

Appendix 1

PA Specific 'Rebuttal Version' of the
PA Schedules (ordered by PA)

21.22.4 PA ONF Morven Hill: Schedule of Landscape Values

Key

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

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

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BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

Morven Hill PA ONF comprises the summits and slopes of the large roche moutonnée 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 moutonnée landform that is the highest and most extensive of the roches moutonnées 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.

Important 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. Several dwellings are located on Morven Hill including consented, unbuilt platforms concentrated largely on the lower part of the ONF accessed off Alec Robins Road / SH6 ~~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 Cromwell - Frankton A 110kV overhead transmission line that forms part of the National Grid Transpower high-voltage ~~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 and lifestyle living development adjacent to SH6 ~~extending up the north-western northern slopes of Morven Hill and Little Morven Hill respectively and the hill;~~ the working farmland including the occasional rural dwelling and farm building on the ice-eroded plateau extending from the eastern slopes, which provides a relatively unmodified rural buffer and foreground to the ONF.

Commented [JH1]: OS 70.14 Transpower NZ Ltd

Commented [JH2]: OS 76.11 McLintock Topp Family Trust.
OS 76.12 McLintock Topp Family Trust
OS 78.12 TPI 1 Limited

Commented [JH3]: OS 70.15 Transpower NZ Ltd

Commented [JH4]: OS 76.13 McLintock Topp Family Trust

Commented [JH5]: Change made by JH in response to Blair Devlin EIC for McLintock Topp Family Trust (OS 76.11) and TP1 Limited (OS 78.11).

Commented [JH6]: OS 76.13 McLintock Topp Family Trust

Commented [JH7]: OS 76.13 McLintock Topp Family Trust
OS 78.13 TPI 1 Limited

Commented [JH8]: OS 76.13 McLintock Topp Family Trust
OS 78.14 TPI 1 Limited

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-Waimāori ~~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.

Commented [JH9]: OS 77.37 Kai Tahu ki Otago
OS 188.37 Te Rūnunga o Ngāi Tahu

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 (within the PA) including a mosaic of pasture and native scrub cover 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.

Commented [JH10]: OS 76.16 McLintock Topp Family Trust
OS 78.7 TPI 1 Limited
OS 78.16 TPI 1 Limited

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 moutonnées 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
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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 moutonnées 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 and low key 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 and 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 associated with 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.

Commented [JH11]: OS 77.5 Kai Tahu ki Otago

Commented [JH12]: OS 74.2 John May and Longview Environmental Trust.

- viii. **Transport infrastructure** – no landscape capacity.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, cell phone towers, navigational aids and meteorological instruments where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks co-located with existing utilities and is designed and located so that it is not visually prominent. In the case of the National Grid there is limited landscape capacity for the upgrade of existing infrastructure within the same corridor.
- 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 public places.
- xi. **Production Forestry** – no landscape capacity.
- xii. **Rural living** – no landscape capacity, except within existing approved residential building platforms.

Commented [JH13]: OS 70.16 Transpower New Zealand Limited

Commented [JH14]: OS 86.8 Queenstown Airport Corporation

Commented [JH15]: OS 70.16 Transpower New Zealand Limited

Commented [JH16]: Typographical correction.

Commented [JH17]: Blair Devlin EIC for McLintock Topp Family Trust (OS 76.8) and TP1 Limited (OS 78.8) requests 'very limited' capacity with qualifiers. Stephen Skelton EIC for SYZ Investments Ltd (OS 147) notes that the PA has 'capacity to absorb some form of rural living type development'. For the reasons set out in his rebuttal evidence JH does not agree with the change requested by Mr Devlin and Mr Skelton in this regard.

21.22.7 PA ONF Feehly Hill: Schedule of Landscape Values

Key

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BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

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.

Important 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.

Commented [JH1]: Typographical correction to align with standard Schedule format.

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
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The physical, associative and perceptual attributes and values described above for the PA ONF Feehly 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 Feehly 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. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** – no landscape capacity.
- xi. ~~Production Forestry~~ – no landscape capacity.
- xii. **Rural living** – no landscape capacity.

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Commented [JH3]: Typographical correction.

21.22.9 PA ONF Kawarau River: Schedule of Landscape Values

Key

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BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

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 ~~Kimiākau~~ 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.

Commented [JH1]: OS 77.35 Kai Tahu ki Otago
OS 188.35 Te Rūnunga o Ngāi Tahu

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-Waimāori Whakatipu-wai-Māori (Lake Whakatipu) when the Kawarau and Kimiākau Kimi-Akau (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.

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OS 188.38 Te Rūnunga o Ngāi Tahu

Commented [JH3]: OS 77.35 Kai Tahu ki Otago
OS 188.35 Te Rūnunga o Ngāi Tahu

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.

Commented [JH4]: OS 171.2 Queenstown Park Limited (in support of schedule text)

Commented [JH5]: Typographical correction to align with standard Schedule format.

Commented [JH6]: OS 77.38 Kai Tahu ki Otago
OS 188.38 Te Rūnunga o Ngāi Tahu

Important land use patterns and features:

- 11. Pastoral land use dominates the floodplain areas between Whakatipu-Waimāori 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 Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid are ~~Transmission lines are located generally~~ parallel to the river between the Kawarau Bridge and Lake Hayes Estate and are in or over the ONF at some points.

Commented [JH7]: OS 70.22 Transpower NZ Ltd

Commented [JH8]: OS 70.22 Transpower NZ Ltd

Commented [JH9]: OS 70.22 Transpower NZ Ltd

- 11a. The Gibbston Character zone (GCZ) is located near the eastern section of the ONF incorporating the terraced Victoria Flats area above the Kawarau River, lying between and including Chard Farm and Waitiri. Part of the ONF overlays the GCZ where the GCZ encroaches the river escarpment. The GCZ has a distinctive character and sense of place, reflected in a statutory environment which has enabled development activity different to what is expected within an ONF.

Commented [JH10]: OS 133.5 The Station at Waitiri Ltd although not submitted wording per se.

- 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 scheduled 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 Rafter 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-Waimāori ~~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.

Commented [JH11]: OS 77.38 Kai Tahu ki Otago
OS 188.38 Te Rūnunga o Ngāi 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:

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-Waimāori ~~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.

Commented [JH12]: OS 77.38 Kai Tahu ki Otago
OS 188.38 Te Rūnunga o Ngāi Tahu

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-Waimāori ~~Whakatipu-wai-Māori~~ (Lake Whakatipu) and Chard Farm.
- 33. Bungy jumping and zip lining at the Kawarau Bridge Bungy.

Commented [JH13]: OS 77.38 Kai Tahu ki Otago
OS 188.38 Te Rūnunga o Ngāi Tahu

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 Kimiākau ~~Kimi Ākau~~ (Shotover) and along the river course.

Commented [JH14]: OS 77.35 Kai Tahu ki Otago
OS 188.35 Te Rūnunga o Ngāi Tahu

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 Kimiākau ~~Kimi Ākau~~ (Shotover) confluence, particularly when the Kimiākau ~~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.

Commented [JH15]: OS 77.35 Kai Tahu ki Otago
OS 188.35 Te Rūnunga o Ngāi Tahu

Commented [JH16]: OS 77.35 Kai Tahu ki Otago
OS 188.35 Te Rūnunga o Ngāi Tahu

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-Waimāori 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 contributes to this 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 provides terrain shielding and 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.

Commented [JH17]: OS 77.38 Kai Tahu ki Otago
OS 188.38 Te Rūnunga o Ngāi Tahu

Commented [JH18]: Change made by JH in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.4).

Commented [JH19]: OS 171.4 Queenstown Park Ltd

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 Kimiākau Kimiākau (Shotover), and the seasonal changes evident in the vegetation – most notably in the stands of willows and poplars.

Commented [JH20]: OS 77.35 Kai Tahu ki Otago
OS 188.35 Te Rūnunga o Ngāi Tahu

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:
- Strong sense of enclosure within the river corridor, defined by escarpments or gorges and the surrounding mountain ranges and roches moutonnées.
 - Coherence and distinctiveness of the waterway as a feature.
 - Highly picturesque and aesthetically appealing views.
 - 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
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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 Kimiākau 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. acknowledging that these attributes are counterbalanced by the presence of pastoral land use, fencing, tracks, powerlines.
- (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.

Commented [JH21]: OS 77.35 Kai Tahu ki Otago OS 188.35 Te Rūnunga o Ngāi Tahu

Commented [JH22]: Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171).

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 small scale and low-key activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of existing natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access; and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities** – very limited landscape capacity east of Bridesdale, extending to the unnamed stream that bisects the Chard Farm vineyard for activities limited to the flat and low-lying terraces and floodplains that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement, and enhance public access. No landscape capacity elsewhere except for sensitively located and designed glamping activities.
- 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 or works that are necessary to mitigate natural hazard risks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.

Commented [JH23]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH24]: OS 77.5 Kai Tahu ki Otago.

Commented [JH25]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH26]: Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.6) with minor modification to be consistent with the wording in the 21.22.14 PA ONL Northern Remarkables schedule which is an adjacent PA. Addressed in more detail in the Rebuttal Evidence of JH.

Commented [JH27]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH28]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH29]: OS 171.7 Queenstown Park Ltd

- 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** – **very 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 **or jetties or bridges** that are located in more modified parts of the ONF between **Whakatipu-Waimāori (Lake Whakatipu)** and Morven Ferry and are designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement and enhance public access; **and protect the area's ONF values. Limited capacity for pedestrian and cycle bridges that are visually lightweight, include recessive colours and are designed and located so that they are not visually prominent.**
- 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. **In the case of the National Grid there is limited landscape capacity for the upgrade of existing infrastructure within the same corridor and limited landscape capacity in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence, including associated earthworks.**
- 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.
- xiii. **Passenger Lift Systems** – **limited** landscape capacity to improve public access **including** to focal recreational areas **higher in the mountains (including between lower lying areas and the Remarkables Ski Area Sub Zone)** via non-vehicular transportation modes such as gondolas, **provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.**

Commented [JH30]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH31]: OS 77.14 Kai Tahu ki Otago although not submitted change to capacity rating per se. 'No' capacity sought in submission. OS 188.15 Te Rūnunga o Ngāi Tahu although not submitted change to capacity rating per se. 'No' capacity sought in submission.

Commented [JH32]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH33]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH34]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH35]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH36]: Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.8).

Commented [JH37]: OS 77.38 on behalf of Kai Tahu ki Otago OS 188.38 on behalf of Te Rūnunga o Ngāi Tahu

Commented [JH38]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH39]: Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.8). Addressed in more detail in the Rebuttal Evidence of JH.

Commented [JH40]: OS 171.4 Queenstown Park Limited (in support of notified capacity level)

Commented [JH41]: OS 70.23 Transpower NZ Ltd

Commented [JH42]: Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.5).

Commented [JH43]: Typographical correction.

Commented [JH44]: Change made in response to Stephen Brown EIC for Queenstown Park Ltd (OS 171.8).

Commented [BG45]: Change made by BG in response to Ben Farrell EIC for NZSki (OS165) ie to specifically acknowledge PSL in the Ski Area Sub Zone.

Commented [JH46]: OS 74.2 John May and Longview Environmental Trust. OS 171.8 Queenstown Park Limited (not additional activity wording per se).

21.22.10 PA ONF Mount Barker: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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. Natural forest successional processes are found on the lower 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.

Commented [JH1]: Change made by JH in response to Di Lucas EIC for UCESI (OS 67).

Important 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.

Commented [JH2]: Typographical correction to align with standard Schedule format.

Commented [JH3]: Di Lucas EIC for UCESI (OS 67) requests [6] be deleted. JH considers that to delete [6] would be inconsistent with other schedules' wording where land use patterns and features are similarly summarised. As such JH does not support the request.

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 **bedrock** landform with a high degree of legibility and a strong visual contrast with the surrounding undulating moraine dominated **depositional** landscape.

Commented [JH4]: Change made by JH in response to Di Lucas EIC for UCESI (OS 67).

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
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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 and low-key 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.

Commented [JH5]: OS 77.5 Kai Tahu ki Otago.

Commented [JH6]: OS 74.2 John May and Longview Environmental Trust

- 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. In the case of the National Grid limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – no** landscape capacity.
- xi. ~~production Forestry~~ **– no** landscape capacity.
- xii. **Rural living – no** landscape capacity.

Commented [JH7]: OS 70.24 Transpower NZ Ltd

Commented [JH8]: Typographical correction.

21.22.11 PA ONF Mount Iron: Schedule of Landscape Values

Key

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

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

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

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Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

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 moutonnée 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.

Commented [JH1]: OS 77.31 Kai Tahu ki Otago
OS 188.31 Te Rūnanga o Ngāi Tahu

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.

Important 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 three~~ dwellings amidst the kānuka forest. There is one ~~dwelling and one other additional~~ consented building platform on the eastern flank of the hill.

Commented [JH2]: Typographical correction to align with standard Schedule format.

Commented [JH3]: OS 141.33 Allenby Farms Limited

Commented [JH4]: OS 141.33 Allenby Farms Limited

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 (with the majority of roading and structures contained in the northernmost point and northwest corner of the PA).

Commented [JH5]: Change made by JH in response to Ben Espie EIC for OS 141.26 Allenby Farms Ltd.

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
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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 moutonnée landform, the predominance of regenerating indigenous vegetation with important habitat values for indigenous fauna, reflected in its partial SNA status 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, historic farming use, 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.

Commented [JH6]: OS 141.44 Allenby Farms Ltd

Commented [JH7]: OS 141.45 Allenby Farms Ltd

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 to no~~ **extremely 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** – ~~Very limited to no extremely limited~~ landscape capacity. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** – no landscape capacity.
- xi. **production Forestry** – no landscape capacity.
- xii. **Rural living** – **no** landscape capacity.

Commented [JH8]: OS 25.4 Janice Hughes
OS 27.2 Rod and Anne Corbett
OS 39.2 John Palmer
OS 41.2 Dirk Van walt
OS 44.4 Brendon Fraher
OS 55.5 Brent Will
OS 58.1 Jon Sedon
OS 97.3 Mark Richter
(capacity change from 'very limited' to 'very limited to no' not sought per se)

Commented [JH9]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH10]: Ian Greaves EIC for OS 73 Bike Wanaka requests a capacity increase to 'limited' capacity for trails, with qualifiers. This request is addressed in detail in the Rebuttal Evidence of JH.

Commented [JH11]: Ben Espie EIC for OS 141 Allenby Farms Ltd requests a capacity change to 'unlikely' for recreational trails as per Mr Espie's recommended alternative rating scale. Notwithstanding the capacity rating scale will not be changed to Mr Espie's version, recreational trails are covered at v in the schedule where there is now an 'extremely limited landscape capacity' which may provide for the same outcome that Mr Espie seeks. As such no changes are recommended by JH.

Commented [JH12]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH13]: OS 70.25 Transpower NZ Ltd

Commented [JH14]: Typographical correction.

Commented [JH15]: Ben Espie EIC for OS 141 Allenby Farms Ltd requests a capacity increase to 'very unlikely' for new rural living and 'unlikely' for additions or replacements to existing rural living activities as per Mr Espie's recommended alternative rating scale. Replacements and additions to existing rural activities will be as per permitted District Plan rules. Notwithstanding the capacity rating scale will not be changed to Mr Espie's version, JH does not agree with Mr Espie that there is capacity for new rural living activities without materially compromising landscape values. As such no changes are recommended by JH.

21.22.17 PA ONL Victoria Flats: Schedule of Landscape Values

Key

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

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

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

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

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Victoria Flats PA comprises the fluvio-glacial 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 ~~comprises 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, as well as Rural zoned land.

The Kawarau River ONF passes from west to east through the Victoria Flats PA. The PA boundaries include those that follow the topographical edges of the Kawarau Riverine system (refer PA ONF Kawarau River) which separate the upper extent of the river gorge with adjacent land of a flatter and distinctly different character.

There are ~~three~~ two sub-areas within the PA, being: the flat fluvio-glacial outwash terrace (the Victoria 'Flats'); and the river gorge the steep surrounding mountain slopes and knolls, and the river corridor / gorge – which passes through the PA and is addressed in the 21.22.9 Kawarau River PA ONF Schedule.

Commented [JH1]: Amendment by JHLA to improve the description of the PA.

Commented [JH2]: Amendment by JHLA to help balance out the description of land use activity.

Commented [JH3]: OS 132.9 Rock Supplies NZ Limited (although not submitted wording per se).

Commented [JH4]: OS 132.9 Rock Supplies NZ Limited (although not submitted wording per se).

Commented [JH5]: Amendment by JHLA to clarify. A flat area of terrain is part of the 'Victoria Flats' PA.

Commented [JH6]: Change made by JH in response to Paul Smith EIC for OS 94 Cardrona Cattle Company Limited. Mr Smith recommends there be three sub areas within the PA. JH is of the view that in terms of landforms this is correct, although in terms of the Victoria Flats PA, and future change, there are only two sub-areas to be considered.

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 fluvio-glacial 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, which passes through the Victoria Flats PA (refer PA ONF Kawarau River for landscape attributes and values).
- 6. Water storage ponds for previous mining, or farm irrigation and ponds constructed as part of the landfill and quarry activity.
- 7. Irrigation water race from a spur of Mt Mason across the flats.

Commented [JH7]: Amendment by JHLA to make it clear that the Kawarau River PA is separate to the Victoria Flats PA.

Commented [JH8]: Amendment by JHLA as some water bodies are associated with these industrial activities.

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.

Important land use patterns and features:

- 13. Mountain and hill slopes within the PA are undeveloped and have largely been retired from pastoral farming. The Victoria Flats themselves, which include the Gibbston Character Zone that support several rural industrial, residential and commercial/community recreation activities, which have reduced levels of naturalness to varying degrees including:
 - a. The QLD solid waste facility, which 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 including its odour 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 but not limited to 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.
 - d. Consented residential / rural lifestyle building platforms, a distillery and other commercial operations exist on the terrace flats.
- 14. The remaining areas of the flats that are not developed (as per 13a – 13d above) are relatively small, used for low intensity grazing/baleage, with a few scattered sheds, or have been retired from productive use.
- 15. The Kawarau River PA passes through the Victoria Flats PA. Other than a very small area of tracking associated with quarrying activity on the outwash flats above, the narrow river corridor is unmodified and highly natural other than the presence of some exotic species including weeds.

Commented [JH9]: OS 70.33 Transpower NZ Ltd

Commented [JH10]: Amendment by JHLA to help with readability.

Commented [JH11]: Amendment by JHLA to make it clear that it is the flat part of the PA being referred to.

Commented [JH12]: Amendment by JH to clarify that the GCZ is located on the flat part of the PA.

Commented [JH13]: OS 132.12 Rock Supplies NZ Limited Ltd OS 133.33 The Station at Waitiri Ltd

Commented [JH14]: Amendment by JHLA to help with readability.

Commented [JH15]: OS 132.12 Rock Supplies NZ Limited (although not submitted wording per se).

Commented [JH16]: Amendment by JHLA to help with readability.

Commented [JH17]: Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

Commented [JH18]: OS 133.36 The Station at Waitiri Ltd (although not submitted wording per se).

Commented [JH19]: Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited requests that the description of various activities / features is updated to include all consented development. JH is of the view that an exhaustive list is unnecessary and that [13] adequately conveys the intensity and variety of development within the PA. Further the wording 'but not limited to' provides for other unlisted activities at [13c].

Commented [JH20]: OS 132.12 Rock Supplies NZ Limited (although not submitted wording per se).

Commented [JH21]: Amendment by JHLA to separate this part of the PA out.

Commented [JH22]: Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

Commented [JH23]: Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

16. ~~The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid Transpower high voltage transmission corridor~~ along the southern periphery of the flats and over Mt Mason to the Gibbston Valley.

Commented [JH24]: OS 70.34 Transpower NZ Ltd

Important archaeological and heritage features and their locations:

17. 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).
18. 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:

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 the mapped wāhi tūpuna Kawarau River (refer PA ONF Kawarau River for landscape attributes and values).

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-maori~~ ~~Waimāori~~ (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. The mana whenua values associated with the ONL include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Commented [JH25]: OS 77.43 Kai Tahu ki Otago OS 188.43 Te Rūnunga o Ngāi Tahu

Important historic attributes and values:

25. 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.
26. Historic route between the Clutha River Mata-au and ~~Whakatipu-Wai-Māori~~ ~~Whakatipu-Waimāori~~ (Lake Whakatipu).

Commented [JH26]: OS 77.43 Kai Tahu ki Otago OS 188.43 Te Rūnunga o Ngāi Tahu

Important shared and recognised attributes and values:

- 27. 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 on SH6.

Commented [JH27]: Amendment by JHLA to make it clear that this is the main public route through the PA.

Important recreation attributes and values:

- 28. Destination for commercial and community recreation activities.
- 29. 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:

- 30. Moderately legible glaciofluvial outwash terrace, partially modified by alluvial gold mining, landfill activities and screening mounds.
- 31. Legible evidence of an historic landslide near Nevis Bluff in the large boulders scattered across the flats.
- 32. 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:

- 33. Views from SH6 across the flats to the enclosing mountain ranges and hills. Little Some built development is evident in views, as the landfill and other activities on the flats are (or will be) largely screened by mounding and planting. From SH6 the flats appear relatively unkempt, with rough pasture and predominantly natural patterns of vegetation cover (mainly exotic sweet briar and elderberry). The flats have a more modified landscape character than the surrounding higher ground within the PA, where the flats 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.
- 34. 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.

Commented [JH28]: OS 132.15 Rock Supplies NZ Limited (although not submitted wording per se). OS 133.40 The Station at Waitiri Limited (although not submitted wording per se).

Commented [JH29]: OS 132.15 Rock Supplies NZ Limited although not submitted wording per se. OS 133.40 The Station at Waitiri Limited (although not submitted wording per se). OS 133.47 The Station at Waitiri Limited (although not submitted wording per se).

Commented [JH30]: OS 132.15 Rock Supplies NZ Limited although not submitted wording per se. OS 133.40 The Station at Waitiri Limited (although not submitted wording per se).

Commented [JH31]: OS 132.15 Rock Supplies NZ Limited although not submitted wording per se. OS 133.40 The Station at Waitiri Limited (although not submitted wording per se).

Commented [JH32]: OS 133.040 The Station at Waitiri Ltd

Commented [JH33]: Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited requests more focus on the positive attributes and values. JH is of the view that the description 'high level of naturalness' is sufficient and inarguable.

Commented [JH34]: Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

Commented [JH35]: Amendment by JHLA to make it clear that the 'flats' is a 'sub area' within the broader PA which includes mountains.

Commented [JH36]: Change made by JH in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited. Mr Smith raises an inconsistency between [29] and [35] regarding the degree of modification. JH is of the view that 'partially' is most appropriate as a low-moderate level of naturalness prevails. 'Substantially modified' would describe a situation where levels of naturalness were largely extinguished.

Commented [JH37]: Amendment by JHLA.

Commented [JH38]: Point added by JHLA to better acknowledge the state highway's presence.

Commented [JH39]: OS 133.43 The Station at Waitiri Ltd although not submitted wording per se.

Commented [JH40]: Change made by JH with in response to Paul Smith EIC for OS 94.7 Cardrona Cattle Company Limited.

Naturalness attributes and values:

- 35. Despite modified vegetation cover, weed infestation and farm tracks, the mountain slopes and knolls around the flats retain a high level of naturalness.
- 36. Within the Victoria Flats PA, the smaller 'terrace flats' area wider ONL, the small landscape unit of the Victoria Flats has been partially substantially- modified and now retains only a low-moderate level of naturalness. The SH6 corridor contributes to this. However the level of naturalness perceived from SH6 remains relatively high, as most existing and consented, but as yet unbuilt activities are/will be largely screened from road views as most activities are effectively screened, leaving the surrounding, higher mountain slopes and knolls as the prominent landscape features.

Memorability attributes and values:

37. 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:

38. 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:

39. 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:

40. The experience of the attributes identified above by a significant number of residents and visitors travelling on SH6.

41. 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 SH6 with most development effectively screened by mounding and/or planting and including natural and modified introduced patterns of vegetation spread cover (albeit largely exotic weeds) apparent.

Commented [JH41]: Amendment by JHLA to make it clear it is SH6 being referred to.

Commented [JH42]: OS 133.49 The Station at Waitiri Ltd (although not submitted wording per se).

Commented [JH43]: OS 133.49 The Station at Waitiri Ltd (although not submitted wording per se).

Commented [JH44]: OS 133.49 The Station at Waitiri Ltd (although not wording submitted per se).

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

Very low	low	low-mod	moderate	mod-high	high	very high
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The 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.

(d) Low-moderate physical, associative and perceptual values associated with the more modified parts of the terrace flats, typically where roading, buildings, quarrying activities and the landfill are located.

Commented [JH45]: OS 132.23 Rock Supplies NZ Ltd (although not submitted wording per se).
OS 133.50 The Station at Waitiri Ltd (although not submitted wording per se).
OS 133.51 The Station at Waitiri Ltd (although not submitted wording per se).

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 small scale and low-key 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** – very limited to no landscape capacity for visitor accommodation on the terrace flats south of SH6 where such development can be screened when viewed from SH6, is of an appropriate scale and character, will integrate with and complement/enhance existing development and will not compromise the identified landscape values in the broader context. **No Extremely limited** landscape capacity for **tourism related activities on the terrace flats south of SH6 and where not visible from SH6.**
- iii. **Urban expansions** – no landscape capacity.
- iv. **Intensive agriculture** – some landscape capacity on the terrace 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. In the case of the National Grid limited landscape capacity for the upgrade of existing infrastructure within the same corridor and in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence from SH6, including associated earthworks.
- 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.

Commented [JH46]: OS 77.5 Kai Tahu ki Otago

Commented [JH47]: OS 74.2 John May and Longview Environmental Trust

Commented [JH48]: OS 132.25 Rock Supplies NZ Ltd (although not submitted capacity sought).
OS 129.8 Gibbston Highway Limited (although not submitted capacity sought).
OS 133.53 The Station at Waitiri Ltd (although not submitted wording per se).

Commented [JH49]: OS 132.25 Rock Supplies NZ Ltd although not submitted wording per se.

Commented [JH50]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH51]: Amendment by JHLA to make it clear that it is the flat part of the PA being referred to.

Commented [JH52]: OS 70.35 Transpower NZ Ltd

Commented [JH53]: OS 74.2 John May and Longview Environmental Trust

- 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 the ~~Victoria Flats~~. Rural living development is constrained by the presence of the QLD solid waste facility.

Commented [JH54]: Typographical correction.

Commented [JH55]: Amendment by JHLA for consistency of 'flats' sub-area terminology.

21.22.18 PA ONL Cardrona Valley: Schedule of Landscape Values

Key

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

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The 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 / **forest succession** 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. **Dryland vegetation character, including tussock grasslands on mid and lower slopes.**
- e. 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.

Commented [JH1]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH2]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

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.

Commented [JH3]: Diane Lucas EIC for UCESI (OS 67) requests paragraph 10 be deleted. JH suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

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 brier and lupin.

13. Animal pest species include deer, goats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Important land use patterns and features:

14. On the less developed slopes, including some areas which have been retired for conservation and recreation purposes, a natural dryland vegetation cover including tussock grasslands prevails. In the valley floors and on the more accessible slopes and terraces the predominant land use is pastoral farming, although some areas have been retired for conservation and recreation. The Cardrona Ski Area Sub-Zone Alpine Resort partly within the PA, and the Southern Hemisphere Proving Ground and Nordic Skiing Snow Farm are just outside of and accessed through the PA on the Pisa Range. Access roads to these activities are visually prominent within the landscape. Apart from Cardrona Valley Road and some roads around Cardrona Village which are sealed, 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 farming and commercial tourism-related development including the Cardrona Distillery near the Cardrona Alpine Resort Road intersection. Widely spaced station homestead clusters set within areas of mature exotic trees 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 and the Soho Basin Ski Area on the upper eastern slopes of Mount Cardrona comprise a significant built development within the landscape but are 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, ski areas fields 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.

Commented [JH4]: Typographical correction to align with standard Schedule format.

Commented [JH5]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Commented [JH6]: Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.50).

Commented [JH7]: OS 178.17 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

Commented [JH8]: Amendment by JHLA.

Commented [JH9]: Amendment by JHLA.

Commented [JH10]: Amendment by JHLA.

Commented [JH11]: Amendment by JHLA.

Commented [JH12]: OS 166.46 RealNZ Limited (although not submitted wording per se).

Commented [JH13]: Diane Lucas EIC for UCESI (OS 67) requests that [14] and [15] be refined to be less 'site specific' and for reference to roading to be deleted 'as it does not contribute a physical landscape feature'. JH is of the view that roading is no less a contributor to physical value than other built development included in these paragraphs. The purpose of this section is to appropriately describe the existing situation in terms of the broad range of existing land use patterns and features. As such, JH does not support the changes requested.

Commented [JH14]: Change made by JH with minor modifications in response to Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.2) who raised the point that 'tourism related' development may be read as 'resorts'.

Commented [JH15]: Change made by JH in response to Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.1). JH agrees that the distillery is recognisable and helps to clarify the location being addressed here.

Commented [JH16]: OS 113.9 Anderson Branch Creek Ltd

Commented [JH17]: James Bentley EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178.21) requests more acknowledgement of the likely activities that have been secured within the SASZ. JH is of the view that the wording is currently adequate and describes the various land use patterns and features of the PA at an appropriately 'high level'.

Commented [JH18]: Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.50).

Commented [JH19]: OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

Commented [JH20]: OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

Commented [JH21]: Amendment by JHLA.

Commented [JH22]: Diane Lucas EIC for UCESI (OS 67) requests that [16] be deleted. However, no reason is provided. JH suggests that this is discussed at expert conferencing.

Commented [JH23]: Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.49).

Commented [JH24]: Diane Lucas EIC for UCESI (OS 67) requests that [19] be deleted. However, no reason is provided. JH suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

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~~ ~~Whakatipu-Waimāori~~ (Lake Whakatipu) 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.

Commented [JH25]: OS 77.44 Kai Tahu ki Otago OS188.44 Te Rūnunga o Ngāi Tahu

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 ~~a high country~~ ~~dryland vegetation cover including tussock grasslands~~ ~~contrasting with~~ ~~pastoral farming, including historic buildings, homestead clusters/former sites, and features, places and station names.~~
31. Historic route between the Upper Clutha and Whakatipu Basins.

Commented [JH26]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Commented [JH27]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

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~~ ~~An internationally~~ recognised tourist, ~~high performance alpine sport,~~ and recreational destination.
34. ~~High country dryland vegetation character, including tussock grasslands~~ ~~and divaricating shrublands,~~ ~~punctuated with exposed rock outcrops at higher altitudes.~~

Commented [JH28]: OS 166.47 RealNZ Limited

Commented [JH29]: OS 166.47 RealNZ Limited

Commented [JH30]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH31]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Important recreation attributes and values:

35. Very popular destination for trout fishing, mountain biking, hiking, horse trekking, ~~snowsport~~ ~~skiing and Nordic skiing,~~ as well as visits to historic sites and commercial recreation activities such as ~~the distillery,~~ mountain carting and shuttle services in the summer season for mountain biking/hiking and horse trekking providers.
36. The area features the highly popular Cardrona Alpine Resort ~~and Soho Basin Ski Area~~ ~~(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.

Commented [JH32]: OS 166.48 RealNZ Limited although not submitted wording per se.

Commented [JH33]: OS 166.48 RealNZ Limited

Commented [JH34]: OS 185.2 Cardrona Distillery Ltd

Commented [JH35]: OS 178.35 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP.

Commented [JH36]: Change made by JH in response to Ben Farrell EIC for RealNZ Ltd (OS 166.50).

37. Popular walking trails including: Tuohys Track/Roaring Meg Pack Track, Spotts Creek Track, Little Criffel Track.
38. The Cardrona Valley Road is a popular route for both locals and visitors due to the distinct and engaging valley views.
39. Other popular tracks include the diverse mountain biking trails network at Cardrona Alpine Resort and horse trekking trails within the valley.
40. The area is also a location for high performance sport. E.g., skiing, snowboarding and LANDSAR training.

Commented [JH37]: OS 113.11 Anderson Branch Creek Ltd (although not submitted wording per se).

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:

41. 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 due to the low, dryland vegetation cover, including tussock grasslands means that the hummocky or gullied surface of the land is clearly displayed.

Commented [JH38]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Particularly important views to and from the area:

42. 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 and Cardrona Distillery complex. 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 Station Special Zone is largely screened by rising topography.
43. 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.

Commented [JH39]: Change made by JH with minor modification in response to Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.2).

Commented [JH40]: OS 130.5 The Roberts Family Trust

Naturalness attributes and values:

44. The landscape is perceived as having a high level of naturalness, particularly to the south of the Cardrona settlement. Little apparent with little human modification is present on the mountain slopes and Cardrona hills other than roads, tracks, pasture improvements and fencing. Natural spread of kānuka, grey shrubland and bracken on the mountain slopes and gullies are evidence of a progression towards regenerating native forest, and remaining tussocklands on the mountains enhance the naturalness of the landscape.
45. The presence of development on the valley floor, in Cardrona Village, in Mount Cardrona Special Zone, and in the Ski Area Sub-Zone 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 ski areas, village and special zones are nodes of human occupation and development within a landscape dominated by natural patterns and farming land use.

Commented [JH41]: OS 113.13 Anderson Branch Creek Ltd (although not submitted wording per se).

Commented [JH42]: OS 178.45 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP

Commented [JH43]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH44]: Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.1) requests the Cardrona Distillery be mentioned specifically. JH is of the view that the distillery is implicitly included in the wording 'development on the valley floor'. Further, this section focuses on naturalness attributes and values.

Commented [JH45]: OS 178.20 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

Commented [JH46]: Amendment by JHLA.

Commented [JH47]: OS 166.49 RealNZ Limited OS 178.20 Soho Ski Area Limited and Blackmans Creek holdings No.1 LP

Memorability attributes and values:

46. Highly memorable journey through a large, enclosed valley with views of dramatic mountain ranges, largely clothed in dryland vegetation / tussock grasslands enhanced by their changing vegetation colours and snow cover across the seasons.
47. Highly memorable views from elevated roads, tracks and ski areas fields within the PA that take in the entire valley form and its relationship to the Upper Clutha Basin.

Commented [JH48]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Commented [JH49]: Term amended by JHLA to be consistent with OS 166.49.

Transient attributes and values:

48. 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:

49. 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 and the Cardrona Ski Area when viewing the surrounding landscape.

Commented [JH50]: OS 166.50 RealNZ Limited although not submitted wording per se.

Aesthetic attributes and values:

50. 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 ski areas fields (including access roads).
51. More specifically:
- The muscular unmodified slopes of the Pisa/Criffel range with their relatively even gradient and crest.
 - The craggy ~~tussock covered~~ Cardrona Range/Harris Mountains largely clothed in natural dryland vegetation including tussock grasslands.
 - The contrast between the mountains and the pastoral alluvial flats and terraces in the valley floor and on the low hills in the valley floor.
 - The strong sense of enclosure within a long, straight and legible valley.
 - At a finer scale, the following aspects contribute to the aesthetic appeal:
 - the open tussock grasslands and indigenous shrublands on the mountain slopes;
 - the presence of snow and ice during winter months;
 - the contrasting and changing colours of sky, mountain slopes, snow cover and rocky outcrops;
 - the play of light and shadow on the mountain slopes;
 - the historic buildings and scattered station homestead clusters in the valley and Cardona hills;
 - the rural character and mature exotic trees within the valley;
 - the autumn colours of willows and poplars on the valley floor, contributing to the scenic appeal despite not being native.

Commented [JH51]: Term amended by JHLA to be consistent with OS 166.49.

Commented [JH52]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Commented [JH53]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Commented [JH54]: OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

Commented [JH55]: Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.2) requests the Cardrona Distillery be included as a separate point as 'heritage style buildings of the Cardrona Distillery'. JH is of the view that while the buildings are of a high quality, relatively large and distinctive, they do not especially contribute to aesthetic attributes and values in the same way that natural elements, patterns and processes and low key, historic structures do.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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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 Cardrona 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 and 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 and enhance public access; and protect the area's ONL values. Extremely limited Very limited to no **No** landscape capacity for tourism-related activities outside of the Settlement Zone, and Mount Cardrona Station Special Zone and SASZ except where co-located with the Settlement Zone on the valley floor and is: of a modest or sympathetic scale; has a low-key, visually recessive 'rural' character; integrates appreciable landscape restoration and enhancement; enhances public access; integrates a strong defensible edge to avoid the potential risk of development sprawl; and complements the existing character of Cardrona settlement.

Commented [JH56]: OS 89.2 Cardrona Village Limited (supports notified capacity ratings)

Commented [JH57]: Ben Farrell EIC for RealNZ Ltd (OS 166.51) - (OS 166.57) requests substantive changes to the Landscape Capacity section, including changes to capacity ratings. JH is of the view that insufficient evidence has been provided by Mr Farrell to enable changes such as what are requested to be made with any level of confidence. As such, JH recommends Mr Farrell addresses the appropriateness of any requested changes further, and in more detail through his landscape expert at conferencing.

Commented [JH58]: James Bentley EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178.2) at [105] discusses how ONL values are protected in the SASZ / Exception Zone. Mr Bentley's considerations are addressed in detail in the s42A report, specifically at [9.36 - 9.41] and [9.47].

Commented [JH59]: Scott Edgar EIC for Cardrona Distillery Ltd (OS 185.3) requests 'Rural industrial activities' with a 'very limited capacity' be added to the schedule. JH is of the view that this type of activity would be inappropriate in any PA. This is largely due to the potential scale and visibility of such development and its incongruity in highly natural landscapes. I am of the opinion that Rural Industrial Development is typically and optimally located at the edge of urban areas, or within enclaves surrounded by other urban development, not as a potential 'island' in the rural landscape. Rural industrial activity often includes advertising and products stored or arranged outdoors for sale such as farm implements and so forth. While JH acknowledges that Mr Edgar may not expect that type of development to occur, providing for an activity such as rural industrial activities in the schedule opens the door to these changes. As such JH does not support Mr Edgar's request.

Commented [JH60]: OS 113.15 Anderson Branch Creek Limited (although not submitted wording per se).

Commented [JH61]: Full sub-zone name added by JHLA.

Commented [JH62]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH63]: OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

Commented [JH64]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH65]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH66]: Wording added from ODP by JHLA. This zone is not shown in the PDP mapping.

Commented [JH67]: OS 185.004 Cardrona Distillery Ltd

Commented [JH68]: Change made by JH in response to James Bentley EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178.22).

Commented [JH69]: OS 153.7 Cardrona Valley Farms Ltd

- iii. **Urban expansions** – **no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity on the valley floor that maintains **naturalness and** 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. **Some** capacity for public walking and cycle trails.
- vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **no to very limited** landscape capacity for gravel extraction in the Cardrona River riverbed only 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, **upgrades or expansions to existing roads, carparking areas and passing bays** 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. **In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.**
- x. **Renewable energy generation** – **no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Production Forestry** – ~~very limited to no~~ **Extremely 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. **Passenger lift systems Gondolas** – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains **(including between lower lying areas and the Cardrona Ski Area Sub Zone, and within the Sub Zone)** via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are **located and** designed to be recessive in the landscape, and protect the area's ONL values.

Commented [JH70]: OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

Commented [JH71]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH72]: OS 99.1 Upper Clutha Tracks Trust (supports capacity)

Commented [JH73]: OS 73.25 Bike Wanaka Inc. OS 99.1 Upper Clutha Tracks Trust

Commented [JH74]: OS 77.15 Kai Tahu ki Otago OS 188.16 Te Rūnunga o Ngāi Tahu

Commented [JH75]: OS 178.43 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

Commented [JH76]: OS 70.36 Transpower NZ Ltd

Commented [JH77]: Typographical error (as 3.3.38 and 3.3.41 refers to 'forestry').

Commented [JH78]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH79]: OS 67.7 Upper Clutha Environmental Society (although not submitted capacity sought).

Commented [JH80]: James Bentley's EIC for Soho Ski Area and Blackmans Creek Holdings No.1 LP (OS 178) requests reference be added to xiii re base stations and terminals and access roads as these aspects are an implicit part of passenger lift systems. At present, these items are not included in the Chapter 2 definitions for passenger lift systems. JH suggests that this be discussed at expert conferencing with the planners.

Commented [JH81]: OS 74.2 John May and Longview Environmental Trust.

Commented [JH82]: Change made by JH in response to Ben Farrell EIC for NZSki (OS165) i.e. to specifically acknowledge PSL in the Ski Area Sub Zone.

Commented [JH83]: Amendment by JHLA to be consistent with BGLA wording for (xiii)

Commented [JH84]: OS 74.2. John May and Longview Environmental Trust.

21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The 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 ~~hummocky/lumpy~~ glaciated land between Waterfall Creek and Damper Bay, and the upper Alpha fan immediately south of Wānaka township.

Commented [JH1]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48), to better describe the topography.

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 ~~relatively~~ 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

Commented [JH2]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48), to better describe the topography.

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 naturally 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 naturally impede the drainage of surface water.

Commented [JH3]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH4]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

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. Early successional processes for native forest regeneration including rRegenerating kānuka shrubland with varying densities of bracken and matagouri along the lake edge landforms and on the lower mountain slopes below 1,100 m near Wānaka;
 - d. Areas of indigenous planting and restoration planting along Wanaka-Mount Aspiring Road, the Millennium Trail / Glendhu Bay Track, including 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

Commented [JH5]: OS 67.8A Upper Clutha Environmental Society

Commented [JH6]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH7]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48), to better describe the range of important vegetation cover.

Commented [JH8]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

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 brier and lupin.
13. Animal pest species include ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Important 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 and the use of fire and chemicals for vegetation control purposes. 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) and a lodge are located 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 / Glendhu Bay Track 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.

Commented [JH9]: Diane Lucas EIC for UCESI (OS 67) requests paragraphs 12 and 13 be deleted. JH suggests that this matter is addressed at conferencing as to how these aspects fit best with the overall structure of the schedules.

Commented [JH10]: OS 70.33 Transpower NZ Ltd

Commented [JH11]: Diane Lucas EIC for UCESI (OS 67) requests paragraph 15 be deleted. JH suggests that this matter is addressed at conferencing.

Commented [JH12]: OS 67.8A Upper Clutha Environmental Society

Commented [JH13]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48).

Commented [JH14]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

Commented [JH15]: Diane Lucas EIC for UCESI (OS 67) requests paragraph 16 be refined to separate values from description. JH is of the view that the intent for paragraph 16 is to include description only.

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 Kai Tahu today.
26. The Ōrau is a traditional ara tawhito (travel route) linking ~~Whakatipu-wai-Māori-Whakatipu Waimāori~~ 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.

Commented [JH16]: OS 77.45 Kai Tahu ki Otago
OS 188.45 Te Rūnunga o Ngāi Tahu

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 / ~~Glendhu Bay Track~~ around the lake foreshore from Wānaka township to Glendhu Bay, with beaches at Ironside Hill and Damper Bay for picnicking. ~~The Millennium Trail / Glendhu Bay Track forms part of the Te Araroa Trail.~~
28. Backcountry tramping and hunting.
29. Popular road biking routes along Wānaka - Mt Aspiring Road.

Commented [JH17]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

Commented [JH18]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48).

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 [/ Glendhu Bay Track](#) 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.

Commented [JH19]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

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.~~

Commented [JH20]: Paul Smith EIC for Second Star Limited (OS 48) requests that changing pasture colours be deleted as he believes this does not contribute to ONL values. JH is of the view that pasture is a large part of the visible land cover and it is appropriate to acknowledge its regular change and the contribution this has on the wider landscape in terms of articulating seasonality.

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 ~~Trail / Glendhu Bay Track~~ and Roys Peak tracks.

Commented [JH21]: Change made by JH in response to Paul Smith EIC for Second Star Limited (OS 48) to correct the track name.

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
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Commented [HM22]: 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 [BG23R22]: 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 ~~native forest and shrubland regeneration,~~ indigenous tussocklands ~~and regenerating shrublands,~~ and the mana whenua features associated with the area.

Commented [JH24]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.8A).

- (b) **Very high associative values** relating to mana whenua associations, including kāiika, 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 and low-key** 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 and enhance public access (where appropriate); ~~and protect 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. **Extremely limited landscape capacity for tourism related activities. Both activities shall be 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) and 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. ~~Some Limited capacity for trails that are located to integrate with existing networks, designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement. of a low-key rural character and are 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.~~

Commented [JH25]: OS 77.5 Kai Tahu ki Otago

Commented [JH26]: OS 74.2 John May and Longview Environmental Trust

Commented [JH27]: Amendment by JH.

Commented [JH28]: Paul Smith EIC for Second Star Limited (OS 48) requests that capacity for visitor accommodation be increased to 'limited'. JH is of the view that insufficient evidence has been provided by Mr Smith to enable a change such as what is requested with confidence. As such, JH recommends that the capacity remain as 'very limited'.

Commented [JH29]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH30]: OS 74.2 John May and Longview Environmental Trust

Commented [JH31]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH32]: OS 99.2 Upper Clutha Tracks Trust supports the activity/capacity.

Commented [JH33]: Ian Greaves EIC for Bike Wanaka (OS 73.12) requests that capacity for trails be increased to 'some' with qualifiers, with capacity and wording to be consistent with the adjacent West Wanaka PA ONL schedule. After careful consideration of the topography, and potential vulnerability to change following trail earthworks JH is of the view that a slight increase in capacity to 'some' will be acceptable and consistency between capacity and qualifiers for trails across the Mount Alpha and West Wanaka PAs is logical in landscape terms.

Commented [JH34]: OS 74.2 John May and Longview Environmental Trust

Commented [JH35]: OS 48.1 Second Star Limited supports the activity/capacity/qualifiers.

Commented [JH36]: OS 74.2 John May and Longview Environmental Trust

- 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 protect 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. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – no** landscape capacity for commercial scale renewable energy generation. **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~~ – **very 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 and enhance public access (where appropriate); and protect the area's ONL values.

Commented [JH37]: OS 74.2 John May and Longview Environmental Trust

Commented [JH38]: OS 70.37 Transpower NZ Ltd

Commented [JH39]: Typographical correction.

Commented [JH40]: OS 67.10 Upper Clutha Environmental Society

Commented [JH41]: Deleted by JHLA to be consistent with (xi) activity title.

Commented [JH42]: Paul Smith EIC for Second Star Limited (OS 48) requests that capacity for rural living be increased to 'limited'. JH is of the view that insufficient evidence has been provided by Mr Smith to enable a change such as what is requested with confidence. As such, JH recommends that the capacity remain as 'very limited'.

Commented [JH43]: OS 48.1 Second Star Limited supports the activity/capacity/qualifiers.

Commented [JH44]: Paul Smith EIC for Second Star Limited (OS 48) requests that these terms be removed. JH is of the view that these terms are generally well understood by the landscape profession and acknowledged in case law. JH disagrees with Mr Smith in this regard.

Commented [JH45]: OS 74.2 John May and Longview Environmental Trust

21.22.20 PA ONL Roys Bay: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The 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.

Commented [JH1]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11). Text relocated under 'Important archaeological and heritage features and their locations' heading.

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 the Bullock Creek outlet and Wānaka Marina, and the New Zealand scaup. Bullock Creek which flows through the township into Lake Wanaka is a valued habitat for fish spawning.
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*.

Commented [JH2]: Diane Lucas EIC for UCESI (OS 67.11) requests [8] and [9] be removed as the text 'involves descriptions, not important landscape values'. JH considers the text is necessary in that it describes the vegetation cover at these locations around the lake front which contributes strongly to the landscape's attributes and values.

Commented [JH3]: Added by JHLA to correct grammar.

Commented [JH4]: OS 115.6 Otago Fish and Game Council

Important 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.

Commented [JH5]: OS 70.33 Transpower NZ Ltd

Commented [JH6]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11).

Commented [JH7]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11).

Commented [JH8]: Diane Lucas EIC for UCESI (OS 67.11) requests [16] and [17] be removed. No reason is provided. JH considers that water intake and treatment facilities is an important land use feature in this PA which has a relatively small land area. Retaining [17] is recommended by JH as it sets out the likely landscape changes / improvements to the area and future environmental baseline which will need to be considered in any further development proposals.

Commented [JH9]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11).

Important archaeological and heritage features and their locations:

18. Protected giant sequoia trees on the lakefront near the Wānaka Watersports building.
19. Mature Lombardy poplars and willows lining the lake margins between Rippon Vineyard and Bullock Creek.
20. Site of the old homestead and associated mature trees at Wānaka Station Park, adjacent to the PA.
21. Site of the 1920s and 1930s tearoom and Saturday night 'cabaret' (QLDC ref. 514) on Mātakitaki (Ruby Island).
22. Midden/oven remains located near Beacon Point (archaeological site F40/10).

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 ONL is mapped within the wāhi tūpuna Wānaka (Lake Wānaka) and overlaps with the wāhi tūpuna Take Kārara (central Wānaka area).

25. 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:

26. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
27. 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.
28. 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.
29. 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:

30. Early Māori occupation around the lakeshore.
31. Historic recreational use of the lake, lakeshore and islands.
32. Historic use of the lake for transport and tourism.
33. 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.
34. 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:

35. Nationally and internationally recognised visitor destination.
36. Significant contribution of the bay to the character, amenity and sense of place of downtown Wānaka and the wider district.
37. 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.
38. 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:

39. Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance.
40. 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.
41. Commercial recreation activities including bicycle hire, paddleboard/kayak hire, jetboat and jetski rides, guided lake cruises, unguided water taxis and fishing charters.
42. Mātakitaki (Ruby Island) is a popular picnic and boating destination.
43. Te Araroa (New Zealand's Trail) and Ngā Haerenga (New Zealand Cycle Trails) pass along the lake shore from Beacon Point to Wānaka township.

Commented [JH10]: OS 115.4 Otago Fish and Game Council

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:

44. 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.
45. 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.
46. 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.

Commented [JH11]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67.11). JH is of the view that this deletion is appropriate and consistent with other changes to other PA schedules following review of submitters' evidence regarding downgrading the importance of the conifer plantation here.

Naturalness attributes and values:

47. 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:

48. 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:

- 49. 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:

- 50. 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 which includes 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.

Commented [JH12]: Grammatical correction by JHLA

Summary of Landscape Values
 Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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Commented [HM13]: 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 [BG14R13]: As discussed- this has been directed by the Court.

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 **small scale and low-key** activities that integrate with and complement/enhance existing recreation features; are designed to be of a sympathetic scale, appearance and character; enhance public access and 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 and 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. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – no** landscape capacity.
- 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 and maintain or enhance public access; ~~and protect the area's ONL values.~~
- xiv. ~~Jetties, boatsheds, lake s~~**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 and is designed to be of a sympathetic scale, appearance and character; ~~and protects the area's ONL values.~~

Commented [JH15]: OS 77.5 Kai Tahu ki Otago

Commented [JH16]: OS 74.2 John May and Longview Environmental Trust

Commented [JH17]: OS 73.13 Bike Wanaka Inc (supports the notified capacity rating).

Commented [JH18]: OS 99.3 Upper Clutha Tracks Trust (supports the notified capacity rating).

Commented [JH19]: OS 74.2 John May and Longview Environmental Trust

Commented [JH20]: OS 70.38 Transpower NZ Ltd

Commented [JH21]: Typographical correction.

Commented [JH22]: OS 67.13 Upper Clutha Environmental Society supports the capacity rating.

Commented [JH23]: OS 67.12 Upper Clutha Environmental Society supports the capacity rating.

Commented [JH24]: OS 74.2 John May and Longview Environmental Trust

Commented [JH25]: OS 77.28 Kai Tahu ki Otago

Commented [JH26]: OS 74.2 John May and Longview Environmental Trust

Commented [JH27]: OS 74.2 John May and Longview Environmental Trust

21.22.22 PA ONL Dublin Bay: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The 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 itself;
- 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.

Commented [JH1]: Change made by JH in response to Steve Skelton EIC for Northlake Investments Ltd (OS 126.11), to better define where rural living is found within the PA.

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 scarp 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 ~~to natural forest successional processes with 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/or through ongoing indigenous regeneration.~~
- 11. Regenerating kānuka shrubland and broadleaf shrubland ~~successional to native forest~~ provide important feeding and nesting habitat for small insectivorous native birds such as South Island tomtit, grey warbler, fantail and silveryeye.
- 12. ~~Animal pests include rabbits, stoats, possums, rats and mice.~~

Important 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 ~~itself~~, 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; ~~and~~
 - d. ~~Plantation forestry and informal use of~~ 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.

Commented [JH2]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH3]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67). Point moved down to 'Important archaeological and heritage features and their locations' section.

Commented [JH4]: Di Lucas EIC for UCESI (OS 67) requests deletion of 9c. Relying on his knowledge of the area as set out in his EIC, JH considers that this text is appropriate and does not support deletion.

Commented [JH5]: Diane Lucas EIC for UCESI (OS 67), Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188) and Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57) request removal of 9d. Relying on his knowledge of the area as set out in his EIC, JH considers that this text is appropriate and does not support deletion.

Commented [JH6]: OS 57.4 Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager

Commented [JH7]: Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pest species in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

Commented [JH8]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH9]: Di Lucas EIC for UCESI (OS67) recommends that these paragraphs are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pests in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

Commented [JH10]: Typographical correction to align with standard Schedule format.

Commented [JH11]: Diane Lucas EIC for UCESI (OS 67) requests that [13 a - e] be 'deleted' and/or 're-written regarding the overall value.' Ms Lucas does not provide further detail in how this paragraph, if retained may be re-written. JH is of the view that this would be appropriately and usefully addressed in expert conferencing.

Commented [JH12]: Change made by JH in response to Steve Skelton EIC for Northlake Investments Ltd (OS 126.11), to better define where rural living is found within the PA.

Commented [JH13]: Change made by JH for grammatical reason.

Commented [JH14]: OS 57.6 Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager. OS 188.2 Te Rūnanga o Ngāi Tahu.

Commented [JH15]: Diane Lucas EIC for UCESI (OS 67), Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188) and Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57) request deletion of 13d. The plantation forest comprises a significant part of the landcover of the PA. The addition of 'informal use of' was sought through earlier submissions. JH is of the view that this request would be appropriately and usefully addressed in expert conferencing.

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.
- 16. Lombardy poplars and willows around the lake edges, particularly at Dublin Bay.

Commented [JH16]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

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 ONL overlaps with mapped within wāhi tūpuna 34 and 41: Wānaka (Lake Wānaka) and Lake Wānaka (Dublin Bay) (Nohoanga).
- 19. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
- 20. Within the ONL is a contemporary nohoaka - Lake Wānaka (Dublin Bay) - provided as redress under the Ngāi Tahu Claims Settlement Act 1998.
- 21. Sticky Forest is land being held by the Crown under the Ngāi Tahu Claims Settlement Act 1998 for successors to SILNA¹ beneficiaries to be identified by the Māori Land Court. The Sticky Forest land is in substitution for SILNA land at 'The Neck' which their tūpuna were allocated but did not receive 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.

Commented [JH17]: OS 57.2 Office for Maori Crown Relations - Te Arawhiti on behalf of Phil Green, Manager

Commented [JH18]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67), in response to Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188.2) and in response to Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57.6). Mountain biking is included under recreational attributes and values generally within the PA. JH is of the view that the wording 'plantation forestry' is retained as it acknowledges the current landcover (neutrally) and provides the context for the second part of the sentence.

Commented [JH19]: OS 57.2 Office for Maori Crown Relations - Te Arawhiti on behalf of Phil Green, Manager

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. 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.
- 24. Identified Kāi Tahu values in this area may include, but are not limited to, wāhi taoka, mahika kai, ara tawhito, nohoaka.
- 25. 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. Kāi Tahu considers that allowing for future uses of the land to realise whānau aspirations is in accordance with the principles of Te Tiriti o Waitangi.

¹ South Island Landless Natives Act 1906, repealed in 1909.

Important historic attributes and values:

26. 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:

27. 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:

28. Highly valued as locations for swimming (safe shallow beach at Dublin Bay), picnicking, boating, water skiing, walking and mountain biking, including along the lake shore, and camping at The Outlet. Lake Wānaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance. 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, currently accessible at the discretion of the landowners, with tracks extend both inside and outside of the PA. This is the only publicly accessible mountain bike trail network currently located in Wānaka although as discussed in paragraph 20 above, public access to this area may change in the future. 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.
29. The Clutha Mata-au Outlet is a reasonably popular start/ finish point for jetboating activities on the Clutha River.
30. 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.

Commented [JH20]: Amendment by JH.

Commented [JH21]: OS 115.10 Otago Fish and Game Council

Commented [JH22]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67), in response to Rachael Pull EIC for Te Rūnanga o Ngāi Tahu (OS 188.2) and in response to Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57.6).

Commented [JH23]: Change made by JH in response to Nikki Smetham EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57).

Commented [JH24]: OS 57.7 Office for Maori Crown Relations - Te Arawhiti on behalf of Phil Green, Manager. OS 77.2 Kai Tahu ki Otago. OS 188.2 Te Rūnanga o Ngāi Tahu

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. 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:

32. 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.
33. 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.
34. Views from the lake waters and lake shore to the landforms enclosing the lake, including Mount Brown and the terminal moraines. The relative naturalness, indigenous vegetation patterns 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.

Commented [JH25]: OS 67.16 Upper Clutha Environment Society although not submitted wording per se.

Naturalness attributes and values:

35. Overall, a moderate-high level of perceived naturalness, ~~despite However, rural living, plantation forestry rural living and wilding conifer spread are apparent within the PA and do not contribute to naturalness attributes or values. Harvesting processes serves to (temporarily) further reduce the perception of naturalness in this part of the PA. In addition, inconsistent land use and vegetation patterns across the southern face of Mount Brown detract from the naturalness and coherence in this part of the PA.~~ 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.~~

Commented [JH26]: Changes made by JH in response to Nikki Smetham and Monique King EIC for Office for Māori Crown Relations - Te Arawhiti (OS 57) with minor modifications.

Memorability attributes and values:

36. Memorable as an accessible area of the lake and lakeshore that is strongly enclosed by relatively unmodified natural landforms.

Transient attributes and values:

37. 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:

38. 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:

39. The experience of the attributes outlined above by people living within the landscape or using the popular reserves, campground, track network and lake waters.
40. More specifically, this includes:
- The highly attractive views available from within the PA across the lake to surrounding hills and mountains.
 - The legibility, expressiveness, openness and relative naturalness of Mount Brown.
 - The regenerating indigenous vegetation on Mount Brown, along the foreshore areas and within the recreation reserves.
 - 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.
 - The high degree of naturalness of the lake and the foreshore areas.
 - The low-density rural living character ~~withinef~~ Dublin Bay ~~itself~~, with widely spaced and largely screened dwellings, and mature integrating vegetation.
 - 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.

Commented [JH27]: Change made by JH in response to Steve Skelton EIC for Northlake Investments Ltd (OS 126.11), to better define where rural living is found within the PA.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The 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) **HighModerate-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.

Commented [JH28]: Diane Lucas EIC for UCESI (OS 67) requests that a 'high' rating would be appropriate as the values are 'under-recognised'. JH is of the view that given the EIC provided on behalf of Office for Māori Crown Relations - Te Arawhiti and on behalf of Te Rūnanga o Ngāi Tahu regarding the high associative values of the Hāwea/Wānaka-Sticky Forest block, it is appropriate that (b) is increased to 'High associative values'.

Commented [JH29]: Diane Lucas EIC for UCESI (OS 67) requests that a 'high' rating would be appropriate as the values are 'under-recognised'. JH is of the view that 'high' perceptual values are not met due to the presence of Sticky Forest and other exotic coniferous tree and wilding cover which obscures large parts of the underlying moraine landform topography. The EIC of Nikki Smetham for OS 57 at [41] - [42] appears to support this view.

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 **and low-key** 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 and enhance public access; **and protect the area's ONL values.**
- ii. **Visitor accommodation and tourism related activities** – **no** landscape capacity for visitor accommodation on **the south-western flanks of** 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 **and extremely limited landscape capacity for tourism related 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 and enhance public access; **and protect the area's ONL values. No landscape capacity for tourism related activities.**
- iii. **Urban expansions** – **no** landscape capacity.

Commented [JH30]: OS 77.5 Kai Tahu ki Otago.

Commented [JH31]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH32]: Duncan White EIC for Sunnyheights Limited (OS 42) requests that the extent of the 'flanks of Mount Brown' be identified spatially as a 'sub-area' on the District Plan Web Mapping Application. JH is of the view that this is not necessary. To clarify, the 'flanks' of Mount Brown referred to in the Dublin Bay PA schedule, includes the rising ground that faces southwest - essentially from the East Dublin Bay Track to the PA boundary transition with the Maungawera Valley PA at the summit ridgeline of Mount Brown. JH agrees with Mr White that the wording could be more consistent in the schedule and has made several amendments where 'flanks' is mentioned.

Commented [JH33]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH34]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH35]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

- iv. **Intensive agriculture – limited** landscape capacity in the rural living area within Dublin Bay (excluding the south-western flanks of Mount Brown).
- v. **Earthworks – limited** landscape capacity for earthworks and some capacity for public trails (walking and cycling) subject to ~~that~~ protecting naturalness and expressiveness attributes and values and those activities being 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. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – ~~no extremely limited~~** landscape capacity for commercial-scale renewable energy generation in the rural living area of Dublin Bay (excluding the south-western flanks of Mount Brown) that is positioned to optimise the integrating benefits of landform and vegetation patterns and is reasonably difficult to see from the lake or public places. **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. **No capacity for exotic 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 itself – with the location, scale and design of any proposal ensuring that it is generally ~~not discernible difficult to see~~ from external viewpoints. Developments should be of a modest-scale; have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access; and protect the area's ONL values.

Commented [JH36]: Change made in response to Duncan White EIC for Sunnyheights Limited (OS 42).

Commented [JH37]: OS 99.5 Upper Clutha Tracks Trust

Commented [JH38]: OS 99.5 Upper Clutha Tracks Trust

Commented [JH39]: OS 99.5 Upper Clutha Tracks Trust

Commented [JH40]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH41]: OS 70.40 Transpower NZ Ltd

Commented [JH42]: Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.

Commented [JH43]: Typographical correction.

Commented [JH44]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH45]: OS 74.2. John May and Longview Environmental Trust.

Commented [JH46]: Steve Skelton EIC for Northlake Investments Ltd (OS 126.11) requests that reference to 'the rural living area of Dublin Bay' be deleted as he considers this ambiguous in terms of defining a location. JH is of the view that its location is defined under 'General Description of the Area' (page 1 of PA Schedule) as a 'sub area' and is described as: "...rural living on the flats and undulating gentle slopes of Dublin Bay." However, JH agrees with Mr Skelton that there may be some confusion, between this physical location and the 'Dublin Bay' overall name of the PA. As such, JH has made changes throughout the schedule wording to better define where the rural living area is located, where appropriate.

Commented [JH47]: OS 126.11 Northlake Investments Ltd.

Commented [JH48]: OS 74.2. John May and Longview Environmental Trust.

21.22.24 PA ONL Lake McKay Station & Environs: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The 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 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.

Commented [JH1]: OS 77.32 Kai Tahu ki Otago
OS 188.32 Te Rūnunga o Ngāi Tahu

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. Luggate Creek is an important spawning habitat hampered by the spread of willow in the lower reaches.
 - 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 including 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, silveryeye 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.

Commented [JH2]: OS 115.13 Otago Fish and Game Council

Commented [JH3]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH4]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH5]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Important 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 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.

Commented [JH6]: Typographical correction to align with standard Schedule format.

Commented [JH7]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH8]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH9]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

Commented [JH10]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67) (point is covered below at [20] of the schedule).

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
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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 **and low-key** activities that utilise existing infrastructure and 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 discernible from external viewpoints; of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate) and have a low key 'rural' character; ~~and~~

Commented [JH11]: OS 77.5 Kai Tahu ki Otago.

Commented [JH12]: OS 74.2. John May and Longview Environmental Trust.

- protect the area's ONL values. **No Extremely limited** landscape capacity for tourism related activities that are: of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions – no** landscape capacity.
 - iv. **Intensive agriculture – some** landscape capacity on the terraces and moraine plateaux for agriculture under irrigation that maintains the **high levels of naturalness, openness** and protects the legibility and ecological values of the PA.
 - Commented [JH13]:** OS 74.2. John May and Longview Environmental Trust.
 - Commented [JH14]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.
 - v. **Earthworks – limited** landscape capacity for to absorb earthworks associated with farming and rural living / visitor accommodation / commercial recreation activities and **some landscape capacity for trails** (walking and cycling) that maintain protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.
 - Commented [JH15]:** OS 67.22 Upper Clutha Environment Society
 - Commented [JH16]:** OS 73.15 Bike Wanaka Inc. OS 73.5 Bike Wanaka Inc OS 99.7 Upper Clutha Tracks Trust
 - Commented [JH17]:** OS 73.15 Bike Wanaka Inc. OS 73.5 Bike Wanaka Inc OS 99.7 Upper Clutha Tracks Trust
 - vi. **Farm buildings – limited** landscape capacity for modestly scaled recessive buildings that are reasonably difficult to see from outside the site.
 - Commented [JH18]:** OS 73.15 Bike Wanaka Inc. OS 73.5 Bike Wanaka Inc OS 99.7 Upper Clutha Tracks Trust
 - vii. **Mineral extraction – very limited** landscape capacity for farm-scale extraction that protects the area's ONL values.
 - Commented [JH19]:** OS 74.2. John May and Longview Environmental Trust.
 - viii. **Transport infrastructure – no extremely limited** landscape capacity for modestly scaled and low key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
 - Commented [JH20]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.
 - 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. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
 - Commented [JH21]:** OS 70.42 Transpower NZ Ltd.
 - x. **Renewable energy generation – no extremely limited** landscape capacity for commercial scale renewable energy generation on the gentler, upper 'shoulder' landforms that is positioned to optimise the integrating benefits of landform and vegetation patterns and is reasonably difficult to see from public places. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation that protects the area's ONL values and is not visually prominent.
 - Commented [JH22]:** Change made by JH, relying on OS 114.3 (Woodlot Properties Limited) and ors.
 - xi. **Production Forestry – no very limited** landscape capacity for small-scale production forestry.
 - Commented [JH23]:** OS 74.2. John May and Longview Environmental Trust.
 - xii. **Rural living – very limited** landscape capacity for rural living development that is co-located with existing built development, at lower elevations 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 and enhance public access (where appropriate); and protect the area's ONL values.
 - Commented [JH24]:** Typographical correction.
 - Commented [JH25]:** OS 67.24 Upper Clutha Environmental Society
 - Commented [JH26]:** OS 67.24 Upper Clutha Environmental Society
 - Commented [JH27]:** OS 67.25 Upper Clutha Environment Society
 - Commented [JH28]:** OS 67.25 Upper Clutha Environment Society
 - Commented [JH29]:** OS 74.2. John May and Longview Environmental Trust.

21.23.1 PA RCL Cardrona River/Mount Barker Road: Schedule of Landscape Values

Key

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The 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 s~~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.

Commented [JH1]: Diane Lucas EIC for UCESI (OS 67) requests [8] be removed. However JH considers that it is important to retain an acknowledgement of the farm-scale vegetation patterns present in the PA.

Important 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.

Commented [JH2]: Typographical correction to align with standard Schedule format.

- 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-Waimāori 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.

Commented [JH3]: OS 77.46 Kai Tahu ki Otago.
OS 188.46 Te Rūnunga o Ngāi Tahu

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 fluviially-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 Mata-au escarpments and is notable for its flatness, openness and physical extent.

Commented [JH4]: OS 77.33 Kai Tahu ki Otago.
OS 188.33 Te Rūnunga o Ngāi Tahu

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~~, working farmland hobby farming and low-density rural living (on lots of 4ha and greater).

Commented [JH5]: OS 19.19 Aitkens Folly Vineyard Ltd

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 Basin¹;
- 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
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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.

¹ Mount Iron and the mountain ranges surrounding the Upper Clutha Basin are outside of the PA.

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 and have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- 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 and 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 supports 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 / commercial recreation~~ activities ~~and some landscape capacity for trails (walking and cycling) that maintain naturalness and 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. ~~No landscape capacity for additional gravel extraction from the Ōrau (Cardrona) riverbed.~~ **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. ~~In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.~~
- x. **Renewable energy generation – 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.

Commented [JH6]: Duncan White for Sunnyheights Ltd (OS 42.19) requests that reference to soils and available water is deleted. JH agrees as the landscape outcome following the activity is the critical aspect.

Commented [JH7]: OS 73.16 Bike Wanaka Inc

Commented [JH8]: OS 73.16 Bike Wanaka Inc

Commented [JH9]: Grammatical amendment by JHLA.

Commented [JH10]: OS 73.16 Bike Wanaka Inc

Commented [JH11]: OS 77.16 Kai Tahu ki Otago

Commented [JH12]: OS 70.43 Transpower NZ Ltd

Commented [JH13]: Typographical correction.

21.23.2 PA RCL Halliday Road/Corbridge: Schedule of Landscape Values

Key

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

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

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

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

Red underlined text: Text addition recommended in Council Rebuttal.

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

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The 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~~ 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.

~~The rolling moraine terraces include a 322 hectare site (approximately 234 hectares of which is within the PA) to the west of Wānaka airport where a film studio and associated activities has been recently consented.~~

Commented [JH1]: OS 77.34 Kai Tahu ki Otago OS 188.34 Te Rūnunga o Ngāi Tahu

Commented [JH2]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175).

Commented [JH3]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.2).

Commented [JH4]: OS 175.2 Silverlight Studios Limited

Commented [JH5]: OS 175.2 Silverlight Studios Limited

Physical Attributes and Values

Geology and Geomorphology • Topography and Landforms • Climate and Soils • Hydrology • Vegetation • Ecology • Settlement • Development and Land Use • Archaeology and Heritage • 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 a sizeable basin within 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.

Commented [JH6]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175).

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 albeit of lesser importance than natural water bodies 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.

Commented [JH7]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175).

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 Mata-au (Clutha River) and the Ōrau (Cardrona River) and scattered regenerating kākūka and grey shrubland on bordering scarps, between the PA and the Mata-au 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.

Commented [JH8]: Scott Edgar EIC for Silverlight Studios Ltd (OS 175) requests that vegetation associated with the film studios is added as a separate point. JH is of the view that existing, retained planting associated with the film studios site is covered at (9) and any recent planting in the film studios site is not yet at a stature where it could be considered important, although over time it will be.

Commented [JH9]: OS 77.34 Kai Tahu ki Otago
OS 188.34 Te Rūnanga o Ngāi Tahu

Commented [JH10]: OS 77.34 Kai Tahu ki Otago
OS 188.34 Te Rūnanga o Ngāi Tahu

Important land use patterns and features:

14. Predominantly a combination of pastoral farming or cropping and latterly, commercial activity, particularly on the rolling moraine downlands. The alluvial terraces support mainly hobby farming or more intensive farming, with vineyards, orchards and a plant nursery. A 322 hectare site on the rolling moraine downlands, includes land that comprises over one third half of the Halliday Road/Corbridge PA, and part of which includes a recently consented film studio and associated activities. 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 sound stages, 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 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.

Commented [JH11]: Di Lucas EIC for UCESI (OS 67) requests that [12] and [13] are deleted. For the reasons set out in his EIC and Rebuttal, JH supports retention of reference to pests in the PA Schedules, however suggests that this is discussed at expert conferencing as to how best such information is structured and conveyed.

Commented [JH12]: Typographical correction to align with standard Schedule format.

Commented [JH13]: OS 175.2 Silverlight Studios Ltd
OS 175.3 Silverlight Studios Ltd
OS 175.4 Silverlight Studios Ltd

Commented [JH14]: OS 175.2 Silverlight Studios Ltd
OS 175.3 Silverlight Studios Ltd
OS 175.4 Silverlight Studios Ltd

Commented [JH15]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.2).

Commented [JH16]: OS 175.2 Silverlight Studios Ltd
OS 175.3 Silverlight Studios Ltd
OS 175.4 Silverlight Studios Ltd

Commented [JH17]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.4).

Commented [JH18]: OS 77.34 Kai Tahu ki Otago
OS 188.34 Te Rūnanga o Ngāi Tahu

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:

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 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:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
21. The Ōrau is a traditional ara tawhito (travel route) linking ~~Whakatipu-wai-Māori~~ Whakatipu-Waimāori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
22. Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
23. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

Commented [JH19]: OS 188.47 Te Rūnanga o Ngāi Tahu OS 77.47 Kai Tahu ki Otago

Important historic attributes and values:

24. The associations of the area with early European settlement and pastoral activities.

Important shared and recognised attributes and values:

25. 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.
26. 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. This may change slightly following consented development of the film studios site; however visual amenity will be maintained.

Commented [JH20]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

Important recreation attributes and values:

27. 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:

28. 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.
29. The gently rolling open landform of the glacial till moraine, appreciated from Mount Iron and Wanaka Luggate Highway ~~and from Mount Iron, however from the highway this appreciation may alter slightly if the consented development at the film studios site is implemented.~~

Commented [JH21]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

Particularly important views to and from the area:

30. 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. These views may change slightly if the consented development at the film studios site is implemented, however visual amenity will be maintained.
31. 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.
32. 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. If implemented, the consented film studios site will become part of these views.

Commented [JH22]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

Naturalness attributes and values

33. 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 and following construction of the consented film studios (if implemented), this will be increasingly is~~ evident.

Commented [JH23]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

Transient attributes and values

34. 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.

Commented [JH24]: Scott Edgar EIC for Silverlight Studios Ltd (OS 175) requests that temporary film set activities be included as transient attributes. JH is of the view that transient attributes are confined to natural phenomena in the PA schedules. As such, JH does not support the text change.

Remoteness/wildness attributes and values

35. 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~~ working farmland, hobby farming and low-density rural living. This may alter slightly at part of the PA if the consented development at the film studios site is implemented.

Commented [JH25]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.3) with minor modifications.

Commented [JH26]: OS 19.4 Aitkens Folly Vineyard Ltd

Aesthetic attributes and values

36. The experience of all of the values identified above from public and private viewpoints.
37. More specifically, this includes:
- Highly attractive views across large open paddocks to the mountains and hills of the Upper Clutha Basin or to moraine landforms and shelterbelts.
 - Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to Wanaka Luggate Highway, a sense of spaciousness, **and with existing rural living and consented film studios** development generally integrated by topography and/or vegetation.
 - Aesthetic appeal of the prominent escarpment and the gently undulating moraine landforms.

Commented [JH27]: Change made by JH in response to Scott Edgar EIC for Silverlight Studios Ltd (OS 175.2) with minor modifications.

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
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These various combined physical, associative, and perceptual attributes and values described above for PA RCL Halliday Road/Corbridge can be summarised as follows:

- 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.
- 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.
- 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. **Recently consented activities may alter this for parts of the PA.**

Commented [JH28]: OS 184.2 SIO No 12 Ltd

Landscape Capacity

The landscape capacity of the PA RCL Halliday Road/Corbridge for a range of activities is set out below.

- Commercial recreational activities** – some landscape capacity for **small scale and low-key** 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.

Commented [JH29]: OS 77.5 Kai Tahu ki Otago.

- 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 supports the activity, and~~ where expressiveness and scenic attributes and values are maintained.
- v. **Earthworks – limited** landscape capacity ~~to absorb~~ for earthworks and some capacity for public trails (walking and cycling) associated with ~~trails~~ farming and rural living / visitor accommodation / commercial recreation activities, ~~subject to protecting that maintain~~ naturalness and expressiveness attributes and values and those activities being sympathetically designed to 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. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – 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.

Commented [JH30]: Scott Edgar EIC for Silverlight Studios Ltd (OS 175) requests that iii be changed to 'very limited to no capacity' (or the alternative capacity rating as per Mr Espie), with qualifiers to acknowledge the urban character of the future film studios site. JH is of the view that as Silverlight has a consent in place it is unnecessary to deviate from 'no' capacity for urban expansions which includes all parts of the PA that are not subject to the film studios consent.

Commented [JH31]: Duncan White for Sunnyheights Ltd (OS 42.19) requests that reference to soils and available water is deleted. JH agrees as the landscape outcome following the activity is the critical aspect.

Commented [JH32]: OS 73.7 Bike Wanaka Inc

Commented [JH33]: OS 73.7 Bike Wanaka Inc

Commented [JH34]: OS 73.7 Bike Wanaka Inc

Commented [JH35]: Typographical error.

Commented [JH36]: OS 184.6 SIO No 12 Ltd

Commented [JH37]: OS 70.44 Transpower NZ Ltd

Commented [JH38]: Typographical correction.

21.23.5 PA RCL Maungawera Valley: Schedule of Landscape Values

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.

Important 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

Commented [JH1]: Typographical correction to align with standard Schedule format.

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 to varying degrees from Maungawera Valley Road. Some dwellings are close to the road. However, all existing dwellings are generally well integrated by the hummocky topography of the mountain flanks or by existing vegetation and as such are not visually prominent from the road.

Commented [JH2]: OS 33.4 The Fork Farm Family Trust

Commented [JH3]: OS 33.4 The Fork Farm Family Trust

Commented [JH4]: OS 33.4 The Fork Farm Family Trust

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. Maungawera Valley is valued by local residents as part of their sense of place. While the valley includes infrequent through-traffic, to visitors passing through, the valley is generally recognised as sparsely populated where legible landform processes, rural open space and natural land cover patterns predominate, underpinning the high quality of the outlook.

Commented [JH5]: Change made by JH in response to Diane Lucas EIC for UCESI (OS 67).

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 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.

Commented [JH6]: OS 19.9 Aitkens Folly Vineyard Ltd

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 kākūka 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 legible geomorphological processes evident in the glacially formed Mount Brown bedrock roche moutonnée landform contrasted with the depositional nature of the valley floor.
- b. 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;
- c. the coherent patterns of open farmland and shelterbelts;
- d. the spacious and tranquil ~~working farm~~ working farm rural character;
- e. the low density of domestication, particularly on the valley floor;
- f. the effective integration of dwellings by landform or vegetation.

Commented [JH7]: Change made by JH in response to Di Lucas EIC for OS 67.35 UCES.

Commented [JH8]: OS 19.8 Aitkens Folly Vineyard Ltd

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
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The physical, associative and perceptual attributes and values described above for Maungawera Valley PA can be summarised as follows:

- (a) **Moderate-high physical values** relating to the agricultural and horticultural land uses, the glacially formed roche moutonnée landform of Mount Brown, ~~the glacially formed and~~ 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 underlying glacial landforms, terrace, escarpment and downlands, ~~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.

Commented [JH9]: Diane Lucas EIC for UCESI (OS 67) requests that (a) be increased to 'High', (b) be increased to 'Moderate' and (c) be increased to 'High'. JH considers that (a) may be increased to 'Moderate-high' consistent with the change as per the above. Otherwise the existing value ratings are considered to be appropriate for this PA RCL.

Commented [JH10]: OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se).

Commented [JH11]: OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se)

Commented [JH12]: OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se)

Commented [JH13]: OS 67.35 Upper Clutha Environmental Society (although not submitted wording changes per se)

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 and 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 and very limited to no landscape capacity for tourism related activities unless such activities that are co-located with existing development, located to optimise the screening and/or camouflaging filtering benefit of natural landscape elements; designed to be of a sympathetic modest scale and have a low-key rural appearance, and character; integrate landscape restoration and enhancement and 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 (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity where soils and available water allocation supports 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 maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns. **Some** landscape capacity for public walking and cycling trails that are sympathetically designed.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that are discreetly located and 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. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – some** landscape capacity for discreetly located and small-scale renewable energy generation. **Limited** landscape capacity for larger scale commercial renewable energy generation that is discreetly located and screened from view.
- xi. **Production Forestry – limited** landscape capacity for carefully-sited scattered small woodlots of up to 2 hectares in area to maintain the existing landscape character and visual amenity of the valley including its geomorphic legibility, natural elements, patterns, and processes.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, remoteness and rural landscape character and visual amenity values including its geomorphic legibility, natural elements, patterns, and processes. 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.

Commented [JH14]: OS 33.9 The Fork Farm Family Trust.

Commented [JH15]: Duncan White for Sunnyheights Ltd (OS 42.19) requests that reference to soils and available water is deleted. JH agrees as the landscape outcome following the activity is the critical aspect.

Commented [JH16]: OS 73.20 Bike Wanaka Inc
OS 73.10 Bike Wanaka Inc
OS 99.12 Upper Clutha Tracks Trust

Commented [JH17]: OS 67.32 Upper Clutha Environment Society

Commented [JH18]: OS 70.47 Transpower NZ Ltd

Commented [JH19]: OS 67.34 Upper Clutha Environmental Society

Commented [JH20]: Typographical correction.

Commented [JH21]: Diane Lucas EIC for UCESI (OS 67.35) requests that additional qualifiers be added to xi. JH agrees that these additions will assist in maintaining or enhancing the landscape character and visual amenity values of the PA.

Commented [JH22]: Diane Lucas EIC for UCESI (OS 67.35) requests that additional qualifiers be added to xii. JH agrees that these additions will assist in maintaining or enhancing the landscape character and visual amenity values of the PA.