent of the Mount Alpha/Mount Roy range, including the distinctive wedge-shaped form of the upper Alpha fan, and to the distinctive ice-eroded landforms along the lake edge. The changing effects of light and shade on these landforms and the natural patterns of regenerating indigenous vegetation add to their aesthetic appeal.

Naturalness attributes and values:

35. High level of perceived naturalness, despite management of vegetation for pastoral farming. Very few built structures and only limited evidence of landform modification on the mountain slopes and Alpha fan. Presence of alpine tussocklands and areas of remnant or regenerating woodland and shrubland. Moderate level of naturalness in the Waterfall Bay to Damper Bay area. Natural elements of pasture, vegetation and wetlands remain dominant, but the presence of farming/viticultural land uses and rural living modifies perceptions of naturalness, particularly from Wānaka – Mount Aspiring Road. Users of the Millennium Trail perceive a higher level of naturalness, as their experience is dominated by the lake, relatively unmodified beaches and landforms, and indigenous regeneration around the trail.

Memorability attributes and values:

36. The visual dominance of the mountain range and the landmark qualities of the ice-eroded schist outcrops along the lake edge, contrasting with the lake surface, are significant and valued components of people's remembered images of Wānaka.

Transient attributes and values:

37. Changing snow levels, light and shadow patterns on the open rugged slopes and roches moutonnées, and the changing colours of pasture areas, which are green in some seasons and tawny brown in others.

Remoteness and wildness attributes and values:

38. Due to its proximity to urban Wānaka and the farming or rural living land uses in the valley, the majority of the PA does not have a strong sense of remoteness. However, people using the Spotts Creek route over Mount Alpha to the Cardrona Valley experience a high level of remoteness and wildness.

Aesthetic attributes and values:

39. The experience of the attributes outlined above by a large local and visitor audience in Wānaka township, on public roads and on the Millennium and Roys Peak tracks.

40. More specifically, this includes:

    a. The spectacular and dominating eastern faces of the range and their contrast with the lower ice-eroded shelf and lake waters.

    b. The openness of the landforms and their resulting high level of expressiveness.

    c. The distinctive more gently sloping and smoother form of the upper Alpha fan.

    d. The striking series of unmodified schist outcrops along the lakeshore, enclosing Roys Bay.

    e. The very high national and international profile of the Roys Peak track and the spectacular panoramic views available from the summit.

f. At a finer scale, the following aspects contribute to the aesthetic appeal:

i. the tussocklands and mosaic of indigenous vegetation on the mountain slopes, creek gullies and schist outcrops;

ii. the play of light and shadow on the open topography of the mountain slopes and schist/moraine landforms;

iii. the low-density rural character of the Waterfall Creek to Damper Bay area, with domestication largely screened from public places by topography or vegetation.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

Commented [HM1]: Not convinced about rating the values, but very open to discussing this - how useful it will be to plan implementation and how and whether it could be mis-used

Commented [BG2R1]: As discussed- this has been directed by the Court.

The physical, associative and perceptual attributes and values described above for PA ONL Mount Alpha come together and can be summarised as follows:

(a) **High physical values** as a consequence of the largely unmodified mountainous landform, alluvial fans and roches moutonnées, the presence of indigenous tussocklands and regenerating shrublands, and the mana whenua features associated with the area.

(b) **Very high associative values** relating to mana whenua associations, including kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka, the ability to access and experience the landscape and the very strong shared and recognised values as part of the sense of place and aesthetic quality experienced by residents of and visitors to Wānaka.

(c) **Very high perceptual values** relating to:

i. The expressiveness values as a result of the open character and legible uplift, glacial and fluvial formative processes;

ii. The high aesthetic and memorability values due to the proximity to urban Wānaka, the dominant scale, highly attractive character and visual coherence of the PA, and its contrast with urban areas and the lake waters.

iii. An impression of high naturalness arising from the legible and unmodified landform and the limited extent of built structures.

Landscape Capacity

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

i. **Commercial recreational activities** – **some** landscape capacity for small scale activities that do not require built infrastructure on the mountain slopes and upper Alpha fan. **Limited** landscape capacity for infrastructure associated with commercial recreation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: co-located with existing consented facilities; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate); and protects the area's ONL values.

ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity on the mountain range or upper Alpha fan for visitor accommodation. **Very limited** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau for visitor accommodation activities that are co-located with existing consented activities, designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate); have a low key 'rural' character; and protect the area's ONL values. **No** landscape capacity for tourism related activities.

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

iv. **Intensive agriculture** – **some** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau. **Limited** landscape capacity on the upper Alpha Fan. **No** landscape capacity on the mountain slopes.

v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. **Limited** capacity for trails that are of a low-key rural character, sympathetic to the landform patterns and protect the area's ONL values.

vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings on lower mountain slopes, plateaus and flats that reinforce existing rural character.

vii. **Mineral extraction** – **very limited** landscape capacity for small farm-scale extraction in the Waterfall Creek to Damper Bay area and southern moraine plateau that protects the area's ONL values.

viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low key 'rural' roading and public parking in the Waterfall Creek to Damper Bay area that is positioned to optimise the integrating benefits of landform and vegetation patterns and protects the area's ONL values.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent.

x. **Renewable energy generation** – **no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau.

xi. **Production forestry** – **limited** landscape capacity for small scale production forestry on toe slopes, plateaus and flats that is consistent with the area's ONL values.

xii. **Rural living** – **no** landscape capacity on the mountain slopes and upper Alpha fan. **Very limited** capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement; enhance public access (where appropriate); and protect the area's ONL values.

21.22.20 Roys Bay ONL

General Description of the Area

The Roys Bay PA encompasses the Roys Bay and Bremner Bay area of Lake Wānaka as far north as Beacon Point. It includes Mātakitaki (Ruby Island) and the lakefront reserves from Ruby Island Road in the west to Beacon Point in the east.

Physical Attributes and Values

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

Important landforms and land types:

1. Mātakitaki (Ruby Island): schist bedrock island overridden by the glaciers that formed Lake Wānaka.

2. Range of generally small-scale landforms developed under lakeshore processes and periods of high lake level.

3. Lake beach deposits and associated landforms around the shores of the bay.

Important hydrological features:

4. Lake Wānaka: important attributes include the clarity, quality and significant extent of the water body and its character as a deep glacial lake surrounded by ice-eroded landforms and terminal moraines. The lake is a nationally significant fishery.

5. Creeks flowing into the bay: Stoney Creek and the spring-fed Bullock Creek.

Important ecological features and vegetation types:

6. Regenerating kānuka woodland on the lake margins north of Ruby Island Road and north of Bullock Creek outlet.

7. Mature Lombardy poplars, sequoias and willows lining the lake margins between Rippon Vineyard and Bullock Creek.

8. Mixed poplars, willows, kānuka and Douglas fir on the lakefront between Bullock Creek and Beacon Point, with a mature mixed conifer forest at Eely Point.

9. Mixed indigenous vegetation plantings, willows and poplars between Eely Point and Beacon Point, with potential for further enhancement through additional plantings and removal of exotic woody weeds such as broom.

10. Lake margins provide habitat for a range of indigenous water birds, including the nationally critical black-billed gull, the nationally vulnerable Australasian crested grebe, which nests at Bullock Creek outlet and Wānaka Marina, and the New Zealand scaup.

11. Restoration planting on Mātakitaki (Ruby Island), providing habitat for a range of indigenous fauna, including some that are rare on the mainland.

12. Plant pest species include wilding conifers, crack willow, hawthorn, sweet briar, broom and lupin, along with the aquatic weeds lake snow algae (*Lindavia intermedia*) and *Lagarosiphon major*.

Land use patterns and features:

13. Lakefront reserve land: recreational parkland, including manicured open space, walking/running/cycling trails, playgrounds, toilet facilities, picnic areas and seating, shelters, public art and parking areas.

14. Lake edge and waters: permanent and temporary jetties at the head of the bay; additional boating facilities at Marina Reserve, including boat launching ramps, jetty, carparking, marina, boat club building, boat storage hardstands and an artificial groyne. Boat moorings are present around the marina and in a cluster south of Eely Point. Swimming platforms are moored at the head of the bay in summer.

15. Community recreation buildings, including Wānaka Watersports (Mount Aspiring Road carpark), Wānaka Yacht and Powerboat Club (Marina Reserve), Wānaka Scout Club (Eely Point) and Wānaka Marine Rescue Centre (Eely Point).

16. Council infrastructure (water intakes and treatment facilities).

17. Council development plans for the foreshore between the Wānaka Yacht and Powerboat Club and the Mount Aspiring Road carpark involve upgrade and formalisation of the reserve, with continuous walking/cycling connections, additional facilities, ecological enhancement, and relocation of informal parking to formed carparks or road edges. Potential expansion of the marina is included in the plan.

Important archaeological and heritage features and their locations:

18. Protected giant sequoia trees on the lakefront near the Wānaka Watersports building.

19. Site of the old homestead and associated mature trees at Wānaka Station Park, adjacent to the PA.

20. Site of the 1920s and 1930s tearoom and Saturday night ‘cabaret’ (QLDC ref. 514) on Mātakitaki (Ruby Island).

21. Midden/oven remains located near Beacon Point (archaeological site F40/10).

Mana whenua features and their locations:

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

23. The ONL is mapped within the wāhi tūpuna Wānaka (Lake Wānaka) and overlaps with the wāhi tūpuna Take Kārara (central Wānaka area).

24. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1988.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

26. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.

27. Take Kārara was a kāika nohoaka (seasonal settlement) at the southern end of Lake Wānaka. It was also a pā and a kāika mahika kai (food-gathering site), where pora (“Māori turnip”), mahetau (potato), tuna (eels) and weka were once gathered.

28. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika and nohoaka.

Important historic attributes and values:

29. Early Māori occupation around the lakeshore.

30. Historic recreational use of the lake, lakeshore and islands.

31. Historic use of the lake for transport and tourism.

32. History of early European pastoral farming at Wanaka Station, including the old homestead site adjacent to Roys Bay and the mature trees on the lakefront, planted during early settlement.

33. Historical attributes embodied in place names: Roys Bay named after John Roy, the first pastoral runholder in the district in 1859; Eely Point, believed to derive from ‘Healy’, an early resident of the point; Bremner Bay, named after the Bremner family who resided on Eely Point or Lakeside Road.

Important shared and recognised attributes and values:

34. Nationally and internationally recognised visitor destination.

35. Significant contribution of the bay to the character, amenity and sense of place of downtown Wānaka and the wider district.

36. Colourful autumn displays of the poplars and willows that line the head of the bay, celebrated in tourism promotions and in the autumn ‘Festival of Colour’ arts festival.

37. Iconic photograph locations along the lakefront, including the willow within the lake waters in the western corner of the bay.

Important recreation attributes and values:

38. Highly popular and valued foreshore reserves, used for passive recreation, picnics, children’s play, walking/running/cycling, swimming, water sports, campervan parking and events. The shallow warmer lake waters at the head of the bay and in Bremner Bay make these locations popular for picnics and swimming.

39. Commercial recreation activities including bicycle hire, paddleboard/kayak hire, jetboat and jetski rides, guided lake cruises, unguided water taxis and fishing charters.

40. Mātakitaki (Ruby Island) is a popular picnic and boating destination.

41. Te Araroa (New Zealand’s Trail) and Ngā Haerenga (New Zealand Cycle Trails) pass along the lake shore from Beacon Point to Wānaka township.

Perceptual (Sensory) Attributes and Values

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

Particularly important views to and from the area:

42. Iconic postcard views from the head of Roys Bay up the lake to The Peninsula and the Southern Alps, framed by Eely Point to the east, with the distinctive vertical element of the conifer forest and by Ironside Hill and Ruby Island to the west. Variations in the character of the view at different times of the day, and in different weather conditions and seasons, enhance the scenic values of the views.

43. Highly attractive sequential views experienced as people travel on the network of trails around the bay. Views are focused on and dominated by the open expanse of the lake and the enclosing mountains, as well as the lakeshore vegetation and activities. The consistent linking elements of lake water, beaches, continuous parkland and trails and lake shore vegetation enhance the coherence of landscape.

44. Views from the lake waters within Roys Bay and from Mātakitaki (Ruby Island) towards Wānaka township. Indigenous and exotic vegetation along the edges of the bay and at Eely Point provide an identity and setting for the township, and the autumn colours of willows and poplars add to the appeal of these views.

Naturalness attributes and values:

45. Lake Wānaka has a very high level of natural character due to of the clarity and quality of the waters and the very low overall level of human modification on the lake margins and enclosing landforms. Roys Bay is a confined landscape unit within the lake that is more modified and has lower natural character than the rest of the lake. The moderate natural character of the bay results from the physical attributes of the unmodified lake waters, beaches and indigenous vegetation, combined with the largely manicured parkland character of the reserve, the built modifications on the lake surface (moorings, marina and jetties), the buildings close to the margins, and the surrounding urban, suburban and rural living development. Human modification is greatest at the head of the bay and less noticeable west of Rippon Vineyard and north of Eely Point. Within the bay, the lake and its immediate margins are perceived as having a moderately high level of natural character.

Memorability attributes and values:

46. Highly memorable for the dramatic and sublime contrasts between the fringing vegetation, the expanse of lake waters and the surrounding mountains, with constant change across days and seasons.

Transient attributes and values:

47. Significant transient values related to the influence of climatic conditions on the lake colour and texture, changing light effects during the day, variations in mountain snow levels and vegetation colours, changing lake levels and the autumn colours of willows and Lombardy poplars along the lakeshore.

Aesthetic attributes and values:

48. Very strong aesthetic attributes and values, due to the large number of residents and visitors able to be immersed in and move through the PA and the following attributes:

    a. Dramatic and sublime views across the lake to the mountains.

    b. Dramatic transient effects of light and weather conditions and the changing seasons.

    c. Moderately high perceived natural character of the lake waters and margins.

d. Manicured parkland character of reserves at the head of the bay, contrasting with the more informal and indigenous character of reserves to either side.

e. The iconic Lombardy poplars and willows, and their autumn colours, contrasting with the blue of the lake and skies.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

(a) **Moderate-high physical values** due to the clarity, quality and largely unmodified nature of the lake and its margins, the regenerating indigenous vegetation, the recreational land and water uses, and the mana whenua features associated with the area.

(b) **Very high associative values** relating to the mana whenua associations of the area, the very strong recreational attributes of the landscape, and the significant shared and recognised values as a visitor destination, iconic photography location, and as part of the sense of place and identity of Wānaka and the wider district.

(c) **High perceptual values** relating to the coherence of area, the quality and amenity of the linking reserve parkland and vegetation, the moderately high level of perceived naturalness at the lake edge, and the strong aesthetic and memorability values resulting from the dramatic and sublime views available across the expanse of lake to surrounding mountains, enhanced by the transient effects of weather, light and the seasons.

Landscape Capacity

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

i. **Commercial recreational activities** – **limited** landscape capacity for activities that integrate with and complement/enhance existing recreation features; are designed to be of a sympathetic scale, appearance and character; enhance public access; integrate appreciable landscape restoration and enhancement; and protect the area's ONL values. Landscape capacity is greater at the head of the bay and in Marina Reserve than in other parts of the PA.

ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity.

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

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

v. **Earthworks** – **very limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns. **Some** landscape capacity for additional trails that complement the manicured parkland or informal character of lakeshore reserves.

vi. **Farm buildings** – **no** landscape capacity.

vii. **Mineral extraction** – **no** landscape capacity.

viii. **Transport infrastructure** – **very limited** landscape capacity for additional vehicle access/parking that is designed to be of a sympathetic scale, appearance and character; enhances public access; and protects the area's ONL values.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or designed to be of a sympathetic scale, appearance and character.

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

xi. **Production forestry** – **no** landscape capacity.

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

xiii. **Community recreation buildings** – **very limited** landscape capacity for buildings that are co-located with existing activities; designed to be of a sympathetic scale, appearance and character; maintain or enhance public access; and protect the area's ONL values.

xiv. **Structures and moorings** – **very limited** landscape capacity for additional moorings within the bay that are within the existing spatial extent of consented moorings. **Limited** landscape capacity for additional jetties within Marina Reserve that enhance public access and protect the area's ONL values. **Limited** landscape capacity for expansion of the existing marina that: integrates with existing activities within Marina Reserve; is designed to be of a sympathetic scale, appearance and character; and protects the area's ONL values.

21.22.21 West Wānaka ONL

General Description of the Area

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

Physical Attributes and Values

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

Important landforms and land types:

1. The Harris Mountains: these form the western boundary of the Fern Burn and Motatapu Valleys. These contain extremely steep and visually rugged landforms, including deeply incised gorges and canyons, extensive rock outcrops, and bluffs. Treble Cone and End Peak are prominent features along the eastern ridge of the range.

2. The Alpha Range: which defines the eastern side of the Fern Burn valley, capped by the distinctive peaks of Mt Alpha and Roys Peak.

3. A series of roche moutonnées to the north-west include:

    a. Pt 782m between Hospital Flat and Parkins Bay and the Glendhu and Emerald Bluffs;

    b. Rocky Mountain north of Hospital Flat; and

    c. Roys Peninsula north of Glendhu/Parkins Bay.

4. A number of moraine outwash areas: which are located below these features, including along the western side of Fern Burn Valley. These contain material deposited by retreating ice and now have the form of long moraine ridges that are characterised by their undulating profiles, together with extensive ablation and terminal moraine material.

5. The fan of the braided Mātakitaki (Matukituki River): comprising fluvial gravels with sand and loess deposits around Paddock Bay and the base of Roys Peninsula. The river flats, delta, and fluvial terraces of the Mātakitaki (Matukituki River) include that system's valley floors and floodplains.

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

Important hydrological features:

7. The western arm of Wānaka (Lake Wānaka) notable for its scale, largely undeveloped mountain context, intricate patterning, unmanaged lake level, high water quality, clear visibility, and attractive water colour.

8. The Mātakitaki (Matukituki River). Corresponds to the lower reaches of a largely glacier-fed braided river system draining broadly south eastwards from the Main Divide in Mt Aspiring National Park to Wānaka (Lake Wānaka). Subject to periodic flooding and inundation of the adjacent floodplain.

9. The Motatapu River is part of the lower reaches of a larger river system draining north eastwards from Roses Saddle to Wānaka (Lake Wānaka). Consists of comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.

10. The Fern Burn and Alpha Burn rivers which comprise comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.

11. Wetland to the west of Damper Bay.

Important ecological features and vegetation types:

12. Particularly noteworthy indigenous vegetation features include:

    a. The stands of beech forest through the steeply incised gullies on the western side of the Alpha Range.

    b. The subalpine and alpine vegetation across the Alpha Range, including snow tussocklands, cushionfields and herbfields.

    c. The diverse broadleaved shrublands throughout the roche moutonnée west of Fern Burn, the steep north-eastern slopes of the Glendhu Bluff Conservation Area, the bluffs and slopes of Roys Peninsula, in gullies around Rocky Mountain and across the Emerald Bluff. The shrublands occur in association with large areas of bracken fernland and to a lesser extent matagouri-mingimingi dominant shrublands.

13. Other distinctive vegetation types include:

    a. Grazed pasture with shelterbelts and clusters of shade trees typical of the Fern Burn valley floor, the Fern Burn fan, the Alpha Burn, Motatapu River, Fern Burn and the flats either side of Buchanan Road leading out to Roys Peninsula.

    b. The grazed and gently flat river terraces behind Parkins Bay and Glendhu Bay.

    c. The willows and poplars that dominate the majority of the lake shore between Damper Bay and Roys Peninsula.

14. High value wetlands (sedgelands) are located in natural depressions bordering roche moutonnée west of Damper Bay.

15. The PA possesses a diverse range of valued habitats from the lake to the mountain tops for New Zealand falcon, Australasian harrier, kea, tui, bellbird, New Zealand pipit, grey warbler, fantail, tomtit, NZ shoveler, paradise shelduck, grey teal, Black shag, Little shag and New Zealand scaup. Kea are nationally threatened with a threat status of nationally endangered.

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

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

18. Valued habitat for sports fishing spawning in Fern Burn.

19. Valued habitat for game birds at Paddock Bay.

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

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

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

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

Important land-use patterns and features:

24. Human modification which is currently concentrated around Glendhu Bay, with its existing campground, woolshed wedding venue, Bike Glendhu bike trails and facility and farm buildings, as well as Parkins Bay with its consented golf resort/ homesite development.

25. Throughout the remainder of the area, development is largely restricted to isolated farm buildings and a scattering of rural residential dwellings around Emerald Bluff and Roys Peninsula. Generally, such development is characterised by very carefully located and designed buildings, accessways, and infrastructure, which is subservient to the ‘natural’ landscape patterns. Typically this sees buildings well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.

26. Several moorings at Glendhu Bay and along the western side of Paddock Bay. Marked water ski lanes to the northwest of Parkins Bay. Consented jetty at Parkins Bay.

Important archaeological and heritage features and their locations:

27. Sites associated with historic farming in the area. For example, the remains of the Motatapu homestead site (including archaeological sites F40/121-123).

28. Māori archaeological sites (e.g. F40/3 and F40/5).

Mana whenua features and their locations:

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

30. Much of the ONL is mapped within the wāhi tūpuna: Wānaka (Lake Wānaka), Mātakitaki (Matukituki River), or Area surrounding Te Poutu Te Raki.

31. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

33. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.

34. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna (eels), kāuru (cabbage tree root), weka, kākāpō and aruhe (fern root) were gathered throughout the area.

35. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, urupā, kāika and nohoaka.

Important historic attributes and values:

36. Early Māori occupation associated with the lakeshore and local rivers.

37. Historic farming patterns, especially early pastoralism.

38. Historic recreational use of the lake and lakeshore.

Important shared and recognised attributes and values:

39. The descriptions of the area in tourism publications.

40. The very high popularity of Roys Peak Track (noting that most of the track is in Mount Alpha PA ONL).

41. The very high popularity of the Roys Peak Track Lookout as a vantage point for social media photographs.

42. The high popularity of the biking routes, walking trails and camping grounds/spots in the area.

43. The importance of the natural heritage area to the local community as evidenced by the efforts of Wai Wanaka in the area.

Important recreation attributes and values:

44. Aotearoa’s National Walkway, the Te Araroa Trail runs along the lakeshore between Damper Bay and Glendhu Bay, Motatapu Road, and the Motatapu Track (adjacent Fern Burn).

45. The highly popular walking trail of Roys Peak Track.

46. Wānaka Mt Aspiring Road as a key scenic route providing access to Treble Cone ski field and Mt Aspiring National Park.

47. Popular walking trails including: Spotts Creek Track; Roys Peak Track; the Motatapu River track; the northern flanks of Pt 782 (Main Wall Track and Little Big Wall Track); the trail to the crest of Pt 442 (to the east of Paddock Bay); and the trail to the crest of Roys Peninsula.

48. Boating, water skiing, kayaking, fishing, and swimming at Wānaka (Lake Wānaka).

49. Nationally significant fishery at Wānaka (Lake Wānaka), sports fishing spawning habitat in the Fern Brun and game bird habitat at Paddock Bay.

50. Picnicking around the lake shoreline.

51. Highly popular mountain and road biking routes throughout the area, including at Bike Glendhu, along the Glendhu Bay Track, and along Wānaka Mt Aspiring Road.

52. Highly popular public campground at Glendhu Bay.

53. Fishing and duck shooting on the Mātakitaki (Matukituki River).

54. Canoeing, tubing, rock climbing, and informal camping on the Motatapu River.

55. Extensive rock climbing at Hospital Flat and Diamond Lake Conservation Area.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

57. Indigenous gully and stream plantings reinforce the legibility and expressiveness values in places.

58. More generally the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying areas and natural vegetation cover apparent across more elevated areas.

Particularly important views to and from the area:

59. The sequence of highly attractive, frequently dramatic, and varied views from Wanaka-Mt Aspiring Road between Damper Bay and Emerald Bluff of the lake and mountain context.

60. The striking mid and long-range views from Glendhu Bluff lookout (layby on Wanaka-Mt Aspiring Road) out over the lake, Roys Peninsula, Paddock Bay, Parkins Bay, Glendhu Bay, Roys Peak, and the Alpha Range.

61. A series of highly attractive close to long-range views from the Glendhu Bay Track along the largely undeveloped lake margins and across Wānaka (Lake Wānaka) to the surrounding mountain context.

62. The series of appealing views from the 'inland' sections of the Te Araroa Trail across the open pastoral river terraces backdropped by the Alpha Range and the Harris Mountains.

63. Views from Wānaka (Lake Wānaka) within Glendhu / Parkins/ Paddock Bays.

64. The expansive long-range views from the Roys Peak lookout and track over almost the entire area.

65. The visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Naturalness attributes and values:

66. Wānaka (Lake Wānaka) as a central feature of the ONL.

67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.

68. The Fern Burn valley floor is the least natural part of the ONL because of the presence of the campground and pastoral farming activities. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, notwithstanding the presence of scattered farm buildings and dwellings.

69. Parkins Bay which conveys a sense of transition, away from the rural environs of Glendhu Bay and the lake margins into a more natural landscape: in particular, the managed pasture across the Fern Burn fan and lower terraces transitions into the more vegetated and hummocky terrain around the base of the roche moutonnée. This culminates in the natural shrubland and roche moutonnée landforms of Pt 782m, Glendhu Bluff and Emerald Bluff. The vegetation within this area of change includes the shrubland revegetation that has occurred as part of the Parkins Bay development. It also encompasses the development consented by the Environment Court, including:

    a. the golf course;

    b. a jetty;

    c. a clubhouse and visitor accommodation, which is carefully sited amongst existing mature vegetation, set back from the lakefront, and constrained with respect to its height and extent so that it is visually recessive in views from the lakeshore, lake, and road; and

    d. residential homesites that are subject to specific controls in relation to their location, integration with natural landforms, and related mounding, building height, roof materials, building extent, curtilage, and native restoration planting, to ensure built development is 'difficult to see' from external locations.

70. Overall, the area displays naturalness values that rate towards the moderate to higher end of the spectrum as a consequence of the dominance of the more natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest, and/or relatively low-key character plays an important role in this regard.

Memorability attributes and values:

71. The highly memorable views of the lake and its surrounding mountain frame.

Transient attributes and values:

72. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.

73. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).

Remoteness and wildness attributes and values:

74. The parts of the PA that are set apart from the more developed lake shore and immediate hinterland at Parkins Bay and Glendhu Bay (which includes the lower reaches of the Fern Burn, and the Bike Glendhu area) and with a distinctly increasing impression of remoteness as one travels westwards along Wānaka – Mount Aspiring Road.

75. A localised sense of remoteness along the Parkins Bay lakeshore, where the landform and/or vegetation serves to obscure views of (land based) built development.

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

Aesthetic attributes and values:

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

78. More specifically, this includes:

    a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.

    b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying land at Paddock Bay, Parkins Bay, and Glendhu Bay that is engaging and appealing.

    c. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. the bold bluffs and rock outcrops set within a native vegetation context;

        ii. the indigenous vegetation covered hummocky moraine;

        iii. the relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development;

        iv. the contrasting columnar forms of Lombardy poplars at Parkins Bay; and

        v. the willows and poplars along the lake shore and the Fern Burn, including its delta, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

79. **High physical values** due to the proliferation of high-value and large-scale landforms, landforms reflecting the interaction of a range of geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area .

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

    a. The mana whenua associations of the area.

    b. The strong shared and recognised values associated with the area.

    c. The popularity of the area for a wide range of recreational activities.

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

    a. The legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.

b. The aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values also play a role in this regard.

c. A moderate to high impression of naturalness arising from the dominance of the natural landscape and the generally relatively modest or visually recessive nature of built development.

d. A sense of remoteness and wildness in places, particularly away from the lake shore and hinterland at Parkins Bay and Glendhu Bay, and where the landform and/or vegetation obscures views of built development.

Landscape Capacity

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

i. **Commercial recreational activities** – **very limited** landscape capacity for activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low key' rural character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **very limited** landscape capacity for visitor accommodation and tourism related activiti4es that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low-key' rural character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

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

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

v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.

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

vii. **Mineral extraction** – **no** landscape capacity for extraction larger than farm-scale quarries. Limited capacity for farm-scale quarries and gravel extraction in riverbeds that protects the naturalness and aesthetic attributes and values of the ONL.

viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Limited** capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONL values.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent.

x. **Renewable energy generation** – **no** landscape capacity for commercial-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.

xi. **Production forestry** – **no** landscape capacity.

xii. **Rural living** – **very limited** landscape capacity for rural living development located on lower-lying terrain and sited so that it is contained by landforms and vegetation – with the location, scale, and design of any proposal ensuring that it is barely discernible from external viewpoints. The exception to this is views from Roys Peak, where rural living development should be extremely visually recessive. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

xiii. **Lake Structures and Moorings - no** landscape capacity.

21.22.22 Dublin Bay ONL

General Description of the Area

The Dublin Bay PA encompasses the Dublin Bay foreshore and flats on Lake Wānaka and extends to the crests of the landforms enclosing the bay and the Clutha Mata-au outlet – Mount Brown, the glacial moraine behind the bay, the headland on the northern side of the outlet, and the landforms enclosing the southern side of the outlet. The PA is a landscape unit within the wider Lake Wānaka ONL and its boundaries form the visual catchment of the lake when viewed from the lake surface.

There are four sub areas within the PA:

- The area of rural living on the flats and undulating gentle slopes of Dublin Bay;
- The south-west slopes of Mount Brown and the remaining pastoral or conservation areas on the moraine and headland;
- The land on the southern side of the Clutha Mata-au outlet from Penrith Point to the Outlet Motor Camp;
- The waters of the bay and river outlet.

Physical Attributes and Values

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

Important landforms and land types:

1. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by glacial till deposits from successive glaciations. The steep relatively even south-eastern faces of the hill have been eroded by glacial scraping of the schist bedrock.
2. Ice-front scarpland from the Hāwea glacial advance, framing Dublin Bay, with the inland boundary of the scarp forming the skyline to the lake above the bay. A series of terraces, ledges and benches stepping down within the bay, formed during glacial retreat.
3. Glacial till and outwash gravels on the headland between Dublin Bay and the Clutha River Mata-au, and south of the river outlet, eroded on the edges by lake and river action.
4. Lake beach deposits on the flatter parts of Dublin Bay.

Important hydrological features:

5. Lake Wānaka, including the Clutha River Mata-au outlet. Important attributes include the clarity, quality and significant extent of the water body, its character as a deep glacial lake surrounded by ice-eroded landforms and terminal moraines, and the distinctive feature of Stevensons Arm, divided from the main lake by The Peninsula.
6. Lake Wānaka is a nationally significant fishery.
7. A small unnamed creek on the flank of Mt Brown.

Important ecological features and vegetation types:

8. Particularly noteworthy vegetation types include:

a. Regenerating kānuka and kōhūhū dominant shrubland and bracken on the south-western flanks of Mount Brown;

b. Regenerating kānuka, with kōwhai, kōhūhū, matagouri, mingimingi and tī kōuka (cabbage tree) and other indigenous shrubs, on the lake edges, in the DOC-managed Dublin Bay-Outlet-Albert Town Recreation Reserve, and around the Outlet Motor Camp.

9. Other characteristic vegetation types are:

    a. Lombardy poplars and willows around the lake edges, particularly at Dublin Bay;

    b. Domestic garden vegetation on rural living properties;

    c. Wilding radiata pine and Douglas fir, particularly on the headland within the reserve;

    d. Plantation conifer forest at Sticky Forest.

10. Potential for enhancement of ecological attributes through control of wilding conifers and other exotic weeds and ongoing indigenous regeneration.

11. Regenerating kānuka shrubland and broadleaf shrubland provide important feeding and nesting habitat for small insectivorous native birds such as South Island tomtit, grey warbler, fantail and silvereye.

12. Animal pests include rabbits, stoats, possums, rats and mice.

Land use patterns and features:

13. Predominantly farmland and reserve/conservation land, but diverse land uses, including:

    a. Rural living/hobby farming on large lots of between 4ha and 38ha around Dublin Bay, with four small lots clustered in the centre of the bay. Associated visitor accommodation and events;

    b. Pastoral farming on the slopes of Mount Brown and on the headland;

    c. Conservation land and recreation reserve along the lake and outlet foreshore, with a larger area of conservation land in southern Dublin Bay. Used for walking, running and cycling, picnicking, horse trekking, swimming and boating;

    d. Plantation forestry and mountain bike trails on private land at Sticky Forest; and

    e. The Outlet Motor Camp, which is partly on private land and partly on recreation reserve.

Important archaeological and heritage features and their locations:

14. Māori use or occupation of the land around the lake foreshore and outlet (archaeological site F40/11).

15. Mature exotic trees within the bay and along the lakeshore relate to the history of pastoral farming.

Mana whenua features and their locations:

16. 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.

17. The ONL overlaps with mapped within wāhi tūpuna 34 and 41: Wānaka (Lake Wānaka) and Lake Wānaka (Dublin Bay) (Nohoanga).

18. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

19. Within the ONL is a contemporary nohoaka - Lake Wānaka (Dublin Bay) - provided as redress under the Ngāi Tahu Claims Settlement Act 1998.

20. Sticky Forest is land being held by the Crown for future Kāi Tahu owners under a Treaty of Waitangi settlement, as compensation to whānau left landless in the 1800s. While currently in plantation forest and used informally for recreation purposes, future Kāi Tahu owners may seek different uses for this whenua.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

22. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.

23. Identified Kāi Tahu values in this area may include, but are not limited to, wāhi taoka, mahika kai, ara tawhito, nohoaka.

24. The mamae (pain) generally felt by Kāi Tahu associated with land dispossession and alienation from traditional resources is represented by the Sticky Forest substitute land and the difficulty in accessing and using this whenua. Allowing for future uses of the land to realise whānau aspirations is viewed by Kāi Tahu as being in accordance with the principles of Te Tiriti o Waitangi.

Important historic attributes and values:

25. History of high-country farming as part of the East Wanaka Run (Forks Run), then amalgamated into Wanaka Station, and later part of Mount Burke Station.

Important shared and recognised attributes and values:

26. Strong shared and recognised attributes as a recreational destination and as part of the landform framing and enclosing Lake Wānaka.

Important recreation attributes and values:

27. Highly valued as locations for swimming (safe shallow beach at Dublin Bay), picnicking, boating, water skiing, walking and mountain biking along the lake shore, and camping at The Outlet. Tracks along the lakeshore and river outlet, including the Outlet Track and Dublin Bay Track (linked by the Deans Bank Track outside PA), and the East Dublin Bay Track. Sticky Forest is valued as a single-track mountain biking destination, with tracks both inside and outside of the PA. This is the only publicly accessible mountain bike trail network currently located in Wānaka. Future planned connections in the tracks network include a bridge across the Clutha Mata-au at the Outlet and an extension of East Dublin Bay Track through to Maungawera Road.

28. The Clutha Mata-au Outlet is a reasonably popular start/ finish point for jetboating activities on the Clutha River.

29. Te Araroa (New Zealand’s Trail) and Ngā Haerenga (New Zealand Cycle Trails) passing along the outlet and lakefront from Albert Town to Beacon Point.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

30. Legibility and expressiveness of Mount Brown as an ice-eroded landform enclosing Dublin Bay, and of the landforms around the lake outlet, where the erosive action of the Clutha Mata-au has carved through the terminal moraine at the distal end of Lake Wānaka.

Particularly important views to and from the area include:

31. Highly attractive views from Dublin Bay and the conservation reserve/headland across the waters of Lake Wānaka to The Peninsula and the more distant mountains to the west. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.

32. Highly attractive views from the walking/cycling tracks and recreation areas on the southern side of the Outlet across the lake waters to the northern foreshore of the Outlet, Mount Brown, Stevenson Arm, The Peninsula and more distant mountains to the north. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.

33. Views from the lake waters and lake shore to the landforms enclosing the lake, including Mount Brown and the terminal moraines. The relative naturalness and, in places, openness of these landforms add to the aesthetic qualities of the PA, as does the contrast between the lake waters and the mountains and moraine features surrounding them.

Naturalness attributes and values:

34. Overall a moderate-high level of perceived naturalness, despite plantation forestry, rural living and wilding conifer spread. Perceptions of naturalness are higher on the lake waters and foreshore, where natural elements and processes of indigenous regeneration are dominant. Inconsistent land use and vegetation patterns across the southern face of Mount Brown detract from the naturalness and coherence of this part of the PA.

Memorability attributes and values:

35. Memorable as an accessible area of the lake and lakeshore that is strongly enclosed by relatively unmodified natural landforms.

Transient attributes and values:

36. The influence of wind and cloud on the lake surface colour and texture, autumn colours of willows and Lombardy poplars along the lakeshore, changing colours of pasture areas, which are green in some seasons and tawny brown in others.

Remoteness and wildness attributes and values:

37. Due to its proximity to urban Wānaka, the popularity of the camping ground and tracks, and the rural living land uses, the majority of the PA does not have a strong sense of remoteness. However, people in boats on the lake or using less frequented tracks can experience a sense of relative remoteness.

Aesthetic attributes and values:

38. The experience of the attributes outlined above by people living within the landscape or using the popular reserves, campground, track network and lake waters.

39. More specifically, this includes:

    a. The highly attractive views available from within the PA across the lake to surrounding hills and mountains.

    b. The legibility, expressiveness, openness and relative naturalness of Mount Brown.

    c. The regenerating indigenous vegetation on Mount Brown, along the foreshore areas and within the recreation reserves.

    d. The contrast between the lake waters and the enclosing landforms, including the changing colours and textures of these elements across different seasons and weather conditions.

    e. The high degree of naturalness of the lake and the foreshore areas.

    f. The low-density rural living character of Dublin Bay, with widely spaced and largely screened dwellings, and mature integrating vegetation.

    g. The autumn colours of willows and poplars along the lake edge, and the contrast of these yellows with the blue of the lake and the tawny brown or green of the enclosing land.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The physical, associative and perceptual attributes and values described above for PA ONL Dublin Bay come together and can be summarised as follows:

(a) **Moderate-high physical values** due to the clarity, quality and enclosed nature of the lake waters, the largely unmodified roche moutonnée and moraines surrounding the lake, and the mana whenua features associated with the area.

(b) **Moderate-high associative values** relating to the mana whenua associations of the area, the strong recreational attributes of the landscape, and the shared and recognised values as part of the natural landform framing and enclosing Lake Wānaka.

(c) **Moderate-high perceptual values** relating to:

    i. The expressiveness values of Mount Brown and the moraines and terraces enclosing the lake and outlet;

    ii. The aesthetic and memorability values due to the accessibility of the PA for residents of and visitors to Wānaka, the highly attractive views available across the lake waters to the enclosing landforms, the extent of regenerating indigenous vegetation or open pasture, and the naturalness of the lake and lake foreshore.

Landscape Capacity

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

i. **Commercial recreational activities** – **some** landscape capacity for small scale activities that do not require permanent built infrastructure or are co-located with existing development; complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity for visitor accommodation on Mount Brown's southern flanks, the headland north of the Outlet and the land south of the Outlet (apart from at the motor camp). **Some** landscape capacity within the rural living area at Dublin Bay for visitor accommodation activities that are co-located with existing consented facilities, are located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No** landscape capacity for tourism related activities.

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

iv. **Intensive agriculture** – **limited** landscape capacity in the rural living area within Dublin Bay (excluding the flanks of Mount Brown).

v. **Earthworks** – **limited** landscape capacity for earthworks and public trails that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.

vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of mountain slopes and moraines.

vii. **Mineral extraction** – **very limited** landscape capacity for small scale extraction that protects the area's ONL values.

viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low key 'rural' roading in the rural living area of Dublin Bay that is positioned to optimise the integrating benefits of landform and vegetation patterns.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent.

x. **Renewable energy generation** – **no** landscape capacity for commercial scale renewable energy generation. **Very limited** landscape capacity for discreetly located and small-scale renewable energy generation that is barely discernible from the lake or public places.

xi. **Production forestry** – **very limited** landscape capacity for small scale production forestry that protects the area's ONL values.

xii. **Rural living** – **very limited** landscape capacity for additional development in the rural living area of Dublin Bay – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

21.22.23 Hāwea South North Grandview

General Description of the Area

The Hāwea South North Grandview PA takes in the eastern slopes of Mt Maude, the south end of Lake Hāwea (including the undeveloped lake shore), the lake terrace in the vicinity of Bushy Creek (on the eastern side of the lake) and the western faces of the range of mountains approximately extending from Pt 1359 in the north, to Lagoon Valley in the south (and including Pt 1316, Breast Peak, Pt1453, Pt 1414, Pt 916, and Pt 812).

Physical Attributes and Values

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

Important landforms and land types:

1. The line of mountains along the western side of Lake Hāwea in which Mt Maude is located at the southern end. These steep foliated schist landforms separate Lake Hāwea from Lake Wanaka and are capped by the distinctive peaks of Mt Maude, Mt Burke, and Isthmus Peak (latter two peaks are outside the PA). Extensive rocky areas.

2. The Grandview Range, which defines the eastern side of the southern end of Lake Hāwea and the Upper Clutha valley, capped by the distinctive peaks of Breast Hill, Grandview Mountain and Trig Hill (the latter is outside PA). These landforms comprise a dissected pattern of rugged and very steep schist slopes, bluffs and sculpted spurs; and form part of the steep and broken headwall of the Hāwea glacier. Slumps, sheet wash and gully erosion are features on the upper slopes. Extensive rocky areas, rock bluffs, prominent spurs, and sheer rock faces and buttresses shaped by ice action.

3. Colluvial slopes and fans extending from the mountain ‘walls’ on either side of the lake to the water edge to create lake-edge terraces.

4. Two rocky glacial knolls on the western side of the lake (Pt 414 and Pt 412, Round Hill) separated by a narrow terrace.

5. The terminal moraine at the southern end of the lake deposited by the glacier that formed the depression now occupied by the lake.

6. Varying wide to narrow stony beaches of greywacke and schist around the lake edge which contain a range of ‘coastal’ wave-generated landforms.

7. The Grandview Fault which is parallel to the lake and is active.

Important hydrological features:

8. The southern portion of Lake Hāwea notable for its scale, largely undeveloped mountain context, high water quality, clear visibility, and attractive water colour. The lake outlet was dammed in the 1950s as part of the Roxburgh hydroelectric scheme, which raised the lake level by approximately 20m. Hence the lake edge, shoreline and proximity of the lake to the surrounding terraces are relatively recent artifacts of lake level management.

9. The several unnamed, steeply incised streams draining the eastern slopes of Mt Maude.

10. The network of deeply incised streams draining the mountains on the eastern side of the lake including: the lower reaches of Bushy Creek, Johns Creek, Grandview Creek, Drakes Creek, Cameron Gully, Hospital Creek and numerous unnamed streams and tributaries.

Important ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:

    a. Slim snow tussock grassland *(Chionochloa macra*) and depleted herbfields dominated by false Spaniard *(Celmisia lyallii*) on the mountain tops.

    b. Remnant isolated (fire relic) stands of mountain beech forest in Grandview catchments.

    c. The subalpine and alpine vegetation across the mountains to the west and east of the lake, featuring short (fescue) tussocklands, narrow leaved snow tussocklands (*Chionochloa rigida)*, patches of *Dracophyllum* dominant scrub and herbfields.

    d. Swathes and patches of regenerating kanuka, manuka and grey shrubland across the lower and mid slopes and spurs of the mountains on either side of the PA.

    e. Bracken, matagouri and kanuka and manuka scrub throughout rocky slopes of mountains on either side of the PA.

    f. Kanuka scrub, manuka scrub, grey shrubland and bracken cover large parts of the lower slopes of the glacial knolls on the western side of the lake.

    g. The grey shrubland on a rocky outcrop on Kane Road, near Hāwea Back Road that is identified as an SNA in the District Plan. Species include: *Coprosma intertexta, Coprosma propinqua, Coprosma tayloriae, Coprosma rigida, Coprosma crassifolius, Carmichaelia petriei, Melicytus alpinus, Discaria toumatou, Pteridium esculentum, Muehlenbeckia complexa* and *Cordyline australis*.

    h. A woodland on the eastern slopes of Mt Maude that is an SNA in the District Plan. Dominated by halls totara (*Podocarpus cunninghamii*) and mountain toatoa (*Phyllocladus alpinus*).

    i. Areas of regenerating matagouri, mingimingi, kanuka and bracken fernland in places across the fans and lake terraces.

12. Other distinctive vegetation types include:

    a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.

    b. The mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout the Lake Hāwea Holiday Park and throughout the southern lake margins.

    c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.

    d. Plantation forestry on the lower mountain slopes of Mt Maude near the Control Dam.

    e. Wilding conifers across the mountain slopes.

13. The Hāwea area is generally regarded as a transition zone between the wetter Wanaka ecological district and the drier Central Otago ecological district.

14. Valued habitat for New Zealand falcon, New Zealand pipit, bellbird, grey warbler, fantail and silvereye.

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

16. Plant pest species include sweet briar, broom, wilding pines, hawthorn, buddleia, hawkweed, gooseberry, bittersweet, and gorse.

Important land-use patterns and features:

17. Built modification which is currently generally concentrated around the Glen Dene homestead (western side of the lake), Lake Hāwea Holiday Park (including a nearby boat ramp and jetty/pontoon), a cluster of rural living buildings on the mountain slopes near the control dam, and the modest cluster of dwellings at the end of Nook Road.

18. Modifications at Lake Hāwea Station which includes farm buildings, farming and farm tracks within the ONL as well as accommodation, tourism activities (mountain biking, hunting) and event services outside of but on the boundary of the ONL.

19. Pastoral farming throughout much of the remainder of the PA, and associated farm tracks, fencing, dams, farm buildings and rural dwellings.

20. Throughout the remainder of the area, built development is largely restricted to a scattering of rural residential dwellings on the eastern side of Cameron Hill, and two rural residential dwellings along the southern margins of the lake.

21. Generally, built development is characterised by very carefully located and designed buildings, accessways and infrastructure, which is subservient to the 'natural' landscape patterns. Typically buildings are well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.

22. SH 6 Makarora Lake Hāwea Road which is roughly along the base of the Mt Maude slopes.

23. The reserve land along almost all of the lake margins adjoining Hāwea township (and which coincide with Te Araroa, a network of trails and picnic spots).

24. The network of rural roads (generally single-lane and formed in metal) that coincide with the eastern side of the PA.

25. The boat ramp and pontoon at the southern end of the Lake Hāwea Holiday Park.

26. The Holiday Park to Round Hill Track, the Te Araroa Trail, the Johns Creek track, the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.

27. Recreational uses associated with the lake including swimming, fishing, paddle boarding and kayaking.

28. Infrastructure is evident within the eastern portion of the area and includes power and telephone lines along the highway and local road network and a farm quarry on the west side of SH6 near Pt 414.

29. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the very close proximity of Hāwea township which extends along the south-western margins of the lake and abuts the PA; the cluster of dwellings at Gladstone; and the Control Dam booms, dam wall, etc.) at the start of the Hāwea River.

Important archaeological and heritage features and their locations:

30. The protected exotic *Eucalyptus sp* (gum) specimen trees throughout the lake margin adjacent Hāwea township.

31. Early survey marks on Mt Grandview (archaeological sites G40/215 and FG0/216).

32. Maori occupation around lake foreshore (archaeological sites G40/2, G40/64, G40/208).

Mana whenua features and their locations:

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

34. The ONL overlaps with the Hāwea (Lake Hāwea) and Paetarariki & Timaru wāhi tūpuna.

35. Lake Hāwea is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

37. Hāwea is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.

38. The Lake was traditionally considered rich with tuna (eel) that were caught, preserved, and transported to kāika nohoaka of coastal Otago. The knowledge of whakapapa, traditional trails, tauraka waka, mahika kai and other taoka associated with Lake Hāwea remain important to Kāi Tahu today.

39. Several sites within this area such as Kokotane and Pakituhi were known as rich kāika mahika kai. Kokotane is an old hāpua (lagoon) where pūtakitaki (paradise duck), pārera (duck sp.) and turnips were gathered. Te Whakapapa is also considered a pā site.

40. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika, nohoaka.

Important historic attributes and values:

41. Contextual significance as a key reference point within the early survey of the area.

42. Association with early pastoral farming.

Important shared and recognised attributes and values:

43. The descriptions of the area in tourism publications.

44. The very high profile and popularity of Te Araroa Trail.

45. The postcard views available from the reserve area and Hāwea township at the southern end of the lake and SH6 Makarora Lake Hāwea Road.

46. The high popularity of the biking routes, walking trails, and holiday park in the area.

47. The local popularity of the lake as a peaceful swimming, kayaking, boating, and fishing spot.

48. The critical role in the outlook northwards across Lake Hāwea to the surrounding mountains in shaping the identity of Lake Hāwea township.

49. The identity of the south-western portion of the PA as the entrance or gateway to the relatively low-key lakeside settlement of Lake Hāwea township.

Important recreation attributes and values:

50. The popular and nationally important Te Araroa Trail that is along the southern and south-eastern edges of the lake beyond Gladstone, via the Gladstone to Wānaka Track, where it veers eastwards to climb a ridge to the Pakituhi Hut (near Pt 1316).

51. The popular walking/biking trails, including: Holiday Park to Round Hill Track; the reserve tracks along the southern edge of the lake adjacent Hāwea township; the Johns Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek.

52. SH6 Makarora Lake Hāwea Road as a key scenic route providing access between the West Coast and the Otago Lakes.

53. Boating, kayaking, fishing, and swimming at Lake Hāwea. Nationally significant fishery.

54. Picnicking along the lake shoreline.

55. The highly popular campground at The Camp, Cross Hill Lodge and Domes (formerly The Lake Hawea Holiday Park).

56. Hunting throughout the mountains.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

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

58. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values in places.

59. More generally, the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying areas and more natural vegetation cover apparent across more elevated areas.

Particularly important views to and from the area:

60. The sequence of highly attractive, frequently dramatic and varied views from SH6 Makarora Lake Hāwea Road between the entrance to Hāwea township/the Control Dam area and the lake terrace north of the Glen Dene homestead of: the dynamic waters of the lake; the glacial knolls along the western side of the lake; the distinctive transition between the mountains, lake terraces and waters of the lake; and the broader undeveloped and open mountain context framing the lake.

61. The striking close to long-range views from the lake margins (including the Te Araroa Trail, reserve land and Lake Hāwea township at the southern end of the lake) out over the lake, framed by the Mt Burke range to the west, the wall of sharply dissected mountains to the east, and the distant often snow-capped

mountain range to the north including Sentinel Peak and Terrace Peak. The openness of the surrounding mountain context makes an important contribution to the quality of the outlook.

62. The series of highly appealing and memorable mid and longer-range views from the various trails in the area that, in many instances, afford expansive views across the dynamic waters of the lake to the broader glacial and open mountain context. The seemingly undeveloped mountain context juxtaposed beside the relatively modest settlement of Lake Hāwea adds to the interest of the outlook from many vantage points.

63. The attractive and engaging north and south bound views from SH6 Makarora Lake Hāwea Road in the vicinity of the Control Dam, in which the road across the control dam reads as a distinctive gateway and edge to the settlement on the eastern side of the dam/Hāwea River, with the land on the western side of the control dam retaining a markedly less developed, spacious rural character.

64. The highly appealing views from the waters of Lake Hāwea to the largely undeveloped lake terrace and dramatic open mountain context. The confinement of sizeable built development to Lake Hāwea township, its generally modest appearance and the very limited visibility of other development by virtue of its scale, appearance and/or the screening by landform or vegetation (for example, Gladstone, the Lake Hāwea Holiday Park, and the Glen Dene homestead) are of importance to the impression of Lake Hāwea as a relatively undeveloped lake.

65. In all of the views, the visual dominance of more ‘natural’ landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Naturalness attributes and values:

66. Lake Hāwea as a central feature of the ONL.

67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.

68. The lake terraces on either side of the lake are the least natural parts of the ONL because of the presence of the holiday park and pastoral farming activities. The limited scale and visibility of built development within the holiday park (from SH6, the lake and the township) and farm dwellings and buildings, ensures that naturalness values rate as at least moderate-high in those parts of the PA.

69. Overall, the area displays naturalness values that rate towards the higher end of the spectrum as a consequence of the dominance of the natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest and/or relatively low-key character plays an important role.

Memorability attributes and values:

70. The highly memorable views of the lake and its surrounding mountain frame.

Transient attributes and values:

71. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.

72. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.

73. Human activity on the lake.

Remoteness and wildness attributes and values:

74. A high degree of remoteness and wildness along the mountain trails towards the edges of the PA and from much of the waters of the lake where there is a strong sense of separation from Lake Hāwea township and the farmed lake terraces and the sheer scale of the natural mountain and lake setting, means that it is the dominant perception.

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

Aesthetic attributes and values:

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

77. More specifically, this includes:

    a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.

    b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying lake terraces that is engaging and appealing.

    c. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. The distinctive peaks, bold bluffs, rock outcrops, and sculpted spurs of the surrounding mountain ranges.

        ii. The two glacial knolls on the western side of the lake.

        iii. The transition of vegetation patterns from exotic to indigenous across the PA.

        iv. The terminal moraine landform at the southern end of the lake.

        v. The relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development win the PA.

        vi. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.

        vii. The general absence of structures and dominance of natural landscape elements along the western and eastern lake edges.

        viii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the Lake Hāwea settlement context and imbues an impression of a natural landscape context.

        ix. The mature trees throughout the area which contribute to the scenic appeal.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The combined physical, associative, and perceptual attributes and values described above for PA ONL Hāwea South North Grandview can be summarised as follows:

78. **High physical values** because of the assemblages of landforms, at a range of scales and formed by a range of interacting geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area.

79. **High associative values** relating to

    a. The mana whenua associations of the area.

    b. The historic associations of the area.

    c. The strong shared and recognised values associated with the area.

    d. The popularity of the area for a wide range of recreational activities.

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

    a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.

    b. The high aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values and proximity to Lake Hāwea settlement, SH6 and Te Araroa Trail also play a role.

    c. A high impression of naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.

    d. A strong sense of remoteness and wildness across much of the PA due to the distance from, or limited awareness of, development.

Landscape Capacity

The landscape capacity of the PA ONL West Wanaka 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 filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values.

ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **some** landscape capacity for visitor accommodation activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No** landscape capacity for tourism related activities.

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

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

v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.

vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of ONL.

vii. **Mineral extraction** – **no** landscape capacity for extraction larger than farm-scale quarries.

viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Limited** capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONL values.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent.

x. **Renewable energy generation** – **no** landscape capacity for commercial-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.

xi. **Production forestry** – **no** landscape capacity.

xii. **Rural living** – **very limited** landscape capacity for activities that located on the lower-lying terrain that is: located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low key' rural character and is difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrates appreciable landscape restoration and enhancement; enhances public access; and protects the area's ONL values.

xiii. **Lake structures – no** landscape capacity.

21.22.24 Lake McKay Station & Environs ONL

General Description of the Area

The Lake McKay Station and environs PA is located on the northern shoulder slopes of the Pisa/Criffel Range, extending from the Criffel Diggings Track near Mount Barker to the true right bank of Sheepskin Creek in the east. The northern boundary of the PA is defined by the toe of the mountain range or the northern crest of the Luggate Creek gorge and takes in schist landforms (Knoll A3KV) north of Luggate Creek and east of Sheepskin Creek. To the south, the PA extends to landforms that visually contain the Upper Clutha Basin (at around the 700 to 1100m contour) when viewed from proximate areas of the basin floor.

Physical Attributes and Values

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

Important landforms and land types:

1. The Pisa/Criffel Range: the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. At the northern end of the range, the PA takes in a lower ice-eroded shoulder that defines the southern enclosure of the Upper Clutha basin. Within this shoulder, moraines form smoother surfaces between rocky outcrops and hummocks, and the deeply cut gullies of Luggate, Alice Burn, Tin Hut, Dead Horse and Sheepskin creeks dissect the landscape in a south-west to north-east direction. The lower margin of the shoulder, south and east of Luggate, has ice-scoured terrain with rock exposures and fluvially formed escarpments and terraces leading down to the basin floor.

2. Knob A3KV: a low but prominent ice-scoured schist and moraine knoll with numerous rock outcrops. The smoother moraine slopes of the knoll are outside the ONL.

3. Luggate Creek gorges: steeply incised rocky gorges in the upper reaches of the creek and separating the mountain shoulder from Knob A3KV.

Important hydrological features:

4. The series of creeks flowing south-west to north-east from the Pisa/Criffel Range across the ice-eroded northern shoulder. The largest of these is Luggate Creek, with its major tributaries the Alice Burn (Fall Burn) and Tin Hut Creek. Further to the east are Dead Horse Creek and Sheepskin Creek, which join on the flats and flow directly to the Clutha River Mata-Au.

5. The water courses within the valley provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and spawning habitat for brown and rainbow trout.

Important ecological features and vegetation types:

6. Particularly noteworthy vegetation types include:

    a. Shrubland and remnant forest in the lower gorge section of Luggate Creek, including remnant silver beech, Hall's totara, broadleaf and locally uncommon shrub species;

    b. Dense regenerating kānuka-dominant shrubland in the Alice Burn (Fall Burn) and to a lesser extent in the other creek gullies. Other species associated with the shrubland include matagouri, native broom, *Coprosma propinqua, Coprosma crassifolia* and *Olearia lineata*;

c. Grey shrubland, bracken and regenerating kānuka on rocky areas and escarpments unsuitable for improved pasture, adjacent to the gullies, and on the steeper slopes above the ice-eroded shoulder;

d. Scattered Significant Natural Areas protecting representative examples of the vegetation types listed above.

7. Other characteristic vegetation types are:

   a. Small scale radiata pine plantations and wilding spread on the lower escarpments close to Luggate;

   b. Rough low producing pasture with scattered sweet briar, matagouri and kānuka on steeper slopes and hummocky land;

   c. Irrigated improved pasture and lucerne cropping on smoother moraine surfaces and terraces between the creek gullies;

   d. Willows lining lower Luggate Creek closer to Luggate township.

8. Valued habitat for skinks and geckos, a wide range of invertebrate species and native birds (including New Zealand falcon, Australasian harrier, South Island tomtit, grey warbler, fantail, silvereye and black shag).

9. Plant pest species include wilding conifers, sweet briar, tussock hawkweed (*Hieracium lepidulum*) and crack willow.

10. Animal pest species include rabbits, hares, pigs, goats, stoats, possums, rats and mice.

Land use patterns and features:

11. Predominant land use is sheep, beef and deer farming on freehold land at Lake McKay and Criffel Stations and at 191 Luggate Cromwell Road (Sheepskin Creek area). The smoother undulating glacial till plateaus on Lake McKay Station and 191 Luggate Cromwell Road are generally irrigated and support more intensive grazing and lucerne production. Hummocky land and steeper slopes support lower intensity grazing (currently with deer on Criffel Station). Mature radiata pine forestry is present on the lower escarpment faces behind Luggate township.

12. Earthworks and built modifications are generally limited to fencing, farm tracks, sheepyards and a farm airstrip. Rock outcrops have been removed in some areas to facilitate cropping. There is a consented woolshed and two consented residential building platforms on the northern part of the Tin Creek plateau, two 7-8 hectare rural living lots in the north-eastern corner of the PA, and water supply tanks for Luggate immediately above of the township. District electricity lines cross the eastern third of the PA.

13. Commercial recreation activities, including farm and gold diggings tours, are undertaken on Criffel Station.

Important archaeological and heritage features and their locations:

14. Rich history of late 19th century gold mining and early European high-country farming. More than 28 archaeological sites including water races, wing dams, tailings, diggings, mine drives, hut/tent sites and rock shelters; pack tracks accessing the diggings, including the Criffel Diggings Track and an old track from Luggate between Dead Horse Creek and Alice Burn.

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

17. Associations with late 19th century gold mining, with physical evidence of mining activities and historic diggings. Mining within the PA and on the upper Criffel Range in the 1880s and 1890s was part of the last gold rush in Otago.

18. Associations with early high country pastoral farming, including evocative place and feature names.

Important shared and recognised attributes and values:

19. Valued as an integral part of the distinctive and visually prominent southern enclosure of the Upper Clutha Basin, and for its contribution to the sense of place and identity experienced by locals and frequent visitors.

Important recreation attributes and values:

20. Farmstay, farm and gold diggings tours at Criffel Station.

21. Limited public access, except for informal access along the Luggate Creek and Alice Burn marginal strips. Potential for improved walking access along Luggate Creek to the Luggate Creek and Fall Burn reserves.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

22. History of extensive pastoral farming has resulted in an open character and highly legible landform, reinforced by the pattern of deeply cut stream gullies and associated indigenous vegetation. The relative openness of the upper slopes, hummocky areas and moraine plateaus allows the processes of land formation to be easily perceived. The landscape is clearly expressive of the uplift, glacial and fluvial processes that have formed it.

Particularly important views to and from the area:

23. Limited public accessibility means that closer views of the PA are generally limited to the lower escarpments and mountain slopes adjoining the Upper Clutha Basin floor. The PA is however widely visible from more distant vantage points across the basin, including Kane Road, Luggate-Tarras Road (SH8A), Wanaka-Luggate Highway (SH6), Mt Barker Road, Ballantyne Road and Mount Iron. The eastern part of the PA, including Criffel Station and Knob A3KV is visible from viewpoints near Wānaka, and the hummocky or craggy topography with a mosaic of patchy grey shrubland and kānuka is a coherent and highly natural mid-ground to the higher peaks of the Pisa Range. North of the Clutha River Mata-au, expansive views of the entire PA are available from Kane Road and surrounding areas. The rough

vegetation-covered upper slopes, escarpments and stream gullies contrast with the colour and texture of improved pasture on the moraine plateaus, enhancing the legibility of the landscape and providing visual complexity and interest. From these viewpoints the PA is a continuous part of the mountainous enclosure of the basin.

24. Much of the PA is also visible from parts of the Pisa Conservation Area high on the Pisa Range and from the Deep Gully and Grandview Ridge Tracks to the east across the Clutha valley.

Naturalness attributes and values:

25. Overall the PA is perceived as having a high level of naturalness. There is a low level of human modification (in the form of irrigated improved pasture, fences, tracks and occasional buildings) that is largely confined to the smoother moraine plateau and alluvial terraces. Natural patterns and process are dominant across the majority of the PA and are particularly strong in the regenerating kānuka woodland and shrubland areas, and on the steeper slopes. Rocky outcrops and spectacular rocky gorges and gullies add to perceptions of naturalness.

Memorability attributes and values:

26. The memorability of the PA as part of the Pisa/Criffel range, enclosing the Upper Clutha basin to the south and contrasting strongly with the long horizontals of the basin outwash plain;

27. The spectacular rocky gorges of Luggate Creek, although these are not currently widely experienced by the public;

28. The distinctive pyramidal form of Knob A3KV, as viewed from Mount Iron and SH6, particularly on the eastern approach to Luggate;

29. Large rock outcrops adjacent to SH6 at the eastern end of Luggate are a memorable local landmark.

Transient attributes and values:

30. Important transient attributes include the play of light on the open landforms, changing snow cover, the changing colour of pasture vegetation and crops across the seasons, and the presence of stock and wildlife.

Remoteness and wildness attributes and values:

31. A strong sense of remoteness as a consequence of the very low level of domestication and human activity in most parts of the PA.

Aesthetic attributes and values:

32. The PA is predominantly experienced from outside its boundaries (although this may change if public access to Luggate Creek and Alice Burn is improved), and its aesthetic attributes therefore mainly relate to the views available from the floor of the Upper Clutha Basin and elevated places around the basin.

33. Specific characteristics contributing to aesthetic values include:

    a. The pattern of ice-eroded moraine plateaux dissected by deep rocky kānuka-clad gullies;

    b. The spectacular Luggate Gorge, with its steep rough, rocky cliffs and dense kānuka woodland;

    c. The high level of perceived naturalness and remoteness, with very little built infrastructure (other than farm roads) visible from outside the site;

    d. At a finer scale, the following aspects contribute to the aesthetic appeal:

        i. the predominance of regenerating vegetation;

ii. the contrast between the colour and texture of the intensively farmed plateaux/terraces and the steeper slopes, hummocks and gullies.

iii. the play of light and shadow on the landform.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The physical, associative and perceptual attributes and values described above for PA ONL Lake McKay Station and environs Valley can be summarised as follows:

(a) **High physical values** as a predominantly unmodified landform shaped by uplift, glacial and fluvial processes, as part of the recognised basin and range landform sequence in Central Otago, the important and intact vegetation types and habitats, and the mana whenua features associated with the area.

(b) **Moderate associative values** relating to the mana whenua associations of the area, the historic attributes of gold mining and high-country pastoralism, and the shared and recognised values contributing to local identity and sense of place.

(c) **High perceptual values** relating to the open character and resulting legible and expressive display of topography, the high level of perceived naturalness, the distinctive patterns of indigenous vegetation and pasture, and the memorability of various features within the PA.

Landscape Capacity

The landscape capacity of the PA ONL Lake McKay and environs for a range of activities is set out below.

i. **Commercial recreational activities** – **some** landscape capacity for small scale activities that utilise existing infrastructure, enhance public access and protect the area's ONL values.

ii. **Visitor accommodation and tourism related activities** – **very limited** landscape capacity for visitor accommodation activities that are co-located with existing consented infrastructure or are temporary or seasonal in nature, and are: located and designed to be barely discernable from external viewpoints; of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate); have a low key 'rural' character; and protect the area's ONL values. **No** landscape capacity for tourism related activities.

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

iv. **Intensive agriculture** – **some** landscape capacity on the terraces and moraine plateaus for agriculture under irrigation that maintains openness and protects the legibility and ecological values of the PA.

v. **Earthworks** – **limited** landscape capacity for earthworks and trails that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.

vi. **Farm buildings** – **limited** landscape capacity for modestly scaled recessive buildings that are reasonably difficult to see from outside the site.

vii. **Mineral extraction** – **very limited** landscape capacity for farm-scale extraction that protects the area's ONL values.

viii. **Transport infrastructure** – **no** landscape capacity.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure and designed and located so that they are not visually prominent.

x. **Renewable energy generation** – **no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation that protects the area's ONL values.

xi. **Production forestry** – **very limited** landscape capacity for small scale production forestry.

xii. **Rural living** – **very limited** landscape capacity for rural living development that is co-located with existing development and contained by landform and/or existing vegetation – with the location scale and design of any proposal ensuring that it is barely discernible from external viewpoints. Developments should be of a modest scale' have a low key 'rural' character; integrate landscape restoration and enhancement; enhance public access (where appropriate); and protect the area's ONL values.

21.23Schedule of Landscape Values: Upper Clutha Rural Character Landscape Priority Areas

Schedule 21.23 – Upper Clutha Rural Character Landscape Priority Area identifies and describes 5 priority areas, as set out in Strategic Policy 3.3.36.

The schedules are a tool to assist with the identification of the landscape character and visual amenity values that are to be maintained or enhanced within each priority area and related landscape capacity.

The schedules contain both factual information and evaluative content. The description of each priority area must be read in full. Each description, as a whole, expresses the landscape character and visual amenity values.

The landscape attributes and values identified, relate to the priority area as a whole and should not be taken as prescribing the attributes and values of specific sites.

The landscape attributes and values may change over time.

A finer grained location-specific assessment of landscape attributes and values would be required for any plan change or resource consent. Other landscape values may be identified through these finer grained assessment processes

The capacity descriptions are based on the scale of the priority area and should not be taken as prescribing the capacity of specific sites; landscape capacity may change over time; and across each priority area there is likely to be variations in landscape capacity, which will require detailed consideration and assessment through consent applications.

21.23.1 Cardrona River/Mount Barker Road RCL

General Description of the Area

The Cardrona River/Mount Barker PA is a triangle of rural land to the east of urban Wānaka. It is bounded by the Ōrau (Cardrona River) to the west, Wānaka Luggate Highway to the north and generally by the toe of the Criffel Range to the south. The Mount Barker ONF is within the PA, adjacent to its southern boundary.

Physical Attributes and Values

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

Important landforms and land types:

1. The geology of the area includes glacial outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.

2. The sequence of landforms:

    a. the alluvial bed of the Ōrau (Cardrona River);

    b. the legible series of degradational terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;

    c. a clearly defined scarp at the eastern edge of the terraces, with gently rolling glacial moraine downlands extending eastwards;

    d. an outwash plain in the eastern triangle between Wānaka Luggate Highway and Mount Barker Road, extending to the foothills of the Criffel Range.

3. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming and more intensive farming under irrigation.

4. The semi-arid climate with hot dry summers and cold dry winters, leading to dry brown grasslands where there is no irrigation and summer dust clouds from the Cardrona riverbed and exposed gravel roads or soils.

Important hydrological features:

5. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The section of river adjacent to the PA is seasonally ephemeral due to natural losses to groundwater and extraction for irrigation. There is relatively poor water quality (nitrogen, E coli, ammonium) in this reach.

6. Irrigation water races leading from the Ōrau (Cardrona River).

7. The Wānaka Basin Cardrona gravel aquifer, which underlies the PA and Wānaka township. Water take from the aquifer is currently over-allocated.

Important ecological features and vegetation types:

8. Conifer, eucalypt and Lombardy poplar shelter belts throughout the PA and scattered eucalypt or conifer woodlots generally around 1-3ha in size. Many of the shelter and woodlot trees have wilding potential.

9. Vegetation associated with rural living, including roadside hedges, driveway avenues, shelter trees around dwellings and large gardens.

10. Small areas of indigenous revegetation, with potential for further enhancement.

11. Extensive areas of improved pasture and areas used for cropping that are favourable seasonal feeding grounds for Paradise shelduck, South Island oystercatcher and Spur-winged plover.

12. Rank exotic grassland along road margins may be utilised by skinks.

13. Plant pest species include wilding conifers, hawthorn, crack willow, broom and lupin.

14. Animal pest species include rabbits, stoats, possums, rats and mice.

Land use patterns and features:

15. Pastoral farming or cropping, with irrigation from the Cardrona River water races and bores to the Wanaka Basin Cardrona gravel aquifer. The PA includes vineyards, a lavender farm, an equine facility and a firewood supply operation.

16. Rural living and hobby farming is common, mainly on lots of between 4 and 10 hectares in size. Areas of this type of land use are present around Black Peak Road, as well as south of Ballantyne Road east of the river, at the intersection of Morris and Ballantyne Roads, at the intersection of Ballantyne Road and the Wānaka Luggate Highway, and at the southern end of Mount Barker Road. Larger rural living properties of about 20ha are in the eastern part of the PA. There are also several small lots of one to two hectares in size that were subdivided from larger farms in the late 1990s. Additional residential building platforms have been consented, with potential for additional domestication and further dissection of open pastoral land.

17. Rural living dwellings are generally well set back from roads and screened and integrated by planting. Dwellings include substantial homes or visitor accommodation lodges with large gardens and curving tree-lined driveways.

18. The land use context of the PA includes:

    a. Rural Lifestyle zoning and the Wānaka Urban Growth Boundary across the Ōrau (Cardrona River) to the west.

    b. PA RCL Halliday Road to the north across the Wānaka-Luggate Highway, which has a pattern of rural living and working farmland similar to that of PA RCL Cardrona River/Mount Barker Road in the western half and a consented but unimplemented film studio and tourism development at Corbridge in the eastern half.

    c. Wānaka airport (with the associated node of commercial and commercial recreation development) and working farmland with an open character to the east.

    d. Rural Lifestyle Zones, the Criffel Range ONL and working farmland on terraces at the base of the Criffel Range to the south.

    e. The PA forms a transitional area of pastoral farming and rural living between Wānaka township and more open rural land to the east.

Important archaeological and heritage features and their locations:

19. Two PDP Category 3 historic buildings within the PA - the cob house and stone shed at 107 Maxwell Road (QLDC Ref. 526), and the Pearce clay stone hut at 590 Mt Barker Road (QLDC Ref. 525).

20. Remains of the Hudson cottage (archaeological site F40/126) south-west of the intersection of Ballantyne and Morris Roads - a small timber cottage constructed about 1900 and later demolished.

Mana whenua features and their locations:

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

21. The western part of the RCL overlaps the mapped wāhi tūpuna Ōrau (Cardrona River).

Associative Attributes and Values

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

Mana whenua associations and experience:

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

23. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-wai-Māori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.

24. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.

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

Important historic attributes and values:

26. The associations of the area with early European settlement and farming, where land was initially held as part of the larger Wanaka pastoral lease and gradually broken down into smaller grazing runs from the 1880s, evidenced by the remaining historic buildings and some place names.

Important shared and recognised attributes and values:

27. Valued as the scenic rural enclosure of Wānaka township to the east. The Ōrau (Cardrona River) is a natural boundary to urban and rural residential or rural lifestyle development on the southern and eastern sides of Wānaka and District planning documents indicate that the local community values the maintenance of rural character outside this boundary. These include the 2002 Wānaka 2020 community plan, the 2007 QLDC Growth Management Strategy and the PDP.

28. Valued as a pleasant rural living location close to Wānaka, with spacious pastoral surrounds and a high level of visual and rural amenity.

Important recreation attributes and values:

29. Recreational use of the Ōrau (Cardrona) riverbed and its margins for fishing, swimming, walking and cycling. A walkway/cycleway is planned for the true left bank of the river.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

30. The series of degradational terraces and fluvially-eroded scarps leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion.

31. The gently rolling landform of the glacial moraine appreciated from public roads, particularly from Ballantyne, Morris, Boundary and Faulks Roads.

32. The outwash plain in the eastern part of the PA, which extends further north-east across Wānaka airport to the Clutha Mata-Au escarpments and is notable for its flatness, openness and physical extent.

Particularly important views to and from the area:

33. The key public routes through or around the PA are the Wānaka Luggate Highway and Ballantyne Road, a local shortcut between Wānaka and Luggate. From these key viewing locations, long views across terraces, moraine and outwash plains are often prevented by either rolling terrain or roadside shelterbelts (particularly from the highway). Moving through the landscape provides intermittent vistas across open pastoral land to the mountainous ONL that surround the Upper Clutha Basin and to Mount Iron and Mount Barker. Views are important to the sense of scale of the landscape and to its amenity and visual coherence. The patterns of open pasture alternating with lines or stands of vegetation and scattered rural dwellings are moderately complex, but highly coherent across the PA. Rural living development is largely set back from roads to maintain views to open pasture and many rural lifestyle dwellings are screened from public roads by topography or planting.

34. Highly appealing intermittent views from Faulks Road and Mount Barker Road across the foreground of pastoral rural land to Mount Barker, the Criffel Range and more distant mountains in the north. The subservient nature of built development within the views contributes to the quality of the outlook.

35. Views from the summit of Mount Iron, where the panoramic vistas available to the south-east take in the Cardrona River and the rolling pastoral expanse of the PA in the mid-ground, contrasting with Mount Barker and the Criffel/Pisa Range in the background. The balance between rural living development and open pastoral land within the PA is important to the amenity and perceived naturalness of the views.

Naturalness attributes and values:

36. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the high number of road crossings, letterboxes, tree-lined driveways, entry features and partially visible houses. There is a moderate level of naturalness, with a predominance of natural rather than built elements. Human intervention as managed farmland and rural living is evident.

Transient attributes and values:

37. Transient elements of the landscape include seasonal foliage and pasture colours, the changing shadow patterns from shelter belts, the varying water flow characteristics of the Cardrona and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

38. Rural tranquillity and quietness are experienced in those parts of the PA away from Ballantyne Road and Wānaka Luggate Highway, where there are low traffic volumes and the levels of activity are consistent with ‘working farmland’, hobby farming and low-density rural living (on lots of 4ha and greater).

Aesthetic attributes and values

39. The experience of the values identified above from public and private viewpoints.

40. More specifically, this includes:

    a. the highly attractive views, often framed by trees, across pastoral land to Mount Barker, Mount Iron and the mountain ranges surrounding the Upper Clutha Basin[1];

    b. Juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the PA and the rougher browner and more visually complex rangelands of Mount Barker and the Criffel Range slopes;

    c. Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to main roads, a sense of spaciousness and rural living development integrated by topography and/or vegetation;

    d. Aesthetic appeal of the gently rolling moraine landforms.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

The combined physical, associative and perceptual attributes and values described above for PA RCL Cardrona River/Mount Barker Road can be summarised as follows:

(a) **Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the patterns of rural shelterbelts, hedgerows and mature exotic trees framing open areas of pastoral land, and the mana whenua features associated with the area.

(b) **Moderate associative values** relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Cardrona River and the shared and recognised values of the area as a rural edge to Wānaka township and a pleasant rural living location.

(c) **Moderate-high perceptual values** relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the framed scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the PA RCL Cardrona River/Mount Barker Road for a range of activities is set out below.

i. **commercial recreational activities** – **limited** landscape capacity for small scale and low-key activities based on the rural land resource that are: visually recessive; of a modest scale; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.

[1] Mount Iron and the mountain ranges surrounding the Upper Clutha Basin are outside of the PA.

ii. **visitor accommodation and tourism related activities** – **some** landscape capacity for rural farmstay/visitor accommodation within existing or consented buildings/building platforms. **Very limited** capacity for small scale and low-key tourism related activities that are: visually recessive; of a modest scale; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.

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

iv. **intensive agriculture** – **some** landscape capacity where soils and available water allocation support the activity, and where expressiveness and aesthetic attributes and values are maintained or enhanced.

v. **earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living activities that maintain naturalness, expressiveness and aesthetic attributes and values and integrate with existing natural landform patterns.

vi. **farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.

vii. **mineral extraction** – **limited** landscape capacity for ongoing gravel extraction from the Ōrau (Cardrona) riverbed in accordance with Otago Regional Council river management strategy. **Very limited** landscape capacity for farm-scale quarries elsewhere within the PA that protect the naturalness and aesthetic attributes and values of the PA.

viii. **transport infrastructure** – outside the State Highway corridor, **some** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.

ix. **utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district scale infrastructure that is co-located with existing distribution lines or roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure.

x. **renewable energy generation** – **some** landscape capacity for discreetly located and small-scale renewable energy regeneration. **Limited** landscape capacity for larger scale commercial renewable energy generation.

xi. **production forestry** – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.

xii. **rural living** – **very limited** capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, rural character and shared and recognised attributes and values. The rural character of the PA is vulnerable to further fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka would be undermined by increased densities of rural living. Any additional rural living should be set well back from roads; integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.

21.23.2 Halliday Road/Corbridge RCL

General Description of the Area

The Halliday Road/Corbridge PA is an area of rural land bounded by the Wanaka – Luggate Highway (SH6), the Cardrona River and the Clutha River Mata-Au on its southern, western and northern sides, respectively. To the east it extends to the escarpment between rolling glacial moraine and the flatter series of outwash terraces near Wānaka airport.

Physical Attributes and Values

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

Important landforms and land types:

1. A series of alluvially formed terraces, with well-formed treads and risers, stepping down to the west to the Cardrona River.

2. A clearly defined scarp at the eastern edge of the terraces of up to 60 metres in height.

3. The sequence of landforms:

    a. the alluvial bed of the Cardrona River;

    b. an obvious series of terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;

    c. a clearly defined prominent scarp of about 60 metres in height at the eastern edge of the terraces, with gently rolling glacial moraine downlands extending eastwards from the scarp.

4. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming and more intensive farming under irrigation.

5. The semi-arid climate with hot dry summers and cold dry winters, leading to dry brown grasslands where there is no irrigation and summer dust clouds from the Cardrona riverbed and exposed gravel roads or soils.

Important hydrological features:

6. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The lower reaches of the river adjacent to the PA have poor water quality (nitrogen enrichment from contaminated groundwater).

7. Irrigation reservoirs/ponds within the rolling glacial till downlands, with varying levels of permanent water.

8. The Wanaka Basin Cardrona riparian gravel aquifer, which underlies the PA and Wānaka township. Water abstraction from the aquifer is currently over-allocated.

Important ecological features and vegetation types:

9. Conifer (mainly radiata pine) and eucalypt shelter belts, generally oriented north-south or west-east, and a few small conifer woodlots of around 1-6ha in size.

10. Large patch of kanuka near the junction of the Mata-Au (Clutha River) and the Ōrau (Cardrona River) and scattered regenerating kānuka and grey shrubland on bordering scarps, between the PA and the Clutha River.

11. Vegetation associated with rural living and hobby farming on the alluvial terraces, including roadside hedges and shelterbelts, driveway avenues, shelter trees around dwellings, orchards, and large gardens.

12. Plant pest species include wilding conifers, hawthorn, crack willow, broom, gorse and lupin.

13. Animal pest species include rabbits, feral cats, ferrets, stoats, weasels, possums, rats and mice.

Land use patterns and features:

14. Predominantly pastoral farming or cropping, particularly on the rolling moraine downlands. The alluvial terraces support mainly hobby farming or more intensive farming, with vineyards, orchards and a plant nursery. Events such as weddings and concerts have been held at Corbridge Estate.

15. Established rural living and visitor accommodation is common on the alluvial terraces, mainly on lots of between 4 and 10 hectares in size. Only one dwelling is present on the escarpment. There are a few both smaller and larger lots in this western area of the PA. Four lots of around 20ha in size, created as part of the Poplar Beach Subdivision, are present at the eastern edge of the PA, but only two have been developed for rural living. An extensive film studio and tourism complex has been consented at Corbridge, located around the lake and screened from Wanaka Luggate Highway by topography. The development includes a film studio complex including film location sets, buildings for post-production facilities, film school, screening theatre, film exhibition centre and supporting facilities along with associated infrastructure for the film studio.

16. The land use context of the PA includes:

    a. RCL land within the Ōrau (Cardrona River) floodplains (including some commercial recreation activities), developed Rural Residential zoning and urban Albert Town to the west.

    b. The Mata-Au (Clutha River) ONF immediately adjoining the PA to the north.

    c. Open pastoral RCL and Wānaka airport to the east.

    d. PA RCL Cardrona River/Mount Barker Road across the Wānaka Luggate Highway to the south, which has a pattern of rural living and working farmland similar to that of the western half of PA RCL Halliday Road/Corbridge.

Important archaeological and heritage features and their locations:

17. The 1927 Halliday Homestead at 85 Halliday Road (QLDC Ref. 522).

Mana whenua features and their locations:

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

21. The western part of the RCL overlaps the mapped wāhi tūpuna Ōrau (Cardrona River).

Associative Attributes and Values

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

Mana whenua associations and experience:

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

19. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-wai-Māori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.

20. Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.

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

Important historic attributes and values:

22. The associations of the area with early European settlement and pastoral activities.

Important shared and recognised attributes and values:

23. Valued as the scenic rural enclosure of Wānaka/Albert Town to the east. The Ōrau (Cardrona River) forms a natural boundary to the spread of urban or rural residential development to the east from Albert Town.

24. Valued as part of the rural approach to Wānaka from the east on Wanaka Luggate Highway, with open views across rolling or level pasture and cropping land.

Important recreation attributes and values:

25. Recreational use of the Upper Clutha River walking and cycling track from the end of Halliday Road and from Albert Town across Pawsons Crossing bridge.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

26. The series of terraces leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion. In particular the prominent highest escarpment, which is visible from many parts of the surrounding landscape and from the summit of Mount Iron.

27. The gently rolling open landform of the glacial till moraine, appreciated from Wanaka Luggate Highway and from Mount Iron.

Particularly important views to and from the area:

28. Highly attractive views from Wanaka Luggate Highway across open pasture or cropping land to the hills and mountainous ONL of the Upper Clutha Basin, or to rising moraine landform and shelterbelts. The highly coherent pattern of large open paddocks alternating with linear shelterbelts across the majority of

the PA, together with the undulating nature of the terrain, general lack of visible dwellings and changing pasture/crop colours across the seasons add to the pleasantness and strong rural character of the views.

29. Views from Halliday Road and the Upper Clutha River Track connection, enclosed by the prominent escarpment to the east but open to the Upper Clutha Basin mountains and hills to the north and west. Views characterised by rural living and farming, with sequential enclosure by roadside vegetation.

30. Views from the summit of Mount Iron, where the panoramic vistas available to the east take in the Cardrona River, the river terraces and prominent escarpment, and the undulating pastoral moraine land and shelterbelts extending to the east.

Naturalness attributes and values

31. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people passing adjacent to the PA on Wanaka Luggate Highway. The river terraces accessed from Halliday Road are more domesticated by rural living and have a lower level of perceived naturalness. Overall there is a moderate level of naturalness, with a predominance of natural rather than built elements, but human intervention as managed farmland and rural living evident.

Transient attributes and values

32. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts, and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

33. Rural tranquillity and quietness are currently experienced in those parts of the PA away from Wānaka Luggate Highway, where there are low traffic volumes and the levels of activity are consistent with 'working farmland', hobby farming and low-density rural living.

Aesthetic attributes and values

34. The experience of all of the values identified above from public and private viewpoints.

35. More specifically, this includes:

    a. Highly attractive views across large open paddocks to the mountains and hills of the Upper Clutha Basin or to moraine landforms and shelterbelts.

    b. Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to Wanaka Luggate Highway, a sense of spaciousness, and rural living development generally integrated by topography and/or vegetation.

    c. Aesthetic appeal of the prominent escarpment and the gently undulating moraine landforms.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

These various combined physical, associative, and perceptual attributes and values described above for PA RCL Halliday Road/Corbridge can be summarised as follows:

(a) **Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the rolling moraines and water bodies, and the strong patterns of rural shelterbelts framing large open areas of pastoral land.

(b) **Moderate associative values** relating to the historic heritage of European pastoral farming, the recreational use of the Upper Clutha River Track and the shared and recognised values of the area as a rural edge to Wānaka/Albert Town and as the rural approach to the township on Wanaka Luggate Highway.

(c) **Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness in places, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the PA RCL Halliday Road/Corbridge for a range of activities is set out below.

i. **commercial recreational activities** – **some** landscape capacity for activities that are: located where they are screened from Wanaka Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.

ii. **visitor accommodation and tourism related activities** – **limited** landscape capacity for rural farmstay/visitor accommodation or tourism related activities that are: either co-located with existing development or located where they are screened from Wanaka-Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.

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

iv. **intensive agriculture** – **some** landscape capacity where soils and available water allocation support the activity, and where expressiveness and scenic attributes and values are maintained.

v. **earthworks** – **limited** landscape capacity to absorb earthworks associated with trails, farming and rural living/visitor accommodation/commercial recreation activities that maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns.

vi. **farm buildings** – **some** landscape capacity for buildings that for modestly scaled buildings that reinforce the existing rural character.

vii. **mineral extraction** – **very limited** landscape capacity for farm-scale quarries that maintain or enhance the PA's landscape character and visual amenity values.

viii. **transport infrastructure** – outside the state highway corridor, **limited** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.

ix. **utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district scale infrastructure that is co-located with existing roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure.

x. **renewable energy generation** – **some** capacity for small scale wind or solar generation located where topography ensures it is not visible from public places. **Limited** capacity for larger scale commercial renewable energy generation.

xi. **production forestry** – **limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.

xii. **rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic and rural character values. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka/Albert Town could be undermined by increased densities of rural living on the river terraces. Any additional rural living should be set well back from roads and public trails, integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land.

21.23.3 West of Hāwea River RCL

General Description of the Area

The West of Hāwea River PA takes in the river terraces on the true right (i.e. west) of the Hāwea River, extending from approximately Horseshoe Bend in the south to Hāwea settlement in the north. SH6 Lake Hāwea Albert Town Road forms the western boundary except-at the northern end, where the PA extends westwards from the road to encompass the low-lying land along the toe of the south-eastern flanks of Mount Maude.

Physical Attributes and Values

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

Important landforms and land types:

1. The flat glacial outwash plain of the historic Hāwea Glacier, modified by the fluvial erosion and sedimentation of the Hāwea River that characterises the general area.

2. Maungawera Hill, roughly in the centre of the PA, separates the area into a northern and southern terrace. The hill itself comprises a terminal moraine of the Hāwea Glacier and extends broadly south-westwards from the south end of Mount Maude.

3. The patterning of shallow scarps and paleochannels throughout the northern terrace.

Important hydrological features:

4. The ephemeral water courses from the mountains to the northwest, which flow only after prolonged or intense rainfall, that are artificially channelled in places and discharge to the Hāwea River.

Important ecological features and vegetation types:

5. Particularly noteworthy indigenous vegetation features include:

    a. Swathes and patches of regenerating kanuka, manuka, grey shrubland and bracken fernland across the lower slopes of Mount Maude.

    b. Localised patches of kanuka and grey shrubland along with wilding conifers occupy the river terraces and escarpments bordering the Hāwea River.

    c. Localised stands of kanuka and patches of short tussock grassland and matagouri shrubland occur on the expansive terraces between SH6 and the Hāwea River.

    d. SNAs near edge of river terrace at end of Te Awa Road encompass small kanuka stands and patches of short tussock grassland and matagouri shrubland.

6. Other distinctive vegetation types include:

    a. Grazed and cropped pasture with conifer and poplar shelterbelts. The latter are predominantly aligned west to east, perpendicular to the prevailing winds, and can be very long.

    b. Forestry blocks throughout the sloping land in the centre of the PA, on the lower-lying gravel soils on the southern terrace adjacent the river and at the toe of Mount Maude.

    c. Amenity plantings around rural and rural living dwellings and farm buildings.

d. Wilding conifers in places, particularly throughout areas of regenerating scrub.

Important land use patterns and features:

7. Low-density rural living, and hobby farming dominate land use throughout the PA. Rural living/hobby farming lots are generally between 4 and 20ha in size, with a few larger lots greater than 50ha.

8. Throughout the northern terrace, dwellings are set back from SH6, exploiting the integrating benefits of the low terrace riser extending throughout the area or configured along the true right bank of the river. Many of the consented building platforms in this area are yet to be built on. There is a relatively consistent patterning of rural living lots adjacent the river; and throughout which there has been extensive use of shelterbelt and specimen tree plantings to achieve visual integration and privacy. While this area is not visible from the highway, it forms a contrasting and more finely grained character to the more open and pastoral land to the west.

9. Built development throughout the gentle slopes flanking Mount Maude and the central moraine area are generally well integrated by the hummocky topography and/or existing vegetation; comprise a distinctly working rural character; and/or are not prominent in views from the road. The area of elevated moraine on the eastern side of SH6 is predominantly in pastoral and forestry use.

10. Across the southern terrace, a more working rural landscape prevails, with pastoral, cropping, and forestry evident. Rural lifestyle lots are clustered towards the north-eastern edge of the terrace adjacent the river (accessed via Camp Hill Road) and throughout the south-western quadrant (accessed via Kennels Lane). Many of the consented building platforms in this area are yet to be built on.

11. The Maungawera Rural Visitor Zone throughout the elevated central area of moraine on the east side of SH6. This provides for carefully located and visually discreet pods of visitor focussed development including hot tubs, motorhome sites and cycle trails. Future plans include other developments such as hospitality venues.

12. The Hāwea Flat Whitewater Park (The Wave) is a popular surfing, kayaking, swimming, and picnicking spot adjacent the PA and accessed via the PA (Camp Hill Road).

13. The margins of the Hāwea River along the eastern edge of the PA which are identified as a Marginal Strip.

14. The Hāwea River track on the opposite (true left) side of the river.

15. The Hāwea River ONL notation that applies to the stretch of the river adjoining the southern part of the PA.

16. SH6 which passes through the western side of the PA.

17. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:

    a. The generally open and flat expanse of the intensively farmed Hāwea Flats on the eastern side of the Hāwea River.

    b. The reasonably close proximity of Hāwea settlement to the northern end of the PA.

Mana whenua features and their locations:

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

19. The RCL overlaps the mapped wāhi tūpuna Hāwea River (including Camp Hill). overlay which applies to the Hāwea River and its margins.

Associative Attributes and Values

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

Mana whenua associations and experiences:

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

21. The Hāwea was part of a traditional mahika kai network.

22. The mana whenua values associated with this area include, but may not be limited to, awa, nohoaka and ara tawhito.

Important historic attributes and values:

23. The historical and contextual association of the river as a landscape feature, which shaped the development of early local infrastructure and acted as a natural boundary.

Important shared and recognised attributes and values:

24. The identity of the area as ‘breathing space’ or a somewhat untamed ‘green belt’ between Albert Town and Hāwea settlement.

25. The popularity of the Hāwea River Track, The (Hāwea River) Wave, and SH6.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

26. The flat expanse of the outwash plain and river terraces, along with the hummocky moraine, are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha valley.

Particularly important views to and from the area:

27. The sequence of attractive and varied ‘rural’ views from SH6 across the PA. In places (and particularly towards the southern end of the PA), the seemingly untamed or rough appearance of vegetation throughout the area contributes the impression of a spacious and relatively undeveloped rural landscape. Elsewhere (and towards the northern end of the PA), the more open pastoral character of the PA enables views westwards to the proximate lower flanks of Mount Maude and the peaks beyond (ONL), and eastwards across the open expanse of the PA and Hāwea Flats beyond, to the Grandview Range (ONL), including Breast Hill and Corner Peak. However, such views are intermittent due to the screening effect of the frequent shelterbelts across the terraces along the eastern side of the highway. The shelterbelts and pastoral land of the PA contributes a strong ‘working farm’ rural character, with most built development displaying a distinctly working rural character or obscured by vegetation in views from public places. The localised openness of the rural landscape to the east of the highway confers a memorable sense of a ‘big sky’ landscape.

28. Views to the PA from the Hāwea River track along its eastern edge (noting that the river corridor adjoining the southern end of the PA is ONL).

Naturalness attributes and values:

29. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the number of partially visible houses.

30. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland and rural living is evident.

Memorability attributes and values:

31. Memorable to residents and locals as a 'green belt' between Albert Town and Hāwea settlement.

Transient attributes and values:

32. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.

33. Seasonal pasture colours.

34. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

35. Impressions of rural tranquillity and quietness are localised to parts of Camp Hill Road and environs away from rural living uses.

    A dark night sky impression contributes to feelings of wildness.

Aesthetic qualities and values:

36. The attractive and distinctly rural views to the (ONL) mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements in the form of pasture and tree, and subservience of built elements, play an important role in shaping the quality of these views.

37. Visual connection with the Hāwea River corridor along the eastern side of the PA.

38. Juxtaposition between the tamed rural land, the rougher rural character in places and the urban grain of Hāwea settlement (and the golf course) and Albert Town further afield.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

The combined physical, associative, and perceptual attributes and values described above for PA RCL West of Hāwea River can be summarised as follows:

39. **Moderate physical values** relating to the glacially formed outwash plain/alluvial fans of the valley floor, being continually reworked by the Hāwea River, the strong patterns of rural land use and the man awhenua features of the area.

40. **Moderate associative values** relating the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as a spacious 'green belt' between Albert Town and Lake Hāwea settlement.

41. **Moderate perceptual values** relating to the expressiveness of the moraine, river terraces (including both their treads and risers), the coherent rural character, the scenic rural views across pasture to the surrounding mountain context, and the moderate level of naturalness, with built development remaining subservient to natural landscape elements and patterns.

Landscape Capacity

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

i. **Commercial recreational activities** – **very limited** capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.

ii. **Visitor accommodation and tourism related activities** – **limited** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. **No** landscape capacity for tourism related activities.

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

iv. **Intensive agriculture** – **some** landscape capacity where soils and available water allocation support the activity, and where the quality of views and aesthetic attributes and values are maintained or enhanced.

v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.

vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.

vii. **Mineral extraction** – **very limited** landscape capacity.

viii. **Transport infrastructure** – **very limited** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district-scale infrastructure that is 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. **Very limited** capacity for larger-scale regionally significant infrastructure.

x. **Renewable energy generation** – **some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.

xi. **Production forestry** – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.

xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

21.23.4 Church Road – Shortcut Road RCL

General Description of the Area

The Church Road – Shortcut Road PA generally takes in the area known as the Clutha Triangle immediately to the north of Luggate and defined by SH6, Church Road, and Shortcut Road. The mapped extent of the PA also includes the flat land on the west side of SH6 and the rural land to the east of Church Road adjoining the Clutha River.

Physical Attributes and Values

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

Important landforms and land types:

1. The flat terraced glacial outwash plain with a patterning of shallow scarps which collectively form a series of degradational river terraces stepping down from the west to the east.
2. Sandy areas, boulder rises and shallow dry swales of former paleochannels in places.
3. An area where more recent fluvial processes of erosion and sedimentation have reworked older alluvium associated with historic glaciations affecting the landscape.

Important hydrological features:

4. Luggate Creek, which is a complex winding channel along the south-eastern edge of the PA (to the east of Church Road).
5. The ephemeral water courses draining from the mountains to the south across and around the terrace edges that are artificially channelled in places and discharge to the Clutha River. These channels tend to flow only during prolonged rainfall.

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
    a. Mature crack willow and broom along the margins of Luggate Creek.
7. Other distinctive vegetation types include:
    a. Grazing and cropping with scattered exotic shelterbelts throughout the land straddling SH6.
    b. Tree crops, flower crops and orchards on the lower terrace.
    c. Amenity and shelter plantings around rural and rural living dwellings and farm buildings.
    d. Poplar and willow plantings across terraces bordering the true right bank of Luggate Creek.

Important land use patterns and features:

8. Low-density rural living, horticultural and hobby farming dominate land use throughout the PA. Lot sizes are generally between 2 and 20ha in size.
9. Church Road and Shortcut Road as local rural roads.

10. The margins of the Luggate Creek along the south-eastern edge of the PA which are identified as a Marginal Strip.

11. SH6 which passes through the western side of the PA.

12. A small area of rural industrial type landuse near the Grandview Bridge.

13. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:

    a. The very close proximity of Luggate settlement which extends across the river terraces to the southeast of the PA, with some of the more elevated terraces having a visual connection to the PA.

    b. The Te Rua Tupāpaku (Clutha River near Luggate) ONL and associated DoC Reserve and river track extending along the eastern side of the PA.

    c. The Luggate River Track along the south (true right) side of Luggate Creek extending along the south-eastern side of the PA.

    d. The open and flat expanse of the intensively farmed Hāwea Flats to the north of the PA.

    e. The forestry plantings throughout the terrace escarpment along the western side of the PA.

Mana whenua features and their locations:

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

15. Parts of the RCL overlap with the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.

16. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

17. Te Rua Tūpāpaku is recorded as a fortified permanent pā.

Associative Attributes and Values

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

Mana whenua associations and experiences are:

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

19. The Mata-au (Clutha River) takes its name from a Kāi Tahu whakapapa that traces the genealogy of water. On that basis, the Mata-au is seen as a descendant of the creation traditions.

20. The Mata-au was part of inland mahika kai trails and was also a key transportation route for pounamu from inland areas to settlements on the coast.

21. Te Rua Tūpāpaku is a kāika mahika kai located on the Mata-au where weka, tuna (eels) and kauru (cabbage tree root) were gathered. It is also recorded as a fortified permanent pā.

22. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu.

Important historic attributes and values:

23. Association with early pastoral land use and gold mining.

Important shared and recognised attributes and values:

24. The identity of the area as a green edge to Luggate.

25. The popularity of the area as an entry/exit point on the Upper Clutha River Track.

26. The close proximity of the PA to the Grandview Bridge (or the 'red bridge') to the north of the PA (which is described as one of the most attractively proportioned steel bridges in Aotearoa).

Important recreation attributes and values:

27. SH6 Wanaka Luggate Highway as a key scenic route linking between Wanaka and Cromwell.

28. Shortcut Road as a key scenic route linking between Wanaka (and the West Coast) and the Lindis Pass.

29. The Upper Clutha River Track in close proximity to the PA.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

30. The flat expanse of the outwash plain and river terraces are expressive of the interaction of the glacial and fluvial processes that have shaped, and are continuing to shape, the Upper Clutha valley.

Particularly important views to and from the area:

31. The sequence of attractive long-range and expansive 'rural' views from SH6, Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. The cropping and pastoral land of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation. The appearance of an almost continuous patterning of rural landuse across the PA and beyond to the north and west reinforces the coherence of the underlying river terrace landforms. The openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.

32. The expansive very long-range 'rural' views from the elevated urban areas of Luggate to the southeast, in which the PA forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL).

33. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges.

Naturalness attributes and values:

34. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is compromised to some extent by the number of partially visible houses and the rural industry.

35. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland, horticultural blocks, rural industry, and rural living is evident.

Memorability attributes and values:

36. Memorable to residents and locals as a 'green edge' to Luggate.

Transient attributes and values:

37. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.

38. Seasonal horticultural crop foliage and pasture colours.

39. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

40. Impressions of rural tranquillity and quietness which are localised to parts of Church Road away from rural living and rural industry uses and along stretches of the river edge tracks adjoining the PA where intervening landform and vegetation patterns screen views to buildings within the PA and further afield in Luggate.

Aesthetic qualities and values:

41. The attractive and distinctly rural 'big sky' views to the mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements including pasture, crops, and trees and the subservience of built elements play an important role in shaping the quality of these views.

42. The juxtaposition between the tamed rural land, the rougher character along the river and creek corridors and the urban grain of Luggate further afield.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

The combined physical, associative, and perceptual attributes and values described above for PA RCL Church Road – Shortcut Road can be summarised as follows:

43. **Moderate physical values** relating to the productive soils and associated agricultural and horticultural land uses, the glacially formed outwash plain/alluvial fans of the valley floor that have subsequently been reworked, the mana whenua features in the area and the strong patterns of rural land use.

44. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of Te Rua Tupāpaku (Clutha River near Luggate) and Luggate Creek, and the shared and recognised values of the area for residents and locals as a green edge to Luggate.

45. **Moderate perceptual values** relating to the expressiveness of the river terrace 'tread and riser' landforms, the coherence of land use patterns, the strong rural character, the expansive and scenic rural views, and the moderate level of naturalness, with built development remaining subservient to more natural landscape elements and patterns.

Landscape Capacity

The landscape capacity of the PA RCL Church Road – Shortcut Road for a range of activities is set out below.

i. **Commercial recreational activities** – **very limited** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.

ii. **Visitor accommodation and tourism related activities** – **limited** capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. **No** landscape capacity for tourism related activities.

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

iv. **Intensive agriculture** – **no** landscape capacity where soils and available water allocation support the activity, and where aesthetic attributes and values are maintained.

v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.

vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.

vii. **Mineral extraction** – **very limited** landscape capacity.

viii. **Transport infrastructure** – **some** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and maintain or enhance the landscape values of the PA. **No** landscape capacity for other transport infrastructure.

ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. **Very limited** landscape capacity for larger-scale regionally significant infrastructure.

x. **Renewable energy generation** – **some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.

xi. **Production forestry** – **very limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.

xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

21.23.5 Maungawera Valley RCL

General Description of the Area

The Maungawera Valley PA is a rural valley about 6km north of urban Wānaka enclosed by Mount Brown to the south and Mount Maude to the north. The PA includes the northern flanks of Mount Brown and most of the valley floor extending towards Mount Maude/Mount Gold/Mount Burke ONL to the north, the hummocky moraine and Rods Creek catchment to the west, and the protruding moraine of Maungawera Hill to the east. The strip of land between Mount Brown and the Lake Hāwea - Albert Town Road (SH6) is also included.

There are two sub areas within the PA:

- The northern flanks of Mount Brown;
- The floor of the valley.

Physical Attributes and Values

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

Important landforms and land types:

1. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by a veneer of glacial till deposits from successive glaciations. On the moderate to gently sloping northern flanks, the underlying schist bedrock has been overlain with till deposits from successive glaciations and eroded by subsequent fluvial action.

2. The valley floor: originally formed by a glacial tongue and overlain with glacial outwash gravels and more recent alluvial fan materials from the mountains to the north.

3. The relatively free-draining soils of the valley floor, making the area suitable for pastoral farming and cropping under irrigation.

Important hydrological features:

4. Ephemeral water courses from the northern mountains that are artificially channelled across the valley floor and join to form Wai-utu-utu (Speargrass Creek) at the eastern end of the valley, flowing to the Hāwea River.

Important ecological features and vegetation types:

5. Scattered regenerating kānuka forest on the northern flanks of Mount Brown, particularly on the steeper slopes, amongst rough and semi-improved pasture and pine woodlots.

6. Conifer and poplar shelter belts, generally oriented north-south across the valley to mitigate the wind tunnel effect created by Waiariki (Stevensons Arm) and the enclosing landforms.

7. A few small (1-4ha) forestry woodlots on the lower flanks of Mount Brown.

Land use patterns and features:

8. Distinctive and coherent pattern of cropping and pastoral farming on the valley floor, with large landholdings, regular but widely spaced shelterbelts, farm infrastructure such as tracks, irrigation systems and a few sporadic farm buildings, and dwellings/homestead clusters (some of which provide visitor accommodation and event facilities).

9. Low density rural living and hobby farming on the lower flanks or toe of Mount Brown and adjacent to Lake Hawea - Albert Town Road. Mt Maude vineyard is also located on the lower Mount Brown slopes. Rural living/hobby farming lots are generally between 2ha and 9ha in size, with a few larger lots greater than 50ha. Dwellings are set back from Maungawera Valley Road, are generally well integrated by the hummocky topography of the mountain flanks or by existing vegetation and are not visually prominent from the road.

10. The land use context of the PA includes:

    a. RCL open working farmland or kānuka-lined stream courses to the west as far as Waiariki (Stevensons Arm), including the distinctive Maungawera fan.

    b. RCL open pastoral farming on foothills and terraces/alluvial fans at the base of the Mount Maude/Mount Gold/Mount Burke ONL to the north.

    c. Pastoral farming, forestry and a small amount of rural living in the Maungawera Hill RCL to the north-east, and the PA RCL West of Hawea River to the east across SH6, where rural living development is largely set back from the highway and/or screened by vegetation.

    d. The Dublin Bay ONL extending to the ridge of Mount Brown, and RCL on the eastern part of Mount Brown to the south. These areas have open working farmland with a very low density of built development and contain sensitive ridgelines that are visible from Lake Wānaka, Mount Iron and public places on the Upper Clutha Basin floor.

Important archaeological and heritage features and their locations:

11. Fork Farm Homestead at 100-152 Maungawera Valley Road constructed in 1910, with a surrounding garden designed by Alfred Buxton in 1937.

12. Māori occupation or use of the area (for example, archaeological sites F40/12 and F40/13).

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

15. Associations of the area with early European settlement and farming, including Fork Farm (formerly part of Wanaka Station and later the Forks Run).

Important shared and recognised attributes and values:

16. The low population density and infrequent through traffic mean that the valley is not a significant component of the shared and recognised landscape values of the Upper Clutha. However, it is valued by local residents as part of their sense of place.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

18. The open flat expanse of the valley floor and the elongated and hummocky flanks of Mount Brown are expressive of the interaction of the glacial and fluvial processes that have shaped the valley.

Particularly important views to and from the area

19. Highly scenic views from Maungawera Valley Road across open farmland to the northern mountainous ONL and to the southern flank of Mount Brown, which is somewhat foreshortened as a result of the proximity of the road to the mountain toe. Views have a strong 'working farm' rural character, with most rural living activity obscured by topography or vegetation.

20. The highly coherent pattern of large open paddocks alternating with north-south shelterbelts across the valley floor contributes strongly to the scenic values of the valley and allows unobstructed sequential views to the surrounding ONL and RCL landscapes.

21. Views from Lake Hāwea - Albert Town Road to the alluvially truncated escarpments at the eastern end of Mount Brown and to the eastern mouth of the Maungawera Valley at the road intersection. The farmed and managed flats contrast with the unmodified slopes of Mount Brown and more distant mountains in these views and the scattered patterns of regenerating kanuka on the escarpment contribute to perceptions of naturalness. Highly visible dwellings, domestication and earth mounding between the road and Mount Brown somewhat compromise the pleasantness, coherence and rural character of the views.

Naturalness attributes and values

22. There is a moderate level of naturalness with a predominance of natural rather than built elements, but human intervention as managed farmland and rural living is evident. The variable but coherent patterns of rougher pasture and regenerating kānuka on the upper slopes of Mount Brown contribute to perceptions of naturalness.

Memorability attributes and values

23. Memorable to residents and locals as an enclosed valley with a strong rural character.

Transient attributes and values

24. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

25. The lack of through traffic and easy access to the lake, together with a low population density, give the valley a very strong sense of rural tranquillity, quietness and remoteness.

Aesthetic attributes and values

26. Strong aesthetic attributes as a result of:

    a. the highly attractive rural views across open pastoral/cropping land to the dramatic and sublime landforms of the Mount Maude/Mount Gold/Mount Burke range and to the elongated form of Mount Brown, with its regenerating kānuka cover;

b. the coherent patterns of open farmland and shelterbelts;

c. the spacious and tranquil 'working farm' rural character;

d. the low density of domestication, particularly on the valley floor;

e. the effective integration of dwellings by landform or vegetation.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

The physical, associative and perceptual attributes and values described above for Maungawera Valley PA can be summarised as follows:

(a) **Moderate physical values** relating to the agricultural and horticultural land uses, the roche moutonnée landform of Mount Brown, the glacially formed outwash plain/alluvial fans of the valley floor, the strong patterns of rural land use, and the mana whenua features associated with the area.

(b) **Low-moderate associative values** relating to the mana whenua associations of the area, the historic heritage of European pastoral farming, and the shared and recognised values of the area for residents and locals.

(c) **Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

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

i. **commercial recreational activities** – **very limited** landscape capacity for small scale and low-key activities based on the rural land resource that are: visually recessive; of a modest scale; have a low key 'rural' character; and that maintain or enhance the PA's landscape character and visual amenity values.

ii. **visitor accommodation and tourism related activities** – **limited** landscape capacity for visitor accommodation activities that are: co-located with existing development; located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape character and visual amenity values. **No** landscape capacity for tourism related activities.

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

iv. **intensive agriculture** – **some** landscape capacity where soils and available water allocation support the activity, and where expressiveness and aesthetic attributes and values are maintained or enhanced.

v. **earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns.

vi. **farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.

vii. **mineral extraction** – **very limited** landscape capacity for farm-scale quarries that maintain or enhance the PA's landscape character and visual amenity values.

viii. **transport infrastructure** – **very limited** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.

ix. **utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district scale infrastructure that is co-located with roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure.

x. **renewable energy generation** – **some** landscape capacity for discreetly located and small-scale renewable energy generation. **Limited** landscape capacity for larger scale commercial renewable energy generation.

xi. **production forestry** – **limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.

xii. **rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, remoteness and rural character values. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development. Any additional rural living should be set well back from roads; integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.

Appendix C – s32 Evaluation report Landscape Schedules - DRAFT – Appendix D

Statutory Context

Strategic Direction Chapter 3

Plan Reference	Provision
Strategic Objective (SO) 3.2.5	**The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)**
SO 3.2.5.1	The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.
SO 3.2.5.2	Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: a. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.
SO 3.2.5.3	In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.
SO 3.2.5.5	Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that: a. landscape character is maintained; and b. visual amenity values are maintained or enhanced.
SO 3.2.2.6	In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.
SO 3.2.5.7	In Rural Character Landscapes of the Upper Clutha Basin: a. Priority Areas of Rural Character Landscapes are identified; and b. associated landscape character and visual amenity values and related landscape capacity are identified.
SO 3.2.7	The partnership between Council and Ngāi Tahu is nurtured. (*addresses Issue 6*).

SO 3.2.7.1	Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.
SO 3.2.7.2	The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.
Strategic Policy (SP) 3.3.29	For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity: a. for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP 3.3.36 - 3.3.38 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology. (*relevant to SO 3.2.5, 3.2.5.1*)
SP 3.3.33	For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity: a. for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP 3.3.39 - 3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45**,** and through best practice landscape assessment methodology; and c. through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design. (*relevant to SO 3.2.5, 3.2.5.5 – 3.2.5.7*)
SP 3.3.34	For any Priority Area of any Rural Character Landscape where landscape character and visual amenity values and related landscape capacity are identified in Schedule 21.23, ensure that new subdivision and development for the purposes of Rural Living: a. maintains that landscape character; b. enhances any visual amenity value that Schedule 21.23 specifies to be enhanced: and c. otherwise maintains those identified visual amenity values. (*relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.5*)
SP 3.3.35	In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:

	a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context: i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping; ii. the landscape character and visual amenity values of that landscape character area are identified; and iii. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.23 are met; and b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values identified in relation to that landscape character area and the wider landscape context. (*relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.5*)

Plan Reference	**Provision**
SP 3.3.36	Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]: a. parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron. b. parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hāwea South and North Grandview, and Lake McKay Station and environs. (*relevant to SO 3.2.5, 3.2.5.1*)
SP 3.3.37	For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale: a. the landscape attributes (physical, sensory and associative); b. the landscape values; and c. the related landscape capacity. (*relevant to SO 3.2.5, 3.2.5.1*)
SP 3.3.38	To achieve SP 3.3.37 for each Priority Area: a. identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected; b. describe in accordance with SP 3.3.43, and then rate, those attributes; and

	c. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to: i. commercial recreational activities; ii. visitor accommodation and tourism related activities; iii. urban expansions; iv. intensive agriculture; v. earthworks; vi. farm buildings; vii. mineral extraction; viii. transport infrastructure; ix. utilities and regionally significant infrastructure; x. renewable energy generation; xi. forestry; xii. rural living. (*relevant to SO 3.2.5, 3.2.5.1*)
SP 3.3.39	Identify in Schedule 21.23 the following Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes shown on maps held on [QLDC reference file]: a. Cardrona River/Mt Barker Road RCL PA; b. Halliday Road/Corbridge RCL PA; c. West of Hāwea River RCL PA; d. Church Road/Shortcut Road RCL PA; e. Maungawera Valley RCL PA. (*relevant to SO 3.2.5, 3.2.5.7*)
SP 3.3.40	For the Priority Areas listed in SP 3.3.39, according to SP 3.3.41, describe in Schedule 21.23 at an appropriate landscape scale: a. the landscape attributes (physical, sensory and associative); b. the landscape character and visual amenity values; and c. the related landscape capacity. (*relevant to SO 3.2.5, 3.2.5.7*)
SP 3.3.41	To achieve SP 3.3.40 for each Priority Area: a. identify and describe key public routes and viewpoints both within and in proximity to the Priority Areas (including waterbodies, roads, walkways and cycleways); b. identify the key physical, sensory and associative attributes that contribute to the landscape character and visual amenity vales of the Priority Area; c. describe in accordance with SP 3.3.43, and then rate, those attributes; d. assess and record the relationship between the Priority Area and the wider Rural Character Landscape context; e. assess and record the relationship between the Priority Area and the Outstanding Natural Features within the Upper Clutha Basin;

	f. assess and record the relationship between the Priority Area and the Outstanding Natural Landscapes that frame the Upper Clutha Basin; and g. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to: i. commercial recreational activities; ii. visitor accommodation and tourism related activities; iii. urban expansions; iv. intensive agriculture; v. earthworks; vi. farm buildings; vii. mineral extraction; viii. transport infrastructure; ix. utilities and regionally significant infrastructure; x. renewable energy generation; xi. forestry; xii. rural living. (*relevant to SO 3.2.5, 3.2.5.7*)
SP 3.3.42	The Council shall notify a proposed plan change to the District Plan by 30 June 2022 to implement SPs 3.3.36, 3.3.37, 3.3.39 and 3.3.40. (relevant to SO 3.2.5, 3.2.5.1 and 3.2.5.7)
SP 3.3.43	In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes: a. Physical attributes: i. geology, geomorphology and topography; ii. ecology; iii. vegetation cover (exotic and indigenous); iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology; v. land use (including settlements, buildings and structures; and b. Sensory (or experiential) attributes: i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; ii. aesthetic values including memorability and naturalness; iii. wild or scenic values; iv. transient values including values at certain times of the day or year; v. experiential attributes, including the sounds and smells associated with the landscape; and

	c. Associative attributes: i. whether the attributes identified in (a) and (b) are shared and recognised; ii. cultural and spiritual values for Tangata Whenua; iii. historical and heritage associations; and iv. recreational values. (*relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7*)
SP 3.3.44	Where any or any part of an Outstanding Natural Feature, Outstanding Natural Landscape or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area: a. is more or less important that the identified Priority Areas in terms of: i. the landscape attributes and values, in the case of an Outstanding Natural Feature or Outstanding Natural Landscape; ii. landscape character and visual amenity values, in the case of a Rural Character Landscape; or b. is more or less vulnerable to subdivision, use and development. (*relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7*)
SP 3.3.47	The Council shall monitor the efficiency and effectiveness of the Rural Zone provisions and whether SO 3.2.5 is being achieved at intervals of not more than two and a half years, as follows: a. for those areas identified in Schedule 21.22 or 21.23, from [*insert date that any area is added to a schedule is made operative*]; and b. for those areas not identified in Schedule 21.22 or 21.23, from [*insert date determinative decision on Topic 2 issued*]. (*relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7*)

Tangata Whenua Chapter 5

Plan Reference	**Provision**
Objective 5.3.1	Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies
Policy 5.3.1.1	Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decisionmaking and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.

Policy 5.3.1.2	Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and Ngāi Tahu Papatipu Rūnanga.
Policy 5.3.1.3	When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account 5 iwi management plans
Policy 5.3.1.4	Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga

Landscapes and Rural Character Chapter 6

Plan Reference	**Provision**
Policy 6.3.1.1	Categorise the Rural Zoned landscapes in the District as: a. Outstanding Natural Feature (ONF); b. Outstanding Natural Landscape (ONL); c. Rural Character Landscape (RCL) (SO 3.2.5 and SP 3.3.28, 3.3.32).
Policy 6.3.1.2	Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this Chapter related to those categories. (SO 3.1B.5 and 3.1B.6).
Policy 6.3.1.3	Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this Chapter related to those categories do not apply unless otherwise stated. (SO 3.1B.5 and 3.1B.6).
Policy 6.3.1.5	Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this Chapter do not apply. (SO 3.2.5, 3.2.5.1, 3.5.5.5, 3.2.5.7 and SP 3.3.28, 3.3.30, 3.3.32)

Appendix D
s32 Evaluation report Landscape Schedules – Appendix C
Methodology Statement - DRAFT

ONF, ONL AND RCL PRIORITY AREA LANDSCAPE SCHEDULES

Methodology Statement

FINAL DRAFT (11)

May 2022

Prepared for Queenstown Lakes District Council by

bridgetgilbert
landscapearchitecture

Isthmus.

helen mellsop
LANDSCAPE ARCHITECT

Contents

Figures

Appendices

Add Appendix references

1.0 Introduction

1.1 The following ONF, ONL, and RCL Priority Areas Landscape Schedules Methodology Statement (collectively referred to as the **PA Landscape Schedules**) has been prepared by Bridget Gilbert Landscape Architecture Limited (BGLA), Helen Mellsop Landscape Architect, and reviewed by Brad Coombs of Isthmus (in a peer review and administrative project lead role) for Queenstown Lakes District Council.

Background

1.2 The preparation of ONF, ONL and RCL Priority Areas Landscape Schedules (collectively referred to as the **PA Landscape Schedules**) has been directed by a series of decisions from the Environment Court in relation to the Stage 1 appeals on the Proposed Queenstown Lakes District Plan (**PDP**).

1.3 The Topic 2.2 interim decision[1], directed Council to:

a. identify Priority Area ONF, ONL and RCL within the district;

b. prepare schedules for each of the priority areas that describe the landscape values that need to be protected or managed and the landscape capacity of the area[2].

1.4 The Topic 2.5 decision confirmed the mapping of the ONF and ONL Priority Areas[3]:

ONF Priority Areas

1. Peninsula Hill,
2. Ferry Hill,
3. Shotover River,
4. Morven Hill,
5. Lake Hayes,
6. Slope Hill,
7. Feehly Hill,
8. Arrow River,
9. Kawarau River,
10. Mt Barker, and
11. Mt Iron.

ONL Priority Areas

1. West Wakatipu Basin,
2. Queenstown Bay and environs,
3. Northern Remarkables,
4. Central Wakatipu Basin Coronet Area,
5. East Wakatipu Basin and Crown Terrace Area,
6. Victoria Flats,
7. Cardrona Valley,
8. Mount Alpha,
9. Roys Bay,
10. West Wānaka,
11. Dublin Bay,
12. Hāwea South North Grandview, and

[1] 2019 NZEnvC 205.
[2] Ibid, see [262].
[3] NZEnvC158 at [83].

13. Lake McKay Station and environs.

1.5 The RCL mapped areas confirmed in the Topic 2.7 Decision[4] are:

Upper Clutha RCL Priority Areas

1. Cardrona River/Mt Barker Road,
2. Halliday Road/Corbridge,
3. West of Hāwea River,
4. Church Road/Shortcut Road, and
5. Maungawera Valley.

1.6 The spatial extent (boundaries) of the ONF, ONL, and RCL Priority Areas are shown in **Figure 1** and **Figure 2**.

[4] 2021 NZEnvC 60 at [26].

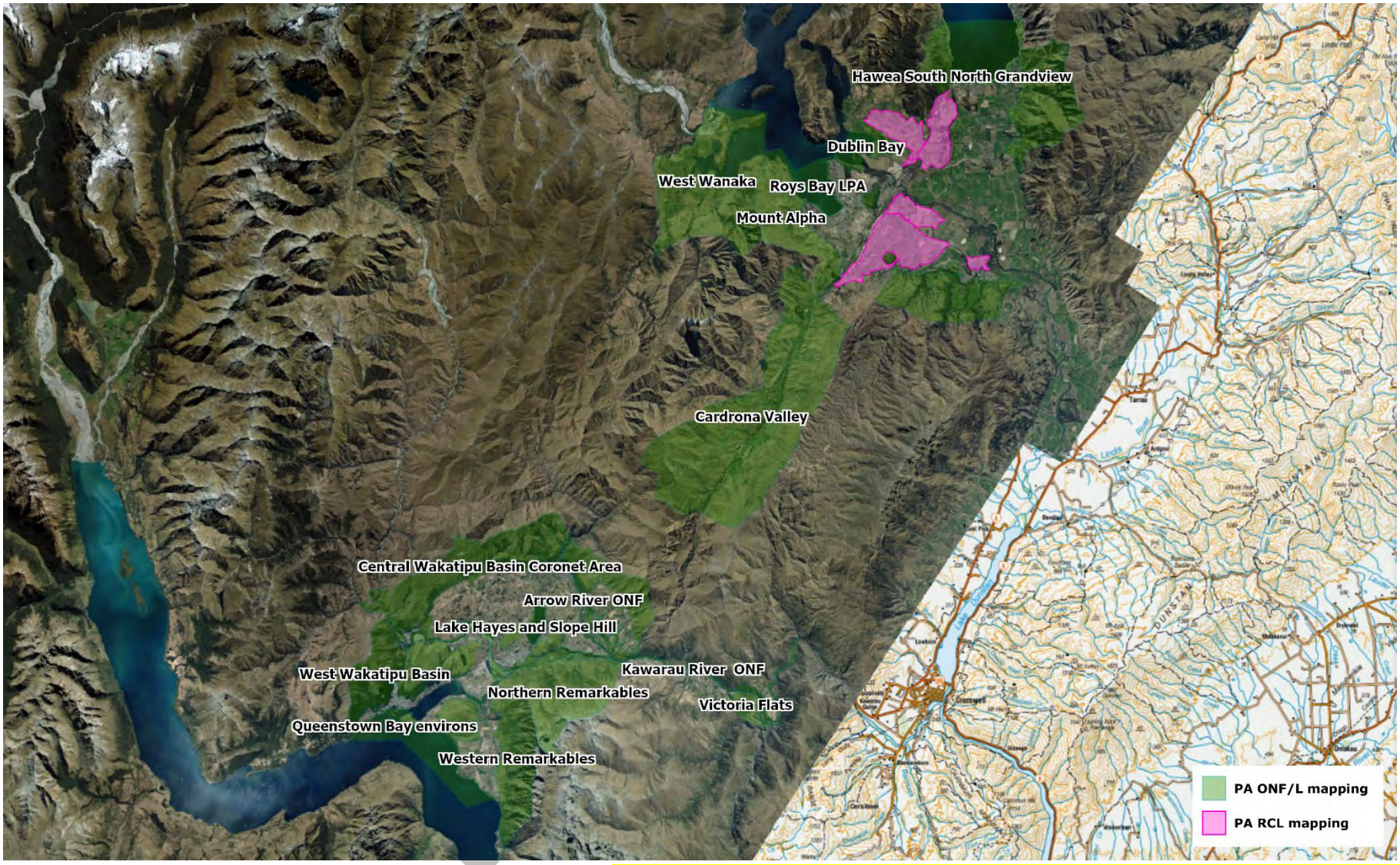


Figure 1: PA ONF, ONL and RCL mapping on aerial base. *Source: QLDC* *Mapping will need to be updated to incorporate refinements that Geoff is making re Lope Hill. Lake Hayes, Ferry Hill and Northern Remarkables*

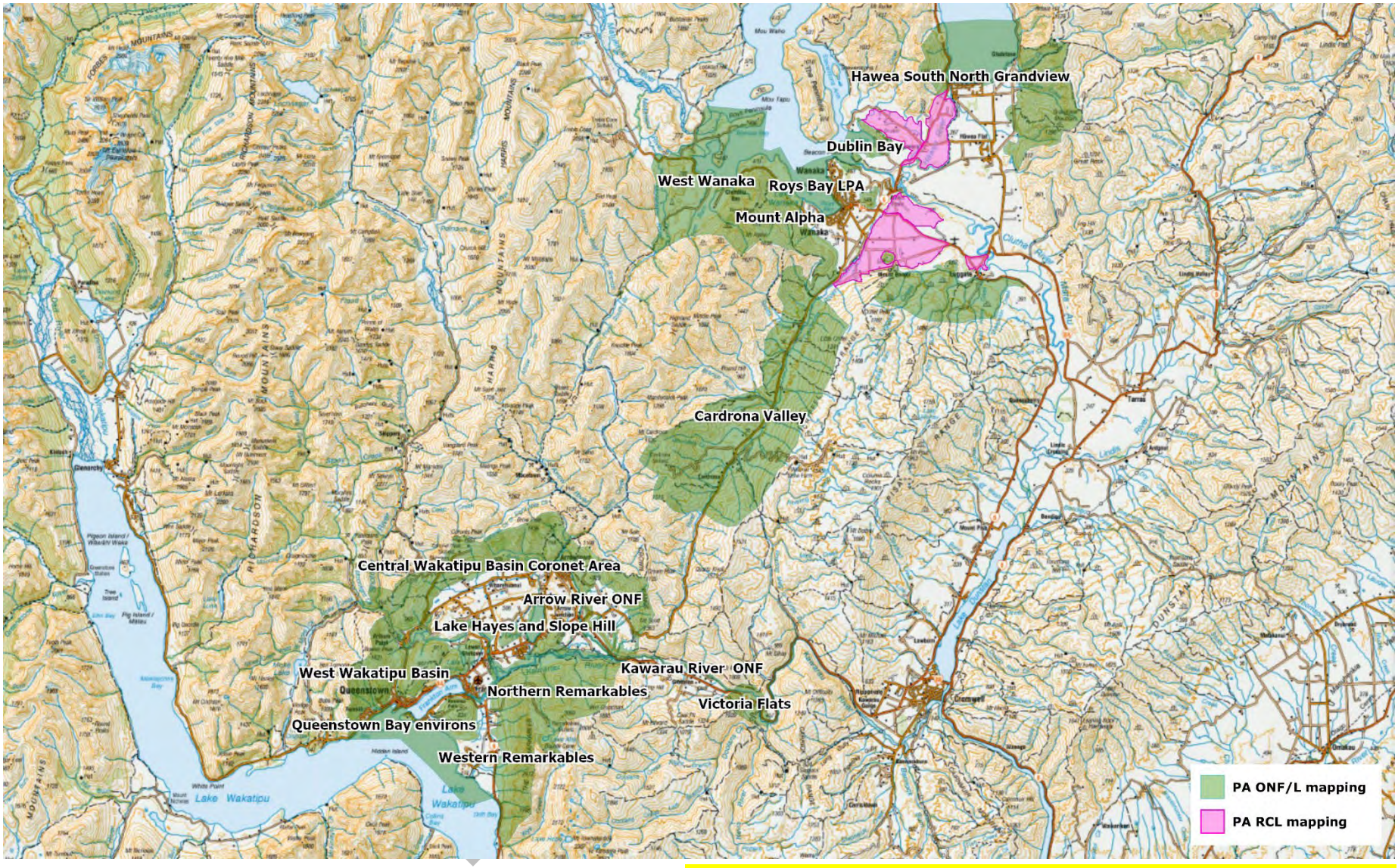


Figure 2: PA ONF, ONL and RCL mapping on LINZ Topo map base. *Source: QLDC* *Mapping will need to be updated to incorporate refinements that Geoff is making re Lope Hill. Lake Hayes, Ferry Hill and Northern Remarkables*

1.7 The PA Landscape Schedules work is not required to address the merits or otherwise of the PA ONF, ONL, and RCL spatial mapping itself, as these have been set by the Environment Court. Further, the mapped extent of a priority area is not necessarily a 'landscape' in its own right, and typically forms part of a broader landscape.

1.8 In addition, the authors understand that the extent of the ONL in the vicinity of Arthurs Point is subject to appeal. For the purposes of the PA Landscape Schedules, the authors have used the Decisions Version mapping of the Proposed District Plan ONL overlays.

1.9 The Chapter 3 text confirmed by the Court in the Topic 2.9 interim decision sets out the policy context for the PA Schedules, including describing the 'scope' of the PA Schedules as follows[5]:

Values Identification Framework for Priority Areas for Outstanding Natural Features and Outstanding Natural Landscapes

3.3.37 For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:

a. the landscape attributes (physical, sensory and associative);
b. the landscape values; and
c. the related landscape capacity.

(relevant to SO 3.2.5, 3.2.5.1)

3.3.38 To achieve SP 3.3.37 for each Priority Area:

a. identify the key physical, sensory and associative attributes that contribute to the values of the F~~f~~eature or L~~l~~andscape that are to be protected;
b. describe in accordance with SP 3.3.43, and then rate, those attributes; and
c. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:
    i. commercial recreational activities;
    ii. visitor accommodation and tourism related activities;
    iii. urban expansions;
    iv. intensive agriculture;
    v. earthworks;
    vi. farm buildings;
    vii. mineral extraction;
    viii. transport infrastructure;
    ix. utilities and regionally significant infrastructure;
    x. renewable energy generation;
    xi. forestry;
    xii. rural living.

(relevant to SO 3.2.5, 3.2.5.1)

[5] 2021 NZEnvC 2.9 Annexure 1.

Values Identification Framework for Priority Areas for Rural Character Landscapes

3.3.39 Identify in Schedule 21.23 the following Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes shown on maps held on [QLDC reference file]:

a. Cardrona River/Mt Barker Road RCL PA;
b. Halliday Road/Corbridge RCL PA;
c. West of Hāwea River RCL PA;
d. Church Road/Shortcut Road RCL PA;
e. Maungawera Valley RCL PA.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.40 For the Priority Areas listed in 3.3.39, according to SP 3.3.41, describe in Schedule 21.23 at an appropriate landscape scale:

a. the landscape attributes (physical, sensory and associative);
b. the landscape character and visual amenity values; and
c. the related landscape capacity.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.43 In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:

a. Physical attributes:
    i. geology, geomorphology and topography;
    ii. ecology;
    iii. vegetation cover (exotic and indigenous);
    iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;
    v. land use (including settlements, buildings and structures; and
b. Sensory (or experiential) attributes:
    i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;
    ii. aesthetic values including memorability and naturalness;
    iii. wild or scenic values;
    iv. transient values including values at certain times of the day or year; and
c. Associative attributes:
    i. whether the attributes identified in (a) and (b) are shared and recognised;
    ii. cultural and spiritual values for Tangata Whenua;
    iii. historical and heritage associations;
    iv. recreational values.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

1.10 To assist plan users, the Chapter 3 text confirmed by the Court in the Topic 2.9 decision also includes a number of definitions that are of relevance to the preparation of the PA Landscape Schedules:

3.1B.7 In this Chapter:

a. 'Landscape capacity':

i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means the capacity of a landscape or feature to accommodate subdivision and development without compromising its identified landscape values;

ii. in relation to a landscape character area in a Rural Character Landscape, means the capacity of the landscape character area to accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values;

b. 'Landscape values' in relation to any Outstanding Natural Feature, Outstanding Natural Landscape or Rural Character Landscape includes biophysical, sensory and associative attributes (and 'values' has a corresponding meaning);

c. 'Rural Living' means residential-type development in a Rural Character Landscape or on an Outstanding Natural Feature or in an Outstanding Natural Landscape, including of the nature anticipated in a Rural Residential or Rural Lifestyle zone but excluding residential development for farming or other rural production activities;

d. 'Priority Area':

i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means an area listed in SP 3.3.36 and shown on the maps [held on [QLDC reference file]];

ii. in relation to the Upper Clutha Rural Character Landscape, means an area listed in SP 3.3.39 and shown on the maps [held on [QLDC reference file]].

e. 'Best practice landscape methodology' in relation to the identification of landscape values or related landscape capacity or their assessment includes a methodology produced or recommended by a reputable professional body for landscape architects.

Methodology Report Structure and Scope

1.11 Drawing from this background, the Methodology Statement report is structured as follows:

a. Provides an outline of the approach taken to the identification and evaluation of **landscape attributes and values** in the PA Landscape Schedules.

b. Explains how **landscape capacity** is evaluated in the PA Landscape Schedules.

c. Explains how the **PA Schedules link with the District Plan Policy Framework**.

d. Describes the **landscape assessment 'method'** (or 'process') that has been used to complete PA Landscape Schedules. This includes:

i. a description of **other expert inputs** into the preparation of the PA Landscape Schedules;

ii. an explanation of how **associative values** have been addressed;

iii. an explanation of how **perceptual values** have been addressed;

iv. **other information sources** relied on;

v. the **PA Landscape Schedule** templates;

vi. a description of the **field survey**

vii. a summary of the **peer review** process;

viii. the **delineation of 'landscape character units'** within Priority Areas;

ix. the **data sources** that have been relied on;

x. any **assumptions** that have underpinned the preparation of the PA Landscape Schedules; and

xi. the **step-by-step process** that has been used to complete the work.

1.12 It should be noted that while the outline above frames the method that has been applied for the PA Landscape Schedules work, this is not formulaic and is inevitably contextual requiring professional judgement to determine the appropriate method.

2.0 Landscape Attributes and Values

2.1 The authors understand that the purpose of this aspect of the PA Landscape Schedules project is to provide guidance to plan users by identifying and rating the landscape values of the priority areas that require protection under the PDP.

2.2 The identification and evaluation of the landscape attributes and values referenced in the PA Landscape Schedules is underpinned by the landscape assessment methodology set out in *Te Tangi a Te Manu* (the Aotearoa Landscape Assessment Guidelines Final Draft April 2021, subject to editing and graphics etc.) that were unanimously adopted by the New Zealand Institute of Landscape Architects Tuia Pito Ora (NZILA TPO) at the 49th AGM on 5 May 2021 (referred to as **TTatM**[6]).

2.3 TTatM reflects best practice landscape assessment in Aotearoa and has been carefully drafted to incorporate up-to-date guidance from the Environment Court with respect to landscape assessment.

2.4 In particular, four key concepts addressed in TTatM have informed the range of landscape attributes and values (or 'factors') addressed in the PA Landscape Schedules, along with the evaluation of the landscape attributes and values:

a. the three-dimensioned concept of landscape;

b. the definition of landscape values;

c. the discussion of the factors that might inform a 'starting point' for describing and evaluating landscape values; and

d. the rating of landscape values.

[6] https://nzila.co.nz/media/uploads/2021_07/210505_Te_Tangi_a_te_Manu_Revised_Final_Draft_as_approved_5_May_2021.pdf.

A Three-Dimensioned Concept of Landscape

2.5 As explained in TTatM[7]:

> *Landscape embodies the relationship between people and place: it includes the physical character of an area, how the area is experienced and perceived, and the meanings associated with it.*
>
> *Whenua is the nearest Te Reo term for landscape, although the terms are not directly interchangeable. Whenua contains layers of meaning concerning people's relationship with the land.*
>
> *Professional practice conceives of landscape as comprising three dimensions: the physical environment, peoples' perceptions of it, and the meanings and values associated with it. This concept, integrated with mātauranga, provides a potential bridge between whenua and landscape.*
>
> *The current professional practice of conceptualising landscape as three overlapping dimensions provides a bridge between Te Ao Māori and Te Ao Pākehā meanings: (see **Figure 3** below)*
>
> - *Physical (the physical environment – its collective natural and built components and processes); and*
> - *Associative (the meanings and values we associate with places); and*
> - *Perceptual (how we perceive and experience places).*

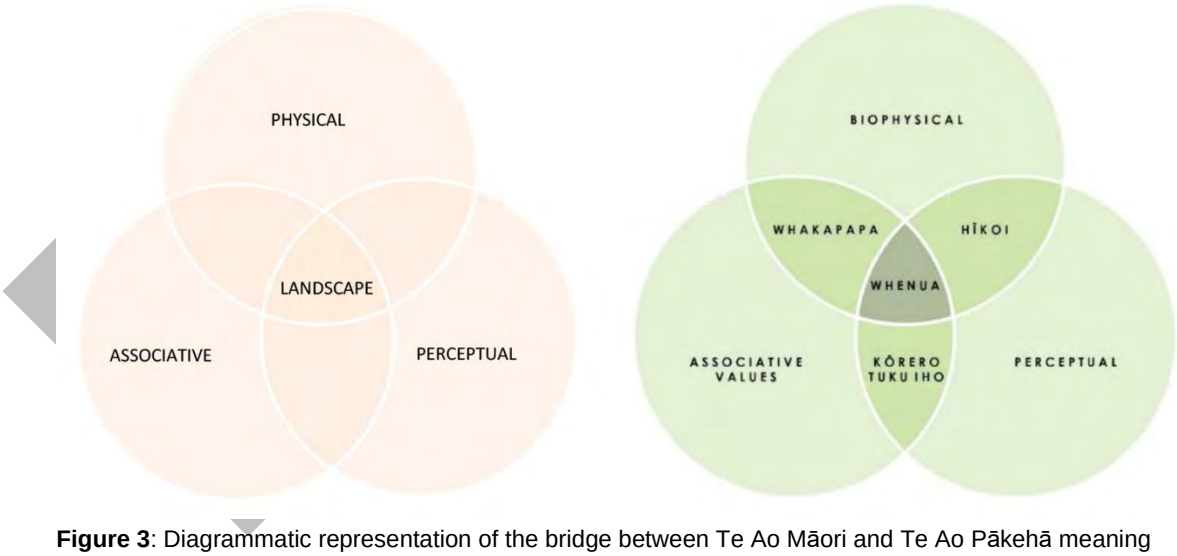


Figure 3: Diagrammatic representation of the bridge between Te Ao Māori and Te Ao Pākehā meaning of landscape. *Source: TTatM, page 32*.

2.6 TTatM elaborates on the **three dimensions of landscape** as follows:

> ***'Physical'** means both the natural and human-derived features, and the interaction of natural and human **processes** over time. Other terms sometimes used for this dimension include '**natural and physical resources**' (which echoes RMA phraseology), **natural and built environment** (which echoes the Randerson Report phraseology), '**physical environment**',*

[7] Refer TTatM, pages 31 and 32.

> ***'biophysical'*** *(which is potentially problematic if it is taken to mean only the natural aspects of landscape rather than both natural and human features), and* ***'geographical'****.*
>
> ***Associative*** *means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape. Such associations typically arise over time out of the relationship between people and place. Tāngata whenua associations are therefore especially relevant because of primacy and duration. Pūrākau, tikanga, whakapapa, and mātauranga are key considerations of the associative dimension from a Te Ao Māori perspective, particularly important when considering matters such as mauri and wairua. Other terms sometimes used for this dimension include '****intangible****', '****meanings', 'place-related'*** *(sense of place).*
>
> ***'Perceptual'*** *means both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory. What we* ***know****,* ***remember****, and* ***imagine*** *influences how we perceive a place. While sight is the sense most typically applied to landscape assessment, sensory perception importantly includes all the senses such as sound, smell, touch, and taste (the smell of the forest floor, sounds of a city, feel of the wind, sense of movement in the tides and waterways, tastes of an area's foods, or of salt on the wind). Other terms sometimes used for the perceptual dimension include '****sensory****' (which suggests only raw senses and does not capture the cognitive or interpretative aspect that is implied in the term 'perceptual'), '****aesthetic****' (which suggests a focus on beauty rather than wider appreciation), and '****experiential****' which perhaps better conveys movement and active engagement.*

2.7 The Topic 2 decisions use the term '**sensory**' rather than '**perceptual**' (as used in TTatM). This reflects the ongoing debate within the landscape profession at the time of landscape evidence preparation for the Topic 2 appeal hearings. Since that time, the landscape profession has agreed to use the term 'perceptual' rather than 'sensory' as it captures both the sensory experience and peoples' interpretation of those sensory experiences. For this reason, the term 'perceptual' is used in the PA Landscape Schedules.

Landscape Values

2.8 TTatM explains that **landscape values** are:

> *…the reasons a landscape is valued – the aspects that are important or special or meaningful. Values may relate to each of the landscape's dimensions – or, more typically, the interaction between the dimensions. They could relate to the physical condition of the landscape, the meanings associated with certain attributes, and their aesthetic qualities. Importantly, values are embodied in certain physical attributes (values are not attributes, but they depend on attributes).*[8]

2.9 TTatM elaborates that values are ascribed by people and typically reflect different interests and perspectives, observing that even natural values, which may be referred to as 'intrinsic', are values ascribed by people. It is the role of the landscape assessor to provide an impartial assessment of landscape values.[9]

The Factors that Inform an Understanding of Landscape Values

2.10 TTatM explains that the three dimensions are complementary, overlapping, and non-hierarchical[10] and provides a **list of the typical factors** often considered under the dimensions of landscape:

Physical
- (natural and human):

[8] TTatM, paragraph 5.6.
[9] Ibid, paragraphs 5.9 and 5.10.
[10] TTatM paragraph 4.28.

- Geology and geomorphology.
- Topography and hydrology (including drainage patterns).
- Climate and weather patterns.[11]
- Soil patterns.
- Vegetation patterns.
- Ecological (flora and fauna) and dynamic components.
- Settlements and occupation.
- Roads and circulation.
- Land use – cadastral pattern.
- Buildings.
- Archaeology and heritage features.
- Tāngata whenua features.
- Likely future (permitted or consented) activities in the environment.

Associative

- Tāngata whenua creation and origin traditions manifest in landscape features.[12]
- Tāngata whenua associations and experience – (historic, contemporary, and future)[13] including pūrākau, whakapapa, tikanga, and mātauranga.[14]
- Tāngata whenua metaphysical aspects such as wairua and mauri.
- Legal personification of landscape features.
- Historic associations and stories attached to the landscape since European settlement.
- Shared and recognised values of a landscape derived from community life including the community's livelihood, its history and reason for being in that place, places of social life and gathering, places associated with metaphysical meanings such as retreat, contemplation, and commemoration.
- Landscape values associated with identity such as attributes that are emblematic for an area, places that are central to a community (main street, wharf, park), features that are anthropomorphised.
- Landscapes that are engaged through activities such traditional food and resource gathering, recreational use, food and wine that reflect a locale, tourism based on landscape experience or appreciation of a landscape's qualities.

Perceptual

- Geomorphic legibility (how obviously a landscape expresses the geomorphic processes).
- Wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character).
- Memorability.
- Coherence (the extent to which patterns reinforce each other, coherence between human patterns and underlying natural landscape).
- Aesthetic qualities.
- Naturalness.
- Views.
- Wildness/remoteness.
- Transient attributes.

[11] Factors are intertwined. For example, high rainfall on the West Coast results in lush vegetation and very active erosion compared to the dry regimes east of the Southern Alps. Much of the topography of the Southern Alps is influenced by glaciation which is also strongly influenced by climate. Characteristic weather patterns are also part of a landscape's character, such as the Waikato River's mists, Hauturu-o-Toi's cloud puff, Canterbury's Nor-west arch, and Greymouth's 'The Barber' wind.

[12] Such traditions often explain the appearance of features, whakapapa connections between them and between features and tangata whenua, and patterns of occupation and use. Creation and origin traditions are associated with many landscape features – particularly notable examples include Aoraki, Mauao, Taranaki maunga, and Te Mata-o-Rongokako.

[13] Tāngata whenua have a holistic relationship with landscape in all its dimensions. The highlighting of certain factors in this list is not to be interpreted as restricting tāngata whenua landscape values to such factors.

[14] Refer **Appendix X** Kuputaka for glossary of terms for Te Reo Māori. [Insert Kuputaka from TTatM with modifications as required and as advised by Māori cultural landscape expert/mana whenua].

2.11 TTatM clarifies that such lists are useful reminders but are not intended as a formula, explaining:

- Factors straddle dimensions (e.g., 'naturalness' is a function of physical, associative, and perceptual dimensions) – it is the interplay between dimensions that is often key.
- Not every factor is relevant everywhere, and factors that are not listed may be relevant.
- The relative weight given to a factor depends on context and issues.
- Assessment and interpretation of such factors (and the conclusions and recommendations that flow from them) is a matter of professional judgement. As with all matters of professional judgement, explanation and reasons are key.

2.12 TTatM also explains how the three overlapping dimensions of landscape (i.e. physical, associative and perceptual) draw from factor lists such as the 'Pigeon Bay factors'[15] and the 'Lammermoor list'[16], commenting that the benefit of 'repacking' such factors as three overlapping dimensions include:

- Accommodating both tāngata whenua and western world views in a holistic manner.
- Linking the dimensions more directly with the definition of 'landscape'.
- Providing flexibility to include other relevant factors and criteria depending on context.
- Discouraging use of such checklists as a default formula.

2.13 The list of 'factors' set out in TTatM is longer and more comprehensive than the list of factors in PDP Chapter 3 SP 3.3.43. This reflects the more 'summary' nature of SP 3.3.43. Importantly, all of the factors referenced in TTatM sit within the 'scope' of the factors listed in SP3.3.43.

2.14 The matter of **landscape scale** is also of importance in identifying (and rating) landscape values.

2.15 The physical scale of the landscapes to which a landscape schedule is to apply (eg regional scale, district scale etc) will influence the 'grain' or level of detail in the schedule.

2.16 As explained earlier, for the PA Landscape Schedules project, the physical extent of each PA has been determined by the Environment Court. However, it is important to note that the grain of landscape description and evaluation applied in the PA Landscape Schedules is inevitably coarser grained than a site-by-site landscape evaluation process. It will be important that this distinction is made in any future planning documents that incorporate the PA Landscape Schedules. As mentioned previously, some of the PA's assessed do not constitute complete landscapes but are in some cases landscape character units within a broader landscape.

2.17 In this regard, it is expected that a Guidance Note along the lines of the PDP Chapter 24 Wakatipu Basin Schedule 24.8 Guidance Note is likely to be required to assist the use of the PA Landscape Schedules.

The **PA Landscape Schedules Guidance Note** should explain that:

- the landscape attributes and values identified, relate to the PA as a whole and should not be taken as prescribing the attributes and values of specific sites;
- the landscape attributes and values may change over time;
- a finer grained location-specific assessment of landscape attributes and values would be required for any plan change or resource consent; and
- 'other' landscape values may be identified through these finer grained assessment processes.

[15] For example, see NZEnvC C180/99 at [7].
[16] For example, see NZEnvC 432 at [50].

Rating Landscape Values

2.18 TTatM recommends a seven-point rating scale for the evaluation of landscape values (and landscape effects) explaining that the seven-point scale is recommended as a 'universal' scale for the following reasons:

> *It is symmetrical around 'moderate'.*
>
> *It has even gradations.*
>
> *It uses neutral terms so does not confuse rating and qualitative aspects.*
>
> *The scale is therefore suitable for both positive and adverse effects, and for other purposes such as aspects of landscape value and natural character. It can be used in a 'universal' manner.* (Emphasis added.)
>
> *The seven points provide for nuance of ranking, while being near the practical limit at which such distinctions can be made reliably. For those who struggle with seven points, the scale can be envisaged as three simpler categories (low, moderate, high) with finer steps above, below, and in-between.*[17]

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

low	moderate	high

2.19 Rating landscape values is a complex and iterative phase requiring a significant component of expert judgement by the landscape assessor, and typically including input from a **Study Team** comprised of other expert disciplines (for example, ecologists, geologists, archaeologists, where relevant), iwi representatives, Council staff, key stakeholders, and (ideally) representatives of the wider community.

2.20 The process by which input from other expert disciplines (ecology, heritage, recreation, geomorphology), iwi representatives, Council staff, key stakeholders, and (ideally) representatives of the wider community has been integrated into the PA Landscape Schedules project is explained shortly under the discussion of the Landscape Assessment 'Method'.

2.21 Further, as TTatM advises (at paragraph 5.30), care is required in rating attributes to quantitatively evaluate landscapes for the following reasons:

> *Conceptually, landscape is the interplay of dimensions – not the sum of their parts.*
>
> *Value is embodied in specific character and attributes, not the generic criteria/factors that typically make up a scoring framework.*
>
> *The relative significance of any criterion/factor depends on context.*
>
> *While in practice a high 'score' for one dimension is often repeated by high scores in the other dimensions (given that the physical, associative, and perceptual dimensions typically resonate with each other), such self-reinforcing tendencies do not always hold true and should not be misconstrued. It is possible for a landscape to have a single over-riding reason for its value.*
>
> *Some criteria/factors, particularly in more detailed schema, may be in opposition (for example rarity vs representativeness, historic features vs naturalness).*

[17] See TTatM paragraphs 6.21 and 6.22.

3.0 Landscape Capacity

3.1 The purpose of this aspect of the PA Landscape Schedules project is to provide guidance to plan users by assessing and recording the landscape capacity of the PA for subdivision, use, and development activities for a range of different land uses.

3.2 In addition, the authors note that assessments of landscape capacity of this nature are typically aimed at assisting the management of cumulative adverse landscape effects.

3.3 As discussed earlier, the meaning of 'landscape capacity' within the context of the district's ONF/ONL and RCL areas has been defined by the Court in the Topic 2.9 interim decision. These definitions of landscape capacity have informed the corresponding assessment within the PA Landscape Schedules.

3.4 The Topic 2.9 interim decision also provides guidance with respect to the range of land uses for which the landscape capacity should be assessed, acknowledging that other activities may be deserving of consideration.

3.5 The majority of landuses addressed are described in Chapter 2: Definitions of the Queenstown Lakes Proposed District Plan (Decisions Version) (**the Plan**). The exception to this is 'tourism related activities' which is not defined in the Plan. The authors understand that this landuse relates to resorts.

3.6 'Other landuses' such as moorings, jetties and gondolas are addressed in the PA Schedules where appropriate.

3.7 As TTatM explains: an evaluation of (landscape) capacity is a necessarily imprecise process because it involves estimating an unknown future.[18]

3.8 For this reason, commentary with respect to landscape capacity is relatively 'high level' and focusses on describing the characteristics of development outcomes that are likely to be appropriate within the specific priority area rather than a series of measurable standards (such as a specified building height or building coverage control).

3.9 This reflects the complex nature of successfully integrating subdivision, use, and development into high-value landscape settings which typically involves a fine-grained, location-specific response. Such an approach does not fit well with the 'one size fits all' approach implicit in measurable standards.

3.10 For the purposes of the PA Landscape Schedules, landscape capacity is described using the following four terms:

- **some** landscape capacity;
- **limited** landscape capacity;
- **very limited** landscape capacity; and
- **no** landscape capacity.

3.11 The choice of wording here is deliberate. Given the uncertainty around what a specific landuse might entail, the authors have not applied the seven-point rating scale (described above) but favoured a 'less absolute' terminology.[19]

3.12 Further the high value landscape context of the PA ONF/Ls (RMA s6(b) and PA RCLs (RMA s7(c)), means that they are inevitably sensitive to landuse change (albeit to varying degrees). For this reason, the choice of terminology intentionally favours a relatively cautious approach to landuse change.

[18] See TTatM paragraph 5.46 last bullet point.
[19] For example, under the landuse type of 'renewable energy generation' this can range from a single wind turbine for domestic use to a large scale windfarm.

3.13 To assist plan users, the following broad explanation of each of these terms is as follows:

> **Some** landscape capacity: typically this corresponds to a situation in which a careful or measured amount of sensitively located and designed development of this type will not materially compromise the identified landscape values.
>
> **Limited** landscape capacity: typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a very modest amount of sensitively located and designed development will not materially compromise the identified landscape values.
>
> **Very limited** landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very small amount of sensitively located and designed development is appropriate.
>
> **No** landscape capacity: This corresponds to a situation where development of this type will materially compromise the identified landscape values.

3.14 It is intended that the use of this four-tier landscape capacity terminology, **along with** a description of the characteristics that are likely to frame development that is appropriate (from a landscape perspective), will assist in guiding the scale, location and characteristics of each landuse type that will: protect landscape values in each PA ONF/L; and maintain and enhance landscape character and visual amenity values in the PA RCL.

3.15 In a similar vein to the discussion above in relation to landscape attributes and values, it should also be noted that the evaluation and comments with respect to landscape capacity:

a. relate to 'a moment in time' and therefore may change over time; and

b. have been undertaken at a 'priority area' scale, rather than a 'site' scale.

3.16 For these reasons, the PA Landscape Schedules Guidance Note should explain that:

> The capacity descriptions are based on the scale of the PA and should not be taken as prescribing the capacity of specific sites; landscape capacity may change over time; and across each PA there is likely to be variations in landscape capacity which will require detailed consideration and assessment through consent applications.

3.17 It should be noted that the capacity evaluation has taken into consideration residential building platforms, but does not factor in consents that have not been implemented.

4.0 The link between the PA Schedules and the District Plan Policy Framework

4.1 For methodological consistency and transparency, the PA ONF, PA ONL and PA RCL Schedules have all been structured in the same way using the three dimensions of landscape: physical, associative and perceptual (or sensory) described above. This is established and accepted by the NZILA best practice.

4.2 This approach reflects the fact that all landscapes (and not just Aotearoa's very high value landscapes), are the 'result' of the collective interaction of these three dimensions.

4.3 The link between the policy context relating to PA ONFs and PA ONLs and the PA Schedules is relatively straight forward in that it requires landscape values and related landscape capacity to be identified[20], and the protection of landscape values which are listed in each schedule[21].

4.4 The policy context in relation to PA RCLs requires landscape character and visual amenity values (and landscape capacity) to be identified[22].

4.5 Landscape character and visual amenity values are expressed through the 'three dimensioned' structure of the PA RCL Schedules (ie physical, associative and perceptual / sensory). The concept of 'landscape character' encompasses all three dimensions of landscape. 'Visual amenity values' typically draw from the perceptual dimension, however there is inevitably an overlap with the physical dimension.

4.6 The schedule authors have carefully considered the potentially perceived 'disconnect' between the 3.3.41 text and the PA RCL Schedule structure. It is their view that structuring the PA RCL Schedules to more 'neatly' align with the terminology in the Plan would be methodologically flawed as it amounts to plan policy guiding how landscape schedules are 'crafted', rather than landscape assessment best practice (as articulated in TTaTM and which has informed the PA RCL Schedule structure).

4.7 In a similar way, the policy context for PA RCLs set out at 3.3.41 mentions 'aspects' that are not specifically referenced in the PA RCL Schedules. For example, assess and record the relationship between the PA and the wider RCL context; and assess and record the relationship between the PA and ONFs in the Upper Clutha Basin. Again, for reasons of methodological consistency and transparency, the schedule authors do not consider that it is appropriate to craft the schedules to respond to these specific policy constructs and consider that the three dimensioned landscape approach allows for these matters to be referenced. The schedule authors have carefully considered the content and terminology in the PA RCL Schedules, to ensure that the requirements of 3.3.41 have been adequately addressed and that there is a reasonably obvious link between the PA RCL Schedule text and policy 3.3.41 wording.

4.8 To assist transparency between the PA RCL policy context and the PA RCL Schedules it is recommended that the **PA Landscape Schedule Guidance Note** also includes the following explanation:

> **Landscape character** and **visual amenity values** are expressed through the 'three dimensioned' structure of the PA RCL Schedules (ie physical, associative and perceptual / sensory). The concept of '**landscape character**' encompasses all three dimensions of landscape. '**Visual amenity values**' typically draw from the perceptual dimension, however there is inevitably an overlap with the physical dimension.
>
> With respect to the link between the PA RCL Schedules and PDP Policy 3.3.41, the **key public routes and viewpoints** are typically identified in the description of the *'Important land use patterns and features'*, with key scenic routes identified under *'Important recreation attributes and values'* and/or *'Particularly important views to and from the area'*.
>
> The **relationship between the PA RCL and the wider Rural Character Landscape context, the Outstanding Natural Features within the Upper Clutha Basin and the Outstanding Natural Landscapes that frame the Upper Clutha Basin** are typically addressed in the description of *'Important landuse patterns and features'*, *'Important shared and recognised attributes and values'*, *'Particularly important views to and from the area'*, and *'Aesthetic qualities and values'*.

[20] Proposed District Plan Decisions Version Chapter (3 November 2021) 3.2.5.1.
[21] Ibid 3.2.5.2 (a).
[22] Ibid 3.2.5.7.

5.0 Landscape Assessment 'Method'

5.1 This section of the Methodology Statement explains the process or 'method' used to prepare the PA Landscape Schedules.

'Other Expert' Inputs

5.2 The three-dimensioned approach to assessing landscape values outlined in Section 3 typically involves input by 'other expert' disciplines (i.e. non landscape architects).

5.3 The range of other disciplines required to assist landscape evaluation will vary from district to district throughout New Zealand depending on the landscape characteristics of the area. For example: the proliferation of volcanic features throughout Tāmaki Makaurau (Auckland), suggests a need for expert geological input to understand landscape values; the largely indigenous vegetation covered Raukumara Range would require expert ecology input to understand the health and value of the indigenous flora and fauna; and cultural landscape expert input would be required to understand the Te Ao Māori history and context to the modern day use and occupation of Ohinemutu Village on the shores of Lake Rotorua.

5.4 For the Queenstown Lakes District, the following expert inputs have informed the assessment of landscape values:

c. Geomorphology (Jack McConchie).

d. Terrestrial Ecology (Simon Beale).[23]

e. Māori cultural landscape / mana whenua (Aukaha).

f. Recreation and tourism (Thrive Spaces and Places).

g. Heritage and archaeological (Origin Consultants).

5.5 Given that the PA Landscape Schedules project is focussed on identifying the landscape values of the mapped ONF/L and RCL PAs (as opposed to a 'first principles' exercise of determining the extent and values of such areas), a pragmatic approach has been adopted to 'other expert' input. With the exception of cultural input (discussed shortly), this has involved the 'other experts' providing comment on a 'first draft' of the PA Landscape Schedules.

5.6 More specifically, this includes responding to the following questions:

a. Bearing in mind the role of the PA Landscape Schedules to identify the landscape values that need to be protected in each priority area, are there any other attributes and values relevant to your discipline that are deserving of mention in the PA Schedule of Values? If so, please advise recommending text description.

b. Are there amendments required to the (existing draft) description of values relevant to your discipline in the PA Landscape Schedules? If so, please advise recommended text amendments.

5.7 The Methodology Statements for the 'other expert inputs' are attached as **Appendix X**.

5.8 With respect to suggested amendments to the PA Landscape Schedules 'text', the expert advice in relation to geomorphology, ecology, mana whenua and recreation and tourism has been adopted.

5.9 The Heritage and Archaeological suggested text amendments tend to focus on cross referencing to District Plan features rather than describing the 'values' that need to be protected, although it is noted that many such values are mentioned in the Origins Methodology Report. While many of the suggested

[23] NB There has no expert input with respect to freshwater ecology.

text amendments to the schedules have been incorporated, an approach to describing values has been retained in the schedules.

5.10 The PA team acknowledge the reluctance of mana whenua to rate landscape values (as explained more fully in section 5 of the Section 32 Evaluation Report prepared by Queenstown Lakes District Council). The landscape experts defer to mana whenua on these matters and have sought to avoid specifically rating mana whenua values in the schedules.

Associative Values

5.11 Associative values embrace the meaning that mana whenua, communities, and individuals place on landscapes and features.

5.12 The cultural input described above has assisted with informing the meaning that mana whenua associates with the priority areas.

5.13 With respect to the associative values ascribed by broader community to the priority areas, QLDC have undertaken the 'preliminary' community consultation prior to notification between 9 March and 3 April 2022. The preliminary consultation 'process' is described in the Section 32 Evaluation Report and included sending letters to landowners whose properties were within a PA.

5.14 The feedback from the 'preliminary' community consultation (prior to notification) was collated into Summary Tables (**Summary Tables**) for each PA by QLDC staff. The Summary Tables have been reviewed by the landscape schedule authors and the (draft) schedules amended to reflect many of the points raised by the public. To assist transparency, the landscape schedule authors have also recorded a brief response to each matter raised in the Summary Tables. (Refer **Appendix X.**)

Perceptual Values

5.15 Perceptual values relate to our sensory experience of landscapes and features and includes a cognitive or interpretative aspect (as opposed to simply the 'raw' sensory experience). This dimension of landscape values has been assessed by the landscape architects in the project team (with Helen Mellsop and Bridget Gilbert carrying out the expert evaluation and Brad Coombs undertaking a peer review role).

Other Information Sources

5.16 Other information sources relied on in the preparation of the PA Landscape Schedules include:

a. Crown Pastoral Land Tenure Review.

b. National Park Management Plans.

c. Environment Court decisions that address the priority area, including expert landscape evidence referenced in decisions.

d. Landscape assessments prepared for resource consent applications within the relevant area.

e. Reserve Management Plans, publicly available geomorphological and archaeological reports.

PA ONF/L Schedule Template

5.17 A copy of the PA ONF/L Landscape Schedule template is attached in **Appendix X**.

5.18 The structure of the schedule template responds to the directions of the Court in the Topic 2 decisions and applies the landscape methodology discussed in Section 3.

PA RCL Schedule Template

5.19 A copy of the PA RCL Landscape Schedule template is attached in **Appendix X**.

5.20 Again, the structure of the schedule template responds to the directions of the Court in the Topic 2 decisions and applies the landscape methodology discussed in Section 3.

Field Survey

5.21 Helen Mellsop, Bridget Gilbert and Brad Coombs undertook a joint survey of the PA Landscape Schedule areas in December 2021 and are all familiar generally with the landscapes assessed through previous experience within the District.

Peer Review Process

5.22 The Peer Review process has included involvement in the development of the methodology and schedule templates, field survey and discussions in relation to the PAs and the attributes and values associated with each, with the assessment authors. Each of the Draft Schedules was read and reviewed in sequence to ensure coherence in assessment descriptions, language and relativity between the PAs. Some language edits were made to ensure consistency, however any challenge or edits to the values and ratings of the PAs was undertaken through iterative discussion between the authors and the reviewer. Edits to the PA schedules have thus been agreed between the assessors and the reviewer with the decision on edits made by the assessor.

5.23 The full Peer Review Report is attached as **Appendix X**. **Appendix X** attached is a summary table of the matters raised in the Peer Review Report, along with an explanation of how each matter has been addressed in the PA Landscape Schedules, or in the case where the recommendation has not been adopted, an explanation as to why it has not been adopted. The need for this table is to be reviewed once the Peer Review Report is completed.

Delineation of Landscape Character Units within Priority Areas

5.24 The authors have considered the utility of dividing the priority areas into landscape character units or 'sub areas' as they have worked through the drafting of the PA Landscape Schedules to assist an understanding of values. This has not been deemed necessary in any of the PAs.

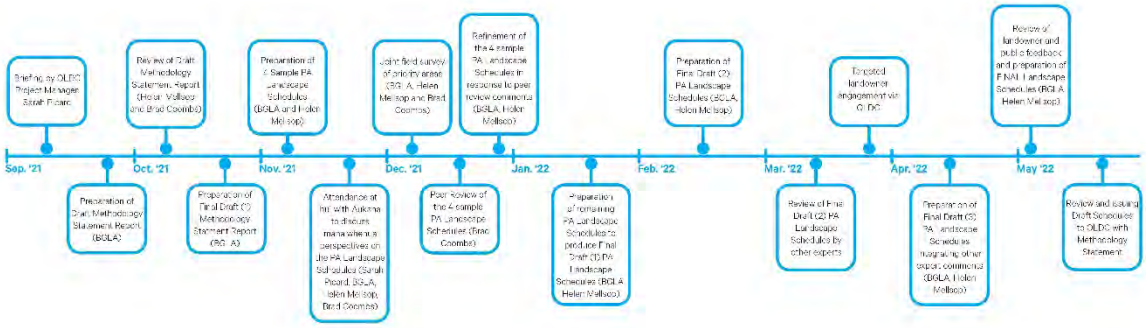
Data Sources

5.25 A full list of the GIS data and their sources relied on to inform the landscape assessment is attached in **Appendix X**. Get Geoffrey Everitt at QLDC to pull this together in due course?

Assumptions

5.26 The authors acknowledge that while they have some knowledge of some of the 'sites' within many of the priority areas, detailed site visits have not been made to assist the drafting of the PA Landscape Schedules. It is expected that as QLDC work through the notification process, detailed site visits are likely to be appropriate to assist the refinement of the schedules.

Step by Step Process



Appendix E - s32 Evaluation report Landscape Schedules – Appendix D Statutory Context

Queenstown Lakes District Proposed District Plan

Section 32 Evaluation

Variation to Proposed District Plan

For:

Variation to introduce into Chapter 21 schedules of landscape values for 29 Priority Area landscape

Report dated: 30 June 2022

1. INTRODUCTION

1.1. This report fulfils the requirements of Section 32 of the Act, which requires the objective(s) of proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives.

1.2. This proposal is a variation to Chapter 21 (Rural Zone) of the Proposed District Plan (PDP), to introduce schedules setting out landscape values for 29 Priority Area landscapes within the District. The purpose of the variation is to implement Policy 3.3.42 of the PDP, which is as follows:

> *3.3.42 The Council shall notify a proposed plan change to the District Plan by 30 June 2022 to implement SPs 3.3.36, 3.3.37, 3.3.39 and 3.3.40.*

1.3. To elaborate further, Policy SP 3.3.36 identifies 24 Priority Area landscapes within Outstanding Natural Features and Outstanding Natural Landscapes (ONLs and ONFs, or combined ONFLs), and Policy SP 3.3.37 requires, for each of these 24 Priority Areas, a schedule to describe:

a. The landscape attributes (physical, sensory and associative);
b. The landscape values; and
c. The related landscape capacity.

1.4. Similarly, Policy SP 3.3.39 identifies five Priority Area landscapes within the Upper Clutha Rural Character Landscapes (RCLs), and Policy 3.3.40 requires, for each of these five Priority Areas, a schedule to describe:

a. The landscape attributes (physical, sensory and associative);
b. The landscape character and visual amenity values; and
c. The related landscape capacity.

1.5. The scope of this proposal is therefore limited to the content of the schedules, including the way the schedules describe the landscape attributes, landscape values (ONFLs) or landscape character and visual amenity values (RCLs), and the related landscape capacity of each of the 29 Priority Area landscapes.

1.6. This variation does not change any objectives or policies in the PDP or seek to introduce new objectives or policies. It does not change any aspect of the identification or mapping of the Priority Areas themselves, nor does it seek to introduce new Priority Areas or delete identified Priority Areas. Identification and mapping of the Priority Areas has already occurred and is already set out in Chapter 3 of the PDP and the web mapping application.

1.7. The best practice landscape methodology used to prepare the schedules in not within scope of this proposal, as the methodology is prescribed in Chapter 3 of the PDP, including in Policies SP 3.3.38, SP 3.3.41, and SP 3.3.43.

1.8. Council is separately undertaking an assessment of the remainder of the Upper Clutha RCL, in order to create schedules that record the values of this wider landscape. Resourcing restrictions mean it has not been possible to notify these additional schedules with the Priority Area schedules that are the subject of this variation. Further time is required to ensure the identification and description of the landscape values of the remainder of the Upper Clutha RCL is undertaken in a robust way. However, Council used the consultation process to also seek feedback on the values people hold for the remainder of the Upper Clutha RCL. This feedback will be incorporated into the separate schedule being prepared for that landscape.

2. STRUCTURE OF THE REPORT

2.1. This report provides an analysis of the policy response proposed by the variation as required by s32 of the RMA, using the following sections:

a) A description of **the Proposal.**

b) **Background** to the proposal.

c) **Consultation** undertaken, including engagement with iwi authorities on the proposal.

d) An overview of the applicable **Statutory Policy Context.**

e) A description of the **Resource Management Issue** being addressed by the proposal.

f) An assessment of the **scale and significance** of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

g) An **Evaluation** against s32 of the RMA, including

- Whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (Section 32(1)(a)).

- Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives of the proposal (Section 32(1)(b)), including:
  (i) identifying other reasonably practicable options for achieving the objectives
  (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives, including consideration of risk of acting or not acting, and
  (iii) summarising the reasons for deciding on the provisions.

3. THE PROPOSAL

3.1. The purpose of this proposal is to implement the requirements of Chapter 3[1] of the PDP that direct landscape schedules be included in Chapter 21 of the PDP for certain landscapes that are identified as Priority Areas.

3.2. Specifically, the proposal introduces two schedules to Chapter 21, as follows:

- **Schedule 21.22** Outstanding Natural Features and Outstanding Natural Landscapes – see Appendix A of this report.

- **Schedule 21.23** Upper Clutha Rural Character Landscapes - see Appendix B of this report.

3.3. Policy SP 3.3.36 identifies the ONFL Priority Area landscapes to be included in Schedule 21.22, as shown in Table 1 below, and these areas are identified on the District Plan web mapping application.

Table 1: ONFL Priority Areas (SP 3.3.36)

Classification	Area	Parts of:
Outstanding Natural Features (ONF)	Queenstown	Peninsula Hill Ferry Hill Shotover River Morven Hill Lake Hayes Slope Hill Feehly Hill Arrow River Kawarau River

[1] Appendix D sets out the relevant Chapter 3 policies

	Upper Clutha	Mt Barker Mt Iron
Outstanding Natural Landscapes (ONL)	Queenstown	West Wakatipu Basin Queenstown Bay and environs Northern Remarkables Central Wakatipu Basin Coronet area East Wakatipu Basin and Crown Terrace area Victoria Flats
	Upper Clutha	Cardrona Valley Mount Alpha Roys Bay West Wānaka Dublin Bay Hāwea South and North Grandview Lake McKay Station and environs

3.4. Policy SP 3.3.39 identifies the Upper Clutha RCL Priority Area landscapes to be included in Schedule 21.23, as shown in Table 2 below, and these areas are identified on the District Plan web mapping application.

Table 2: Upper Clutha RCL Priority Areas (SP 3.3.39)

Classification	Area	Name of Priority Area
Rural Character Landscapes (RCL)	Upper Clutha	Cardrona River/ Mt Barker Road Halliday Road/Corbridge West of Hāwea River Church Road/Shortcut Road Maungawera Valley

Format of the landscape schedules

3.5. For each Priority Area, the schedules follow a similar format in order to meet the requirements of the policy direction in Chapter 3. In accordance with Policy SP 3.3.38, for each Priority Area in the ONFL the schedules set out the following information:

a. Identification and description of the key physical, sensory and associative attributes that contribute to the values of the ONFL that are to be protected;

b. Rating of the attributes identified in (a), using a seven-point scale rating from Very Low to Very High

c. The related landscape capacity for a number of subdivision, use, and development activities identified and any considered relevant to that area.

3.6. The same approach and format has been used for the RCL. However, Policy 3.3.40 differs from Policy 3.3.37 for ONF or ONL as it requires the description of landscape character and visual amenity values, not of landscape values.

3.7. The three concepts defined at 3.5(a) to (c) are expressed through the 'three dimensional' structure of the schedules, and implement the VIF and principles set out for landscape in Te Tangi a te Manu (TTatM). This document sets out the landscape assessment methodology adopted by Tuia Pito Ora, the New Zealand Institute of Landscape Architects (NZILA TPO) for assessment of landscape values. A full explanation of the approach taken is set out in the Methodology Statement (Appendix C).

Effect of including the landscape schedules in the PDP

3.8. Including the schedules within Chapter 21 of the PDP will provide certainty in policy direction for landscape management within the PDP. Objective SO 3.2.5.2 directs that the landscape values of ONFL are protected, and Objective SO 3.2.5.5 directs that for RCLs, landscape character is maintained, and visual amenity values are maintained or enhanced.

3.9. The schedules provide clarity on what is being sought to be protected, maintained, or enhanced within each Priority Areas landscape by identifying landscape values, landscape character, and visual amenity values. This provides more detail to support the policy framework. The schedules provide certaintly that the landscape outcomes set by Chapter 3 of the PDP will be achieved.

3.10. The schedules are not linked to a particular rule/s and they will not introduce any new type of resource consent. The consenting framework for the rural zones remains the same. Instead, the schedules will assist with the assessment of land use and subdivision resource consent applications in the rural zones. They will clearly identify the values to be protected, maintained and/or enhanced by a proposed development that falls within the Priority Areas.

3.11. The schedules intend to provide better management of cumulative effects on landscape values, via the concept of landscape capacity. Each schedule identifies the capacity of the particular Priority Area landscape to absorb subdivision and development without compromising the identified values. While a landscape has capacity to absorb development without compromising landscape values, development can potentially proceed without creating cumulative effects.

However, where a landscape has no, very limited, or some capacity for development, the schedules alert plan users to the fact that the landscape is nearing capacity, meaning there is a real threat of cumulative effects from further subdivision and development. The schedules identify the capacity of each landscape for 12 different categories of development, as indicated by Policies SP 3.3.38 and SP 3.3.41 of the PDP.

3.12. The schedules will be relevant for all resource consent applications located within the 29 Priority Area landscapes, where the objectives and policies of Chapter 3 direct that the schedules apply to that application.

3.13. The landscape schedules for the Priority Areas standalone within the PDP and do not change or alter any other overlays, zones or mapping notations. For example, the landscape schedules do not change how wāhi tūpuna are applied through the PDP, and they have no impact on Statutory Acknowledgement Areas.

4. BACKGROUND

Why landscape schedules for Priority Area landscapes?

4.1. This variation to include schedules of the landscape values of the Priority Area landscapes in Chapter 21 of the PDP is a result of an Environment Court decision. That decision was the result of appeals on Stage 1 of the District Plan Review relating to the management of landscapes in the Rural Zone.

4.2. In summary, the Environment Court decided that requiring the protection of the landscape values of ONFLs, and the maintenance of landscape character and the maintenance or enhancement of visual amenity values of RCLs, without specifying what those landscape values, character or visual amenity values were, did not provide enough certainty to ensure the policy direction was achieved. The Court therefore directed that the landscape values of ONFLs, and the landscape character and visual amenity values of RCLs, should be identified and included in schedules in the PDP.

4.3. The Court acknowledged that it would be a significant undertaking to identify the values of all of the landscape because 97% of the District is classified as ONFL. Rather, the Court went through a process with the landscape architects and planners involved in the hearing and identified the 29 Priority Area landscapes to be included in the schedules first. A number of

criteria were considered, including areas where development pressure may be more likely, which may in turn result in cumulative effects on these landscapes.

Methodology for preparing the landscape schedules

4.4. As well as identifying the Priority Areas to be included in the landscape schedules, the Court prescribed the methodology to be followed to prepare the schedules. Again, this was a process the Court undertook with the landscape architects and planners involved in the hearing. The final methodology is referred to as the Values Identification Framework (VIF) and is set out in Chapter 3 of the PDP in Policies SP 3.3.36 to SP 3.3.41.

4.5. In addition to the VIF, the policies require best practice landscape assessment methodology be used for the identification of landscape values, landscape character, and visual amenity values. This proposal has adopted best practice landscape assessment methodology through the guidance of Te Tangi a Te Manu (TTatM).

4.6. Landscape capacity is the ability for subdivision, use or development to be absorbed in such a way that identified landscapes values are not compromised for ONF and ONL, or identified landscape character and visual amenity for RCL. TTatM does not provide guidance on assessing landscape capacity. For the landscape schedules, a scale of some capacity, limited capacity, very limited capacity and no capacity has been used. This is not inconsistent with the definition of landscape capacity within Chapter 3[2].

4.7. The method used for the schedules is set out in the methodology statement included in Appendix C to this report. Section X specifically addresses the method used for landscape capacity that is specific to the schedules.

4.8. In summary, a team of three landscape architects were commissioned to prepare the landscape schedules. The VIF and best practice methodologies were applied, and public consultation (discussed in further detail below) was used to inform the content of the schedules. Mana whenua provided input on mana whenua values (discussed further below). Input was also provided by experts from other related specialities:

- Ecology

[2] 3.1B.5b.

- Tourism and Recreation
- Archaeology and heritage
- Geomorphology

5. CONSULTATION

Statutory body consultation

5.1. Clause 3(1)(d) of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities during the preparation of a proposed plan. Council has engaged with iwi throughout this project. Engagement has included:

- Hui attended by Rūnaka, Aukaha, QLDC Policy team, and a member of the project Landscape Team
- Provided draft landscape schedules for comment and inclusion of values
- (online) meeting between Planners for Aukaha, Te Ao Marama Inc and QLDC Policy team

5.2. The schedules include statements of values from Manawhenua. As part of this it was noted that using the term Mana Whenua is preferred over Tangata Whenua and Rūnaka consider that mana whenua values should not be rated or ranked.

5.3. The rating of landscape values is problematic from a Manawhenau perspective where all aspects of the natural world are interconnected. Policy 3.3.38 and Policy 3.3.41 direct the rating of attributes. Therefore, ratings have been applied within the schedules. However, ratings have not been applied to the Mana whenua values.

5.4. It is noted that Ngāi Tahu ki Murihiku have to the schedules through collaboration with Kāi Tahu Ki Otako. The principles and extent of their collaboration is set out in the statement below:

Āpiti Hono Tātai Hono – Ngāi Tahu ki Murihiku Assessment Methodology

(a) Ngāi Tahu ki Murihiku deem all landscape to be significant, given that in Te Ao Māori, whakapapa and whenua are intertwined. The question is not how significant is a landscape, but what is held within that landscape. To answer that question consideration is needed of whakapapa, mana, kawa, tikanga and mātauranga alongside identity, connections, practices, history and future aspirations. These considerations are the

context within which to determine what is appropriate for that landscape and to describe the relationships held with the whenua.

(b) As part of identifying and describing what 'cultural landscape' is to Ngāi Tahu ki Murihiku - Āpiti Hono Tātai Hono was developed. This methodology curates an intrinsic assessment process, focusing on the interwoven relationship between Ira Atua and Ira Tangata and the continuum of time and whakapapa and authentically expresses the philosophies and paradigms of Ngāi Tahu ki Murihiku. Stage 1 of this assessment study which expresses the methodology was endorsed by Ngāi Tahu ki Murihiku and the Te Ao Marama board in January 2022.

(c) This methodology does not support a lines on maps approach, and further work to investigate the best approach on how to prioritise and manage identified cultural values and relationships for landscape is to be undertaken.

(d) Ngāi Tahu ki Murihiku contributed to the schedules by collaborating with Ngāi Tahu ki Otago to insert key references to values and relationships that are held across all landscape. This was in part to point to deeper, broader and more authentic expression of relationship that Ngāi Tahu ki Murihiku have expressed through the Āpiti Hono Tātai Hono methodology.

Community consultation

5.5. Council carried out online consultation between 9 March and 3 April 2022. Feedback was sought on the values people associate with the 29 Priority Areas. In addition, feedback was sought on values associated with the remainder of the Upper Clutha RCL, to inform the separate process underway to identify and describe the values of that landscape. As the result of an error, feedback was also sought on two landscapes not identified as Priority Areas (Homestead Bay and Western Remarkables). The mapping has been corrected for these areas. The additional areas are not subject to this proposal. However, feedback on these areas can be included in any future work that may occur for landscape schedules for these areas.

5.6. A 'Let's Talk' page was set up seeking feedback and included a map of the Priority Areas. Letters were sent to landowners whose properties were within a Priority Area. Notices were placed in the Mountain Scene and Wānaka Sun, along with radio ads and facebook coverage seeking input.

5.7. A total of 196 responses were received.

5.8. Responses on values included (but not limited to):

- Scenery: including reference to paintings (i.e Arthurs Pt stamp), views of, views from, open spaces and the night sky
- Recreation: skiing, biking, walking, fishing, paddleboarding
- Family associations – time lived in the area, recreating with family in these areas
- Effect on senses - providing sense of wellbeing – i.e.a sense of serenity and calmness, remoteness
- Others – wildlife (Pukekekos on Slope Hill)

5.9. The values identified in the consultation were used by the landscape team to inform the content of the schedules. The feedback also included comments on issues other than values. Comments that went beyond values were greyed out as they are beyond the scope of the values identification purpose of the feedback.

5.10. The feedback summaries and responses to this from the Landscape Team are set out in Appendix C.

Statutory body consultation

5.11. Clause 3(1) also requires local authorities to consult with (a) the Minister for the Environment; and (b) those other Ministers of the Crown who may be affected by the policy statement or plan; and (c) local authorities who may also be affected; and (e) any customary marine title group in the area, that may be affected by changes made to the District Plan. No direct consultation has occurred with the relevant bodies as part of preparation of the proposal but will occur as required as part of notification of the proposal.

6. STATUTORY POLICY CONTEXT

6.1. The relevant requirements of the RMA, the Local Government Act 2002, and the two iwi management plans that apply in the District have been given appropriate regard in the preparation of this proposal. There are no relevant National Policy Statements or National Environmental Standards. The proposal relates to Outstanding Natural Features and

Outstanding Natural Landscapes which are matters of national importance under s6(b) of the RMA. Further, the Rural Character landscapes need to be given regard under s7(c) of the RMA. However, the policy approach for these landscapes are not changing through the proposal and therefore remains consistent with the higher order documents that informed the policy approach, as set out in Chapter 3.

6.2. The relevant provisions of the Otago Regional Policy Statement (ORPS), both partially operative and proposed, have been considered in the preparation of this proposal. Chapter 3 of the PDP gives effect to these higher order document. The proposed Regional Policy Statement 2021 (pRPS 21) was notified 26 June 2021. The pRPS 21 sets out consideration of landscape using physical, sensory and associative attributes (APP9). The proposal is considered consistent with the approach set out.

Iwi Management Plans

6.3. There are two relevant iwi management plans in the district.

Kāi Tahu ki Otago Natural Resource Management Plan 2005

Te Tangi a Tauira – The Cry of the People. The preparation of this variation has had regard to these two documents. Further, the policy approach that has informed the objective of this proposal has been informed by these documents.

Proposed District Plan

6.4. The statutory policy document of most relevance to the proposal is the PDP. The following objectives and policies of the PDP are relevant and have been given due regard in the development of this proposal:

a) Strategic Direction – Chapter 3
b) Tangata Whenua - Chapter 5
c) Landscape and Rural Character – Chapter 6

The relevant objectives and policies have been set out in Appendix D. For completeness, all these chapters of the District Plan cover both Volume A (reviewed land) and Volume B (unreviewed land), as set out in 1.1B of the Plan.

6.5. As set out above, Chapter 3 directs that landscape schedules be prepared for the Priority Areas using the VIF.

6.6. Manawhenua values are an aspect of these landscapes that need to be considered. The policy approach set out in Chapter 3 and 6 to engaging Manawhenua was considered through this project.

6.7. Chapter 6 details policy for landscape and rural character, including to set out where areas may have a specific policy approach (i.e. exceptions zones such as Gibbston Valley).

6.8. No change is proposed to policy as part of this proposal. The proposal has taken direction from the relevant policy of the PDP.

7. RESOURCE MANAGEMENT ISSUES

7.1. This proposal addresses an issue identified by the Environment Court that it is difficult to protect the landscape values of ONFLs, and maintain the landscape character, and maintain or enhance visual amenity values of RCLs, without first identifying these values. Further, that it is more efficient and effective to identify these values at the district plan level, than to leave the identification to a case-by-case situation via individual resource consent applications.

7.2. The proposal also directly relates to Strategic Issue 4 in Chapter 3 of the PDP:

> *Strategic Issue 4: Some resources of the District's natural environment, particularly its outstanding natural features and outstanding natural landscapes and their landscape values, require effective identification and protection in their own right as well as for their significant contribution to the District's economy.*

8. SCALE AND SIGNIFICANCE EVALUATION

8.1. The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the

implementation of the proposed provisions. In making this assessment, regard has been had to the following, namely whether the proposed objectives and provisions:

- Result in a significant variance from the existing baseline in Chapter 3, 6 and 21 of the PDP
- Have effects on matters of national importance.
- Adversely affect those with specific interests.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

8.2. The level of detail in this evaluation report corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. In this case, the scale and significance is considered moderate.

8.3. The proposal relates to ONF and ONL which are matters of national importance under s6(b) of the RMA. Further the Rural Character landscapes need to be given regard under s7c of the RMA. However, the policy approach for these landscapes are not changing through the proposal and therefore remains consistent with the higher order documents that informed the policy approach. The proposal retains the policy direction set out in the plan.

8.4. A clear direction has been set for the implementation of the schedules. The protection or maintenance of landscape is recognised having potential for district wide effect. For example, the visitor economy may rely on the special landscapes of the district. The proposal may impact property owners, although this may be positive with the schedules providing greater clarity of what is intended through the policies that seek to protect or manage landscape values and character.

8.5. The evaluation has recognised the scale and significance of the proposal through the use of a team of experts to inform the landscape schedules, engaged with Manawhenua and the community. A best practice approach has been adopted, following the direction of the VIF.

9. EVALUATION OF PROPOSED OBJECTIVES

9.1. Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. This variation does not propose any new objectives or changes to existing objectives. In this case, an examination of the extent to which the purpose of the proposal is the most appropriate way to achieve the purpose of the Act is required (s32(6)).

9.2. The purpose of this variation is to implement the requirements of Chapter 3 of the PDP that direct landscape schedules be included in Chapter 21 of the PDP for certain landscapes that are identified as Priority Areas. This is an appropriate way to achieve the sustainable management purpose of the Act because it will provide greater certainty that the policy direction in Chapter 3 of the PDP will result in the protection of the landscape values of ONFLs, which is a matter of national importance under s6 of the RMA. It will also provide greater certainty that the policy direction in Chapter 3 of the PDP that the landscape values of RCLs be maintained, and the visual amenity values of RCLs be maintained or enhanced, is achieved. RCLs are amenity landscapes, and the maintenance and enhancement of them is to be given particular regard under s7 of the RMA.

9.3. In addition, the need to identify landscape values of the Priority Area landscapes, and the method by which to do so, has been set by the Environment Court in objectives and policies in Chapter 3 of the PDP. In making that decision, the Environment Court was required to adhere to the requirements of s32 of the RMA, including that it was an appropriate method to achieve the objectives and the PDP and the purpose of the Act. Because this variation is a direct result of that decision, and follows the process set out by the Court, it is the most appropriate way to achieve the purpose of the Act.

10. EVALUATION OF THE PROPOSED PROVISIONS

10.1. The provisions of the proposal are the content of the two schedules attached at Appendix A and B of this report.

10.2. Section 32(1)(b) of the Act requires an assessment of whether the proposed provisions are the most appropriate way to achieve the objective or purpose of the proposal. This assessment must:

- identify other reasonably practicable options for achieving the objectives

- assess the efficiency and effectiveness of the provisions in achieving the objectives, including consideration of the benefits and costs anticipated from the implementation of the provisions, and the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
- summarise the reasons for deciding on the provisions

10.3. The assessment of the provisions against the objectives requires an assessment against the purpose of the proposal, and also against the relevant objectives of the PDP (in accordance with s32(3)). The relevant objectives of the PDP are identified in Section 6 of this report.

Reasonably practicable options

10.4. For this proposal, there are no other reasonably practicable options to achieve the purpose of the variation or the objectives of Chapter 3 of the PDP. Chapter 3 sets out a clear and direct approach by identifying the Priority Areas, specifying the methodology to be used to identify and describe the values, and setting the date by which notification is required. As such, there are no other reasonable options to achieve such a specific direction.

11. For completeness it is considered that the status quo is not a reasonably practicable option as it does not address the concerns or directions raised by the Court that more specific detail as to what the policies to seek to protect or maintain within these landscapes.

Efficiency and effectiveness

11.1. The following table considers the efficiency and effectiveness of the proposed provisions at achieving the purpose of the proposal and the objectives of the PDP. The proposed provisions are the schedules of the landscape values of the 29 Priority Area landscapes, including their costs and benefits. For ease of reference, the purpose of the proposal and the two key objectives of the PDP are set out below:

> ***Purpose of the proposal:*** *to implement the requirements of Chapter 3 of the PDP that direct landscape schedules be included in Chapter 21 of the PDP for identified Priority Areas landscapes*
>
> ***Objective SO 3.2.5.1:*** *The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.*
>
> ***Objective SO 3.2.5.7:*** *In Rural Character Landscapes of the Upper Clutha Basin: (a) Priority Areas of the Rural Character Landscapes are identified; and (b) associated landscape character and visual amenity values and related landscape capacity are identified.*

Costs	***Benefits***	***Efficiency & Effectiveness***
Environmental There are not considered to be any environmental costs of the implementation of the proposal.	***Environmental*** The inclusion of the schedules in the PDP will provide greater certainty that landscape outcomes in the PDP will be achieved. By identifying landscape values of ONFLs, it is clear what needs to be protected. By identifying landscape character and visual amenity values of RCLs, it is clear what needs to be maintained and/or enhanced. By identifying the landscape capacity for certain activities, better management of cumulative effects can be achieved. This is a **high** environmental benefit.	Inclusion of the schedules within Chapter 21 is an **effective** way to achieve the purpose of the proposal and the objectives of the PDP, as the purpose and objectives specifically require this to happen. The methodology used is that prescribed in the policies, and the schedules identify and describe each of the criteria required to be identified and described by the policies. A collaboration of three landscape architects, supported by other specialists and mana whenua, ensures that the identification of landscape values and related capacity occurred

Economic There are not considered to be any economic costs of the implementation of the proposal. The policy direction to protect ONFLs and maintain or enhance RCLs has already been set. Careful analysis by the landscape architects, following the methodology set by the Court, ensures that a bespoke set of values is identified for each Priority Area, and nothing unnecessary is captured by the schedules. In addition, there are no new activities that require consent, no change to the existing rule framework, and no change to the objectives and policies.	***Economic*** The certainty provided by the schedules will reduce the cost to applicants for resource consent, as applicants will not need to identify the landscape values, landscape character or visual amenity values of the landscape. This is a **moderate** economic benefit. There is an economic benefit to the District by greater certainty that the landscape outcomes set in the PDP will be achieved. The District's landscapes are important to the tourism industry, and there is an economic benefit in protecting and maintaining them. This is a **low** economic benefit.	in a technically appropriately manner that followed best practice and the requirements of the PDP. Inclusion of the schedules in Chapter 21 is an **efficient** way to achieve the purpose of the proposal and the objectives of the PDP because the benefits of doing this outweigh the costs. Overall, the schedules, including the values and related capacity that they identify, are considered to be the **most appropriate** way to achieve the purpose of the variation and the objectives of the PDP.
Social & Cultural There are not considered to be any cultural or social costs from the implementation of the proposal.	***Social & Cultural*** There is a cultural benefit through the identification of manawhenua values within the schedules (associative attributes), providing certainty for what is to be protected, maintained or enhanced. This is a **moderate** economic benefit. The landscape schedules were informed by public feedback about the values people hold in the landscapes. There is a social benefit through the identification of landscape values, as the schedules provide certainty that the values people hold in the landscape will be protected, maintained or enhanced. This is a **moderate** economic benefit.	

11.2. Section 32(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is considered that the information about the values and related capacity identified in the schedules is certain and sufficient and there is no need to assess the risk of acting or not acting. The values and related capacity have been identified by a collaboration of three landscape architects, supported by mana whenua and other specialist, and has followed best practice and the methodology prescribed in the PDP. This provides a thorough understanding of the values and related capacity so that there is no uncertainty.

Reasons for deciding on the provisions

11.3. The proposal is considered the most appropriate way to achieve the purpose of the Act.

11.4. The proposal meets the objective of providing landscape schedules within the PDP as directed by the provisions in Chapter 3. The methodology used to provide the assessments of the Priority Areas used best practice methodology. The inclusion of the schedules as drafted results in a more appropriate regime of managing the effects of activities within these landscape areas and is consistent with achieving the purpose of the Act.

Appendix A Proposed Schedule 21.22 ONF and ONL

Appendix B Proposed Schedules 21.23 Upper Clutha RCL

Appendix C Methodology Report

Appendix D Statutory Context