

## Appendix J: Rural Landscape Character Assessment Analysis

### Landform, Hydrology and Vegetation

- 1.1 Four distinct landform pattern types emerged: glacial / river terraces, valleys, hummocky moraine landforms and steep elevated hill slopes. The hummocky moraine landforms tend to be the most suited to absorbing development excepting where buildings are located on the edges of hill system. That said, large-scale buildings and accessways have the potential to adversely affect the landform pattern.
- 1.2 The steep elevated hill slopes are the least suited, typically as a consequence of their prominence, visibility, and the requirement for substantial earthworks to form accessways and building platforms.
- 1.3 Whilst terraces and valley floors suggest a suitability for development as a consequence of their easy contour, the sensitivity of their surrounding context and the presence/absence of vegetation can play a critical role in determining whether they are suited to absorbing additional development.
- 1.4 Streams and ponds are evident in many of the units. Generally, riparian vegetation is limited. Many of the ponds throughout moraine landforms have been transformed into more ornamental water features.
- 1.5 Indigenous vegetation within the study area is extremely limited. It is acknowledged that the GIS data available for this aspect of the landscape is very broadbrush; however, field survey confirmed this general impression. Overwhelmingly, exotic plantings dominate, comprising shelterbelts, shade trees, hedgerows, amenity plantings, woodlots, and pasture grasses. In many locations, grass is mown indicative of the 'rural residential' as opposed to 'working rural' landscape character. Exotic tree, hedgerow, shelterbelt, and shrub plantings play a key role in integrating built development (including accessways).
- 1.6 Overall, landform, hydrology, and vegetation patterns emerged as important drivers in the identification of the landscape character units and also in terms of a unit's absorption capability.

### ONL / ONFs

- 1.7 Many of the units adjoin ONLs and / or ONFs. Those units that do not, enjoy (usually) expansive mid- and long-range views of the sequence of dramatic (ONL) peaks and ridges that frame the Basin. Consequently, there is a very strong association between the landscape of the Wakatipu Basin and its ONL and ONF context.

### Land Use and Settlement Patterns

- 1.8 Within an amenity landscape setting, existing land use and settlement patterns (including UCPs, unbuilt SHAs and unbuilt Special Zones) are of particular importance in shaping landscape character.
- 1.9 Of the 24 units surveyed, only 5 units displayed a predominantly working rural land use character (01 Malaghans Valley, 08 Speargrass Flats, 18 Morven Eastern 'Foothills', 19 Gibbston Highway Flats and 20 Crown Terrace).
- 1.10 In the remaining 19 units, rural lifestyle/hobby farming uses and / or rural residential development are evident to the extent that, despite the presence of some working rural properties, the overall impression is of a more domesticated land use character. In some locations, this is the consequence of

the elevation / prominence of rural residential development (e.g. 11 Slope Hill 'Foothills'). Elsewhere this impression derives from the frequency of rural residential properties (e.g. 6 Wharehuanui Hills). In some instances, the relatively unkempt character of the larger rural lots suggests that they are marginally productive (e.g. 2 Fitzpatrick Basin, 15 Hogans Gully) and confers the impression of a landscape 'in a holding pattern'.

- 1.11 A distinctive pattern that is evident with respect to land use is the swathe of golf courses around the western and southern edges of Arrowtown, encompassing 22 The Hills, 23 Millbrook and 24 Arrowtown South. These public and private facilities effectively function as a green belt to the settlement.
- 1.12 It would appear that many of the older established rural residential areas throughout the Basin are characterised by more modestly-scaled dwellings that are typically reasonably well integrated by vegetation and / or set back from road edges. More recent development tends to be of an appreciably larger scale.
- 1.13 In many instances (e.g. 09 Hawthorn Triangle, 11 Slope Hills 'Foothills'), the application of a consistent set of building development controls has resulted in a high quality and coordinated architectural character that is sympathetic to the setting. A distinctive Wakatipu Basin (or indeed Central Otago?) modern vernacular is emerging, characterised by relatively simple and uncluttered steeply pitched gable forms, finished in natural or dark /muted exterior materials (schist, timber, concrete, plaster).
- 1.14 On flatter land (e.g. 06 Wharehuanui Hills, 09 Hawthorn Triangle, 12 Lake Hayes Rural Residential), low mounding has been employed as an effective device to assist the integration of buildings. The hummocky terrain of much of the area, together with golf course land uses (albeit to a lesser degree given that this is largely confined to the margins of Arrowtown) and the sheer scale of the mountain context means that this usually quite artificial design device is reasonably successful.
- 1.15 However, in more elevated locations characterised by evenly sloped hills (e.g. 13 Lake Hayes Slopes), such mounding can read as incongruous.
- 1.16 Planting would appear to be an important element in many of the new rural residential subdivisions (e.g. 09 Hawthorn Triangle), although the immaturity of some plantings makes it difficult to determine the long-term effect anticipated (e.g. 13 Slope Hill 'Foothills'). Like the covenants issue discussed earlier, time has not permitted a detailed analysis of planting associated with more recent resource consents and the contribution that this vegetation might make to the 'existing environment'.
- 1.17 The unit worksheets reveal that there is an appreciable number of UCPs within the study area. These platforms have been factored into an evaluation of the more perceptual aspects of landscape character such as 'naturalness' and 'sense of place'. Again, time has not permitted an exhaustive examination of the individual resource consents in this regard; however, it is understood that discretionary activity subdivision consent conditions typically introduce building development controls addressing such matters as building height/colours/ coverage etc., 'no building' (or open space) areas, and mitigation planting. For these reasons, it is assumed that the majority of the UCPs will, in time, be reasonably well integrated into the landscape.
- 1.18 The influence of the UCPs on the landscape character of the unit derives from the number of platforms together with the size of the unit. For example, whilst 20 Crown Terrace has a reasonably large number of UCPs (33), the substantial size of the unit means their influence on its character is diluted, and a 'working rural' rather than a 'rural residential' landscape character dominates.
- 1.19 The greatest concentrations of UCPs are in 02 Fitzpatrick Basin, 09 Hawthorn Triangle, 11 Slope Hill 'Foothills', 12 Lake Hayes Rural Residential, 13 Lake Hayes Slopes, 16 Bendemeer, and 22 The Hills. This means that the 'existing environment' of each of these landscapes character units is likely to be quite different to the 'look' of the landscape as it appears today.

- 1.20 In the case of 02 Fitzpatrick Basin, 11 Slope Hill ‘Foothills’, 13 Lake Hayes Slopes, 16 Bendemeer, and 22 The Hills, the consented future environment will read as considerably more developed in comparison to the current situation. The level of existing rural residential development in 09 Hawthorn Triangle and 12 Lake Hayes Rural Residential means that the change associated with the UCPs is less dramatic.
- 1.21 Three distinctive ‘nodes’ of rural residential development are evident within the study area: 05 Dalefield, 12 Lake Hayes Rural Residential and 21 Arrow Junction Rural Residential. Despite the fact that these units do not display a ‘heart’ or ‘focus’ which is typical of a rural residential node, they read as relatively dense and consistently patterned rural residential areas that stand apart from their surrounds, conferring the impression of a node. Critical to this notion is:
- a. the contrasting density of development between the node and its more spacious surrounds;
  - b. the extensive and dense vegetation patterns throughout the node which, again, tend to contrast with the more open and spacious surrounds; and
  - c. the generous scale of the gaps between the nodes (characterised by a more spacious patterning).
- 1.22 Somewhat of an anomaly is the well-established and expanding enclave of Millbrook. The density and character of development evident within this unit suggests a more urban or rural village pattern (in places), set within a parkland setting rather than a rural residential settlement pattern.
- 1.23 Lot ownership information has been briefly mentioned on each unit worksheet under ‘Settlement Pattern’. In a number of areas, the existing lot arrangement, position of buildings and patterning of plantings suggests that inserting new buildings may be difficult (e.g. 05 Dalefield, 09 Hawthorn Triangle, 12 Lake Hayes Rural Residential, part of 21 Arrow Junction Rural Residential). It is acknowledged that enabling ‘additional development’ may take a different form to simply allowing new residential dwellings in these circumstances; for example, it may be appropriate to enable minor household units or visitor accommodation facilities.
- 1.24 In other locations, larger lots in single ownership suggest the potential for a more comprehensive subdivision approach (e.g. 01 Malaghans Valley, 18 Morven Eastern ‘Foothills’, 20 Crown Terrace, 22 The Hills). However, if ‘up-zoned’ it does not necessarily follow that the land will be subdivided.
- 1.25 For these reasons, limited weighting has been given to ‘lot ownership’ in the evaluation of the unit’s capability to absorb additional development, and it is certainly not a ‘deciding factor’ in any of the units that triggers either an upwards ranking to **Moderate-Low** or a downwards ranking to **Low** in any of the units.

## Heritage Features

- 1.26 Notwithstanding the rich history of the area, there are relatively few heritage buildings and features throughout the rural landscape character assessment study area, and it is considered that this attribute of landscape values plays a relatively minor role in determining where additional development should or should not be encouraged.

## Infrastructure

- 1.27 Substantial infrastructure within the study area is, unsurprisingly, confined to existing well-developed rural residential areas or areas adjoining urban development, including: the eastern edges of 04 Tucker Beach; recently developed subdivision within 10 Ladies Mile Highway and 11 Slope Hill ‘Foothills’; 12

Lake Hayes Rural Residential; much of 13 Lake Hayes Slopes; and 23 Millbrook. It is assumed that the two SHA areas that coincide with the study area will also be fully serviced.

- 1.28 Like the issue of land ownership, the absence or presence of infrastructure is not considered to be a major factor in shaping the suitability of a unit to absorbing additional development from a purely landscape perspective. Rather, this material is recorded primarily for the benefit of the planners as the proximity of a unit for full servicing may shape the type of additional development that is recommended for a unit (for example, urban development in an area that is adjacent an existing fully serviced area).

## Proposed District Plan zoning

- 1.29 The Proposed District Plan zoning is recorded on the worksheets. The majority of the landscape character units coincide with the Rural zone.
- 1.30 The exceptions to this include parts of the Basin identified as Special Zones, Rural Lifestyle, and Rural Residential zones.
- 1.31 The Special Zones apply to 16 Bendemeer, 23 Millbrook and the central portion of 24 Arrowtown South. The Bendemeer and Millbrook Special Zones would appear to enable a residential density that is more akin to an urban zoning (for example, Bendemeer: 74 dwellings), albeit in a site-specific manner that anticipates an open rural setting in the case of Bendemeer, and a parkland setting in the case of Millbrook. Arrowtown South anticipates 14 new dwellings with extensive riparian and escarpment restoration, pastoral areas, and a landscape framework to create an attractive edge to the settlement, in conjunction with the adjacent golf courses and roads.
- 1.32 A Rural Residential zoning applies to the majority of 12 Lake Hayes Rural Residential and fragmented parts of 13 Lake Hayes Slopes. The patterning of this zoning generally follows the existing building patterning, and the zone boundaries align with cadastral boundaries, ONL or road boundaries.
- 1.33 A Rural Lifestyle zoning applies to parts of 01 Malaghans Valley, 02 Fitzpatrick Basin, 05 Dalefield, 06 Wharehuanui Hills, 07 Domain Road Shotover Terrace, 09 Hawthorn Triangle, 11 Slope Hill 'Foothills', 12 Lake Hayes Rural Residential, 14 Lake Hayes Terrace and 21 Arrow Junction Rural Residential. Again, the patterning of this zoning generally follows the arrangement of existing dwellings, although some UCPs appear to have informed the extent in a few locations (e.g. 12 Lake Hayes Rural Residential east of Arrowtown Lake Hayes Road). The extent of each zone is delineated by a mix of cadastral boundaries, imprecise landform patterns (e.g. descending across a slope in 11 Slope Hill 'Foothills' rather than following a ridgeline or toe of the slope), roads and ONL boundaries.
- 1.34 Given the density of development enabled by the Rural Residential and Rural Lifestyle zones (4,000m<sup>2</sup> and 2ha respectively), the areas that rely on cadastral boundaries and imprecise landform patterns to define the zone boundaries are vulnerable to development creep which may adversely impact on the neighbouring Rural zoned area.
- 1.35 The proposed recommendations in this report seek to minimise the potential for development creep by:
- a. aligning zones or precincts to correspond with clearly legible defensible boundaries where practicable; and
  - b. requiring that careful consideration is given to the establishment of defensible edges for areas identified as being able to absorb additional development.
- 1.36 Within a Rural zone context, 'defensible edges' runs counter to the reasonably standard rural landscape planning approach of encouraging rural residential development that effectively blends with the

surrounding rural landscape. A defensible edge deliberately seeks to minimise the potential for ‘blending’.

- 1.37 However, the defensible edge approach is entirely appropriate in a landscape that currently displays a predominantly rural living (as opposed to working rural) character, exhibits high aesthetic and recreational values (i.e. amenity landscape), is surrounded and peppered with extremely high value landscapes (ONLs and ONFs) and is subject to significant development pressure. The absence of defensible edges to effectively ‘contain’ the rural residential development runs the risk of rural residential sprawl across the entire Basin which would undermine the legibility of Arrowtown as a stand-alone settlement and, given the reasonably high density of rural residential living evident in places (e.g. 09 Hawthorn Triangle), could result in the Basin effectively reading as a low-density suburb stretching from Queenstown to Arrowtown.

## Key Scenic Routes, Walkways and Cycleways

- 1.38 The relationship of each unit to key scenic routes (vehicular and walkways/cycleways) is of particular importance in a landscape that is valued for its recreational appeal.
- 1.39 The units with no direct relationship to a key scenic route are limited to: 02 Fitzpatrick Basin, 04 Tucker Beach 05 Dalefield, the Wharehuanui Hills (06), and 15 Hogans Gully. Distinctly private units such as 16 Bendemeer and 22 The Hills also have no direct relationship with a scenic route despite their close proximity. Additional development within each of these units suggests the potential to enhance the existing walkway and cycleway network throughout the Basin.
- 1.40 All of the remaining units have a direct relationship with a key scenic route. Additional development in these units has the potential to change the character and experience of the scenic route suggesting a heightened sensitivity.
- 1.41 Many of the highly attractive walkway and cycleway routes already pass through existing ‘developed’ areas (e.g. 09 Hawthorn Triangle) indicating a tolerance for built development. This suggests that additional development within a unit is not necessarily a ‘showstopper’ in terms of recreational values associated with walkways and cycleways. It would seem that as long as the built development is high quality, includes substantial landscape mitigation and is designed to maintain and enhance the scenic route experience, additional development and walkways / cycleways can generally sit reasonably comfortably together.
- 1.42 However, the scenic vehicular routes are quite different. These roads include Malaghans Road, Ladies Mile Highway, SH6, Arrowtown Lake Hayes Road, Centennial Avenue / McDonnell Road, and the Crown Range Road. Each of these routes are experienced at relatively high speed, allow dramatic vistas across the Basin or Crown Terrace to the peaks, ridges and escarpments framing the area and, with the exception of Arrowtown Lake Hayes Road, function as a key gateway (Ladies Mile Highway, SH6, Crown Range Road) or ‘breathing space’ between urban areas (e.g. Malaghans Road) or rural residential nodes (e.g. Centennial Avenue / McDonnell Road) within the Basin. Further, arguably it is via these routes that the majority of visitors to the area experience the Wakatipu Basin, the ONL context that frames the area and the ONF features that pepper the Basin.
- 1.43 The proximity of a unit to a key scenic vehicular route is assessed to be an important factor in determining the area’s development capability (from a landscape perspective). Generally additional development is discouraged along key scenic vehicular routes (e.g. Malaghans Road, SH6 east of the Arrow Junction rural residential node, Crown Range Road). This approach is relaxed in existing established rural residential locations (e.g. 12 Lake Hayes Rural Residential, 21 Arrow Junction Rural Residential) or where approved (but unbuilt) conspicuously urban development can be reasonably expected to transform the character of the area such that it no longer functions as a gateway. In the case of Ladies Mile Highway, a location-specific building setback is recommended (75m, matching the Queenstown Country Club SHA building setback) to safeguard (as best possible) the impression of the

highway as a green entrance to Queenstown and to maintain the dramatic views of the sequence of mountains to the south and Slope Hill to the north. For the short stretch of McDonnell Road that coincides with 17 Morven Ferry, should it be appropriate to allow additional development in this area, it is recommended that a similarly scaled building setback is applied (75m), along with a raft of other measures to protect the scenic qualities of this route.

- 1.44 Whilst many of the units are visible from the public walkways (e.g. Coronet Peak tracks, Mt Beetham tracks) and roads (e.g. Coronet Peak Road, Remarkables Ski Field Road) that scale the surrounding mountain ranges, and the 'zig zag lookout' on the Crown Range Road, the expansive views afforded from these locations means that each unit is seen within the context of a dramatic panorama that takes in the wider Basin and mountain setting, thereby diminishing the visual importance of the unit. The substantial difference in elevation serves to amplify this impression as one moves higher up the mountainsides.
- 1.45 Nonetheless, the existing 'nodes' of rural residential development outlined above are discernible from some of these vantage points and contribute the impression of a complex and varied development arrangement throughout the Basin that ensures that it does not read as one homogenous pattern. Additional development within the Basin has the potential to alter this perception, resulting in the impression of a more uniform development patterning across the Basin. Whilst such an outcome is likely to reduce the legibility of the existing node arrangement, additional development is likely to introduce further visual complexity and interest. On balancing these considerations (including the diminishing effects of distance and elevation where relevant), the influence of additional development on the experience and character of the outlook enjoyed from these elevated vantage points is expected to be neutral.

## Visibility / Prominence

- 1.46 The worksheet criterion of Visibility / Prominence seeks to identify the parts of the Basin's landscape that are of particular importance in shaping the visual character of the Basin as a whole. The parts of the Basin that are particularly prominent relate to:
- a. the elevated hill slopes (11 Slope Hill 'Foothills' and 13 Lake Hayes Slopes);
  - b. the edges of the lower lying hummocky hill systems (06 Wharehuanui Hills, 15 Hogans Gully, 16 Bendemeer, 18 Morven Eastern 'Foothills', 22 The Hills);
  - c. the escarpments and hill slopes that frame the more open and pastoral valleys within the Basin (parts of 01 Malaghans Valley and 08 Speargrass Flats); and
  - d. the more open and flat landscapes coinciding with key scenic vehicular routes (01 Malaghans Valley, 10 Ladies Mile, parts of 17 Morven Ferry, 19 Gibbston Highway Flats, 20 Crown Terrace).
- 1.47 A number of other locations within the Basin are highly visible; however, due to their location on lesser used routes and / or their low lying nature, they do not play a key role in shaping the overall character of the Basin (e.g. the flat parts of 08 Speargrass Flats adjacent Speargrass Flat Road).

## Views

- 1.48 As alluded to earlier, all of the landscape character units enjoy highly attractive mid- and long-range views of the majestic peaks and ridges that frame the Basin and the various undeveloped roche moutonnée landform features scattered throughout the Basin. The extent of visibility will vary with localised landform and vegetation patterns; however, in general, it is fair to say that the views of the surrounding ONL and ONF context are critical to the visual amenity enjoyed in all of the units.

- 1.49 In some units, the patterning of roadside and private lot plantings obstructs such views (e.g. 05 Dalefield, 09 Hawthorn Triangle, 12 Lake Hayes Rural Residential), serving to reduce an awareness of the mountain context; however, for public road and walkway / cycleway users, such an effect is generally relatively brief.
- 1.50 It is for these reasons that it is recommended that all units with a ranking of **Moderate-Low** or higher with respect to their capability to absorb visual change, provisions are crafted to ensure the effects of development on the views from public road, walkways, cycleways, and dwellings to the surrounding mountain context are given careful consideration.
- 1.51 The character of the views obtained from the key scenic vehicular routes within the study area, the zigzag lookout on the Crown Range Road and walkways and public roads throughout the immediately surrounding mountain context has been discussed earlier.
- 1.52 On the lesser-used route of Speargrass Flat Road, the highly attractive views to the escarpments and hill slopes that edge the valley are of importance to the visual amenity of the area (08 Speargrass Flats).
- 1.53 The prominence of the elevated slopes of 11 Slope Hill 'Foothills' and 13 Lake Hayes Slopes, in combination with their attractive character typified by open pastoral slopes interspersed with gully and amenity plantings, makes them important to the visual amenity enjoyed in the adjacent lower-lying areas.
- 1.54 The hummocky character of 06 Wharehuanui Hills, 15 Hogans Gully, 16 Bendemeer, 18 Morven Eastern 'Foothills' and 22 The Hills means that away from the landform 'edges', the topography serves to limit visibility across the unit (although the sheer scale of the surrounding mountain context means that this remains visible).
- 1.55 Vegetation adds to this impression in places (e.g. 06 Wharehuanui Hills) and elsewhere functions independently to limit visibility within a unit (e.g. 05 Dalefield and 12 Lake Hayes Rural Residential).

## Enclosure, Openness, Complexity

- 1.56 Enclosure, openness, and complexity are all factors that contribute to the ability of a landscape to absorb visual change. In general, landscapes that display a high degree of enclosure and are (visually) complex tend to be less sensitive to visual change (although this will, of course, depend on the character of the change).
- 1.57 The entire Basin enjoys a degree of enclosure as a consequence of the large-scale peaks and ridges that frame the area.
- 1.58 At a more detailed level, the landform and vegetation patterning of each unit drives the sense of enclosure, openness, and complexity. Heavily vegetated units such as 05 Dalefield and 12 Lake Hayes Rural Residential display a high degree of enclosure and a low level of openness. In each of these units, enclosure and complexity have played an important role in the unit's ranking as having a High capability to absorb additional development. Conversely, in the more pastoral areas of a reasonably even contour with limited vegetation such as 13 Lake Hayes Slopes, the high degree of openness and lower level of enclosure have contributed to the ranking of Low.
- 1.59 In a few locations, despite a relatively open character, the proximity of larger scaled landforms confers a relative high degree of enclosure (e.g. 08 Speargrass Flats). In these 'less definite' situations, the issue of enclosure, openness and complexity is considered to be of less relevance to the evaluation of the landscape's capability to absorb additional development.
- 1.60 However, more typically, localised landform and vegetation patterns result in a varying degree of enclosure and openness throughout the majority of the landscape character units. This characteristic (together with the overarching Amenity Landscape context), is one of the key drivers behind the

recommendation that a restricted discretionary activity status (as a minimum) should apply to new built development within the Basin, encouraging any future development to exploit the integrating potentials of existing landform and vegetation patterns.

## Coherence

- 1.61 Coherence refers to the way the landscape reads as a coherent patterning of landform and vegetation working together to create a recognisable and attractive arrangement. A landscape with a high level of coherence is usually considered to be aesthetically pleasing. A landscape with a high degree of coherence can often absorb a limited degree of visual change as long as the 'coherent patterning' remains dominant. Further, a landscape with a high degree of coherence often 'sets the tone' for the appropriate character of future development.
- 1.62 In the main, there is very limited interaction (or interplay) between vegetation and landform patterns throughout the Basin, serving to minimise the perception of landscape coherence. In some locations remnant plantings and patches of scrub throughout gullies contribute landscape coherence (e.g. parts of 11 Slope Hill 'Foothills').
- 1.63 In established rural residential nodes dominated by amenity plantings around dwellings (e.g. 05 Dalefield, 12 Lake Hayes Rural Residential and 21 Arrow Junction Rural Residential) the relatively small sizes of the lots, together with the varied character of the planting on each property, means that despite a reasonably continuous vegetation cover, there is a limited perception of coherence.
- 1.64 The exceptions to this condition with respect to coherence are the highly-modified golf course and urban parkland units of 22 The Hills, 23 Millbrook, and parts of 24 Arrowtown South. The clearly recognisable 'form' of the golf courses in conjunction with their scale contributes to coherence. In the case of Millbrook, the perception of coherence is enhanced by the consistent architectural style that has been used throughout the development.
- 1.65 The application of a consistent set of building development controls in other locations is generally less effective in creating a sense of coherence, either as a consequence of the flat terrain, which limits an appreciation of the overall patterning (e.g. 09 Hawthorn Triangle), or the relatively limited scale of the coherent building pattern within the wider unit (e.g. new development in the south-eastern quadrant of 11 Slope Hill 'Foothills').
- 1.66 The relatively low level of landscape coherence throughout the study area is one of factors that has driven the recommendation that a comprehensive development plan approach is encouraged in areas with a **Moderate-Low** or higher ranking in terms of their capability to absorb change.

## Naturalness

- 1.67 Naturalness occurs across a continuum. Within the context of an amenity landscape, high levels of naturalness tend to correlate to areas where there is an apparent lack of development, i.e. buildings are generally sparsely scattered and well integrated by landform and vegetation patterns. In the Wakatipu Basin, the close proximity of large scale and undeveloped mountain and escarpment features, undeveloped river margins and / or Department of Conservation landholdings to a unit also influences the perception of naturalness (for example the relatively wild Crown Terrace escarpment).
- 1.68 Units exhibiting a relatively high degree of naturalness include 01 Malaghans Valley, 03 Shotover River Terrace, the western end of 04 Tucker Beach and 20 Crown Terrace.
- 1.69 A more moderate or variable degree of naturalness is evident in 08 Speargrass Flat, 11 Slope Hill 'Foothills', 15 Hogans Gully, 18 Morven Ferry Hills and 19 Gibbston Valley Flats. In these units, the

increased level of apparent rural residential or evidence of largescale infrastructure (e.g. transmission lines in 18 Morven Ferry Hills) serves to reduce the perception of naturalness.

- 1.70 For the balance of the landscape character units, the level of visible rural residential development is such that, despite the close proximity of large scale, ‘more natural’ landscape features (such as Lake Hayes, the Crown Terrace escarpment, Ferry Hill etc.), the level of naturalness falls at the lower end of the continuum.

## Sense of Place

- 1.71 Each of the biophysical, perceptual, and associative attributes discussed previously combine to make up the ‘sense of place’ or identity of a landscape character unit. In some instances, one or two attributes dominate and shape the sense of place. Elsewhere, a more complex combination of attributes is in play.
- 1.72 01 Malaghans Valley, the western and central portions of 08 Speargrass Flat, 19 Gibbston Flats and 20 Crown Terrace comprise predominantly working rural landscapes that function as a ‘breathing space’ (or transition) between existing settlement areas or nodes of rural residential development throughout the Basin.
- 1.73 07 Domain Road Shotover Terrace, and 11 Slope Hills ‘Foothills’ display a mixed rural and rural lifestyle character. In the case of 11 Slope Hills ‘Foothills’ the extent of rural residential development in combination with the elevation and prominence of the area suggests that this is a landscape that ‘is at, or very near its limits’ in terms of development capability.
- 1.74 A mixed rural lifestyle and rural residential character is evident in 03 Shotover River Terrace where the Shotover River plays a key part in shaping the character of the area.
- 1.75 A mixed rural and rural residential character dominates in 04 Tucker Beach, 06 Wharehuanui Hills, the eastern parts of 08 Speargrass Flats, 15 Hogans Gully, 17 Morven Ferry and 18 Morven Eastern ‘Foothills’. Within this broad umbrella, there are a number of distinctions. Both the eastern part of 08 Speargrass Flats and 17 Morven Ferry are located on the edge of established rural residential nodes, whilst the low-key road context and relative ‘unkemptness’ of Hogans Gully confers a somewhat ‘forgotten’ and landscape buffer impression. This transitional or buffer function is also evident in 18 Morven Eastern ‘Foothills’ located on a dead-end road and adjacent the Kawarau River and Remarkables range. Within 06 Wharehuanui Hills, the extensive amenity plantings throughout larger lots confer a more rural parkland impression.
- 1.76 A low-density rural residential patterning is evident in 14 Lake Hayes Terrace, and this unit functions as a buffer between the neighbouring urban area to the west (Lake Hayes Estate) and the ONL to the east (Morven Hill).
- 1.77 02 Fitzpatrick Basin, 05 Dalefield and 13 Lakes Hayes Slopes, comprise units dominated by rural residential development.
- 1.78 In the case of the 02 Fitzpatrick Basin, the patterning is less evident as a consequence of the level of UCPs. It is also fair to say that the density of rural residential development within the 02 Fitzpatrick Basin (taking the UCPs into account) is less than that evident in 05 Dalefield. However, both of these units read as relatively ‘set apart’ from the wider Basin landscape and are located on lesser used roads.
- 1.79 The prominent location and patterning of rural residential development within 13 Lakes Hayes Slopes means that it reads as rural residential sprawl up the relatively exposed hill slopes (noting that the older rural residential at the base of the hill slope tends to be more sympathetic).

- 1.80 12 Lake Hayes Rural Residential and 21 Arrow Junction Rural Residential display a rural residential node character. There is the impression of an actively spreading node at the western end of 12 Lake Hayes Rural Residential.
- 1.81 09 Hawthorn Triangle reads as large lot suburban development set within a parkland context. The highly structured and dense vegetation that encloses the area means that it is well defined and relatively discreet.
- 1.82 22 The Hills, 23 Millbrook Golf and 24 South Arrowtown each form part of the swathe of golf courses that border the west and south edges of Arrowtown, and effectively functions as a greenbelt. Rural residential development forms part of the golf course landscape in 22 The Hills, whilst a more rural village/urban development character is evident in 23 Millbrook (albeit set within a parkland/golf course setting). 22 The Hills is currently a distinctly private landscape, whilst the other two are publicly accessible.
- 1.83 At 24 Arrowtown South, rural residential development is also evident, contributing to the impression of a greenbelt. However, the large scale and distinctly urban character of the recently approved (but as yet unbuilt) SHA development (Arrowtown South Retirement Village) will significantly compromise the effectiveness of this landscape unit as a 'green edge' to Arrowtown.
- 1.84 The Queenstown Country Club SHA at 10 Ladies Mile also significantly influences the character of this landscape unit. The unit functions as an important 'green' entrance to Queenstown and as a buffer or transition between the Frankton Flats and rural residential development nodes within the Basin. The large scale and distinctly urban character of the recently approved (but as yet unbuilt) SHA development will significantly compromise the ability of this landscape unit to function in these ways.
- 1.85 The extent of development anticipated in 16 Bendemeer in combination with the security gate access suggests a standalone, gated urban community that reads as somewhat of an anomaly in the wider Basin landscape.