

Farm is too pastoral to be in an ONL, and it is part of the VAL surrounding the Fitzpatrick "bowl" on Littles Road.

- (2) Similarly, while North Ridge is within ONL today, the fact that there are seven approved residential building platforms on which houses can be built as of right is a powerful factor against the ONL/VAL boundary being drawn so as to include North Ridge in the ONL.
- (3) Consequently (and with some regret for the special geological character of land excluded) we consider that the ONL/VAL boundary should cross the Malaghan's Valley by following the fenceline (the Tremain southwestern boundary) as marked on Plan "3" annexed, thence west along Malaghan's Road to the Ben Lomond homestead, and then turn behind that and run east along the foot of the Coronet Peak Range joining Mr Kruger's line east of Coronet Peak Station so as to include the bump marked 489 metres.

[39] By memorandum dated 15 November 2001 Mr Goldsmith drew our attention to the fact that some of:

- the possible VAL/ONL boundaries given to the Court appear to include some or all of The Arthur's Point Low Density Residential zone; and
- the Arthur's Point Rural Visitor zone.

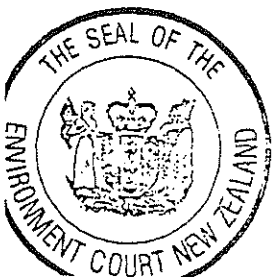
within the ONL(WB).

[40] We attach as Figure "4" a copy of the relevant part of the relevant planning map<sup>24</sup> on which we have, for the avoidance of doubt marked the inside line of the ONL as we find it to be. The point at which the ONL intersects with Littles Road should be 5 metres southeast of the large conifer on the edge of Littles Road.

[41] Neither of the zones referred to by Mr Goldsmith should include ONL(WB) so we have redrawn the boundary to reflect this.

<sup>24</sup>



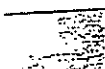
Map 39 [Revised Plan – Maps].





Map Source: Topographic Maps (260-E41 QUEENSTOWN - left) and (260-F41 ARROWTOWN - right)

**LEGEND**

-  Subdivisions
-  Amendment: 4-10-01
-  Areas of ONL or ONF
- Showing additional area of ONL – Shotover river



3

*[Handwritten signature]*

**SUBDIVISION and LANDSCAPE CATEGORY LINES**

September 2001.

# APPENDIX 8A - MAP 1 LANDSCAPE CATEGORISATION IN THE WAKATIPU BASIN

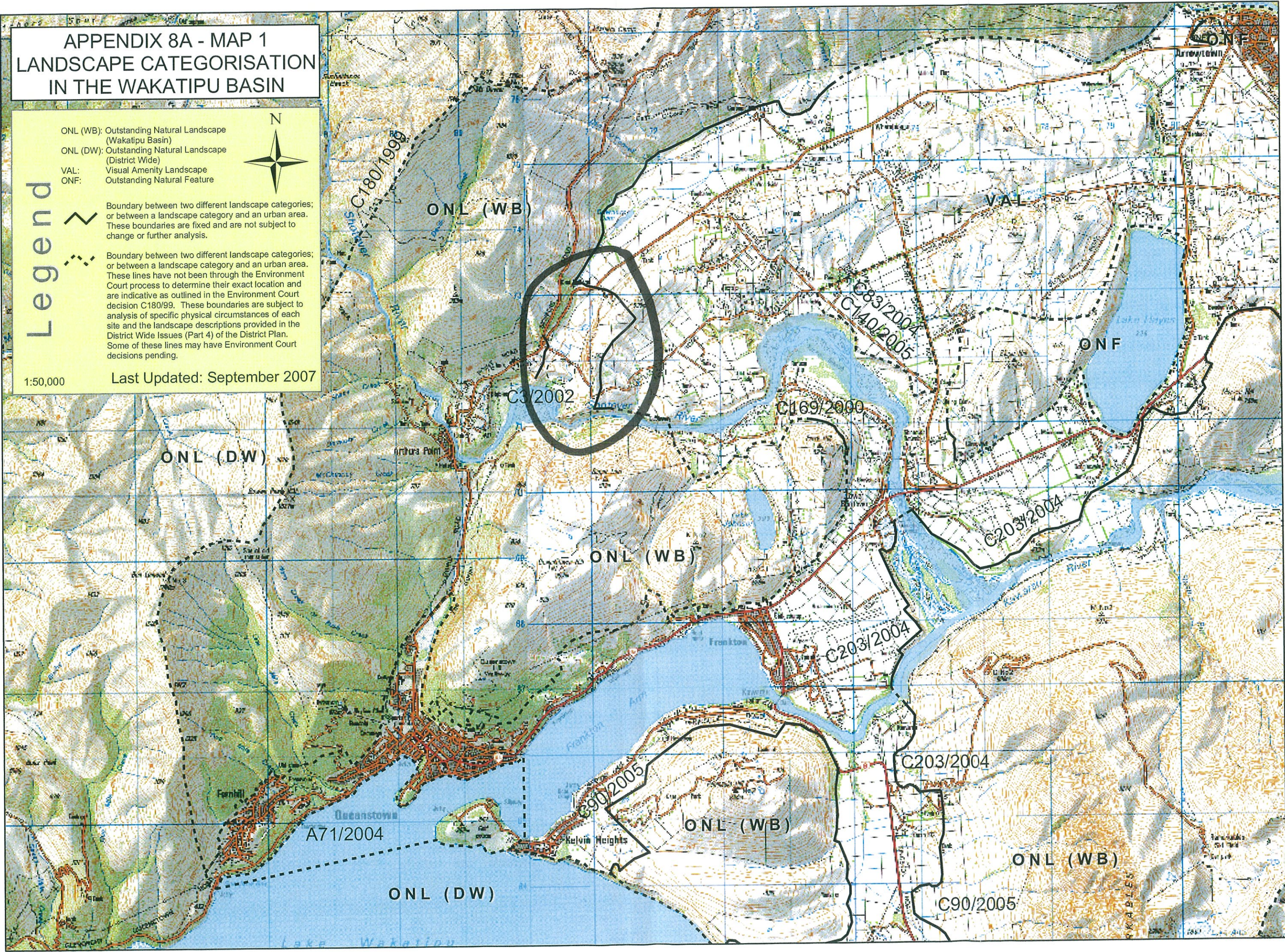
**Legend**

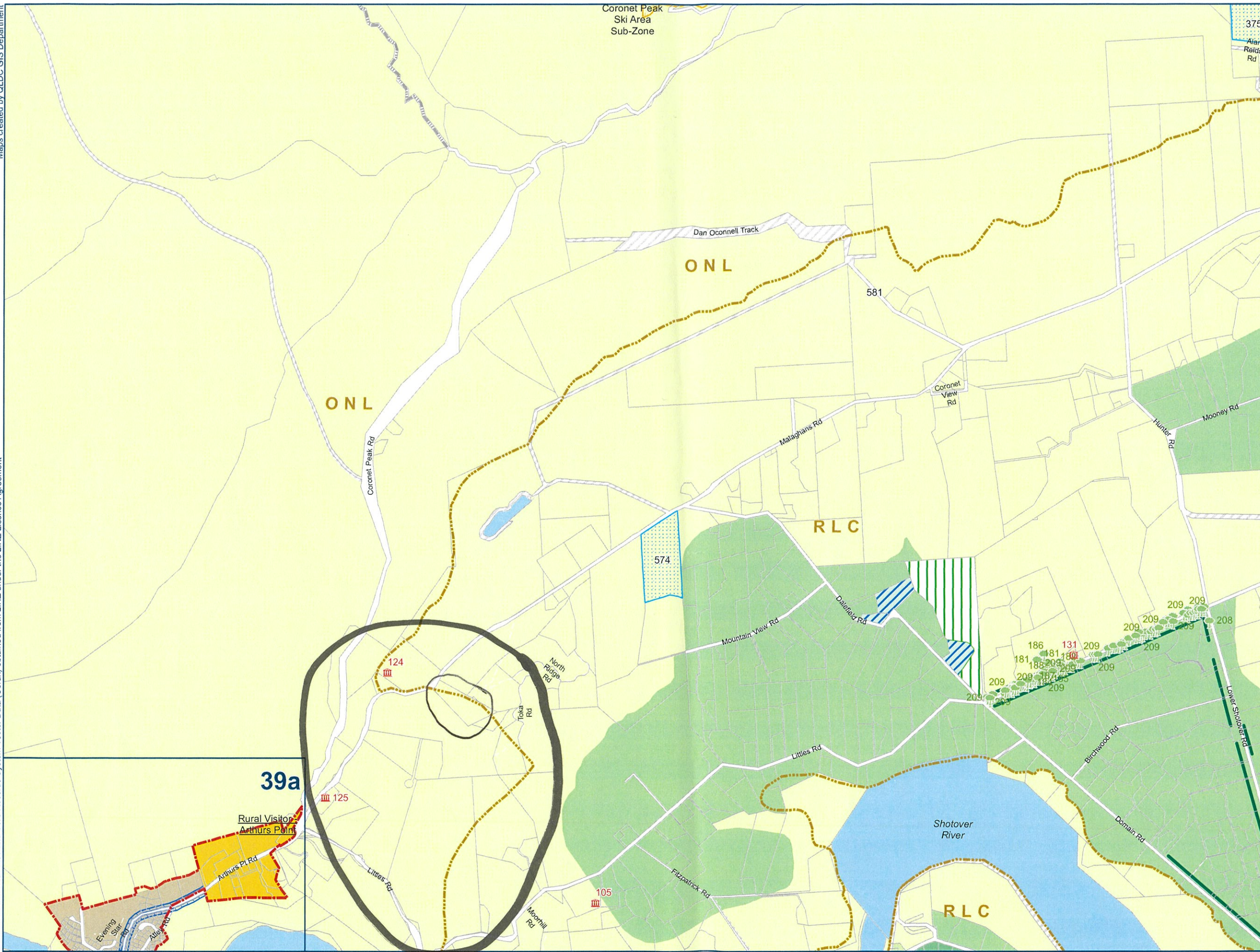
ONL (WB): Outstanding Natural Landscape (Wakatipu Basin)  
 ONL (DW): Outstanding Natural Landscape (District Wide)  
 VAL: Visual Amenity Landscape  
 ONF: Outstanding Natural Feature

Boundary between two different landscape categories; or between a landscape category and an urban area. These boundaries are fixed and are not subject to change or further analysis.

Boundary between two different landscape categories; or between a landscape category and an urban area. These lines have not been through the Environment Court process to determine their exact location and are indicative as outlined in the Environment Court decision C180/99. These boundaries are subject to analysis of specific physical circumstances of each site and the landscape descriptions provided in the District Wide Issues (Part 4) of the District Plan. Some of these lines may have Environment Court decisions pending.

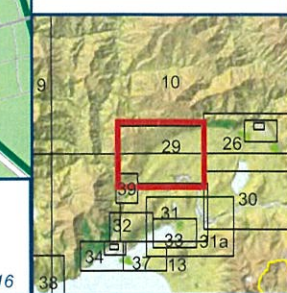
1:50,000 Last Updated: September 2007





- Legend**
- Historic Heritage Features
  - Protected Tree
  - Protected Avenue of Trees/Other Vegetation
  - Parcel/Road Boundary
  - Landscape Classification (ONF, ONL, RLC)
  - Urban Growth Boundary
  - Unformed Roads
  - Designated Areas
  - Building Restriction
  - Ski Area Sub-Zone
  - Low Density Residential
  - Rural
  - Rural Residential
  - Rural Lifestyle
  - Ferry Hill Rural Residential Sub-Zone
  - Rural Lifestyle Deferred
  - Rural Lifestyle Buffer
  - Water (zoned Rural unless otherwise shown)
  - Special Zones (Operative)

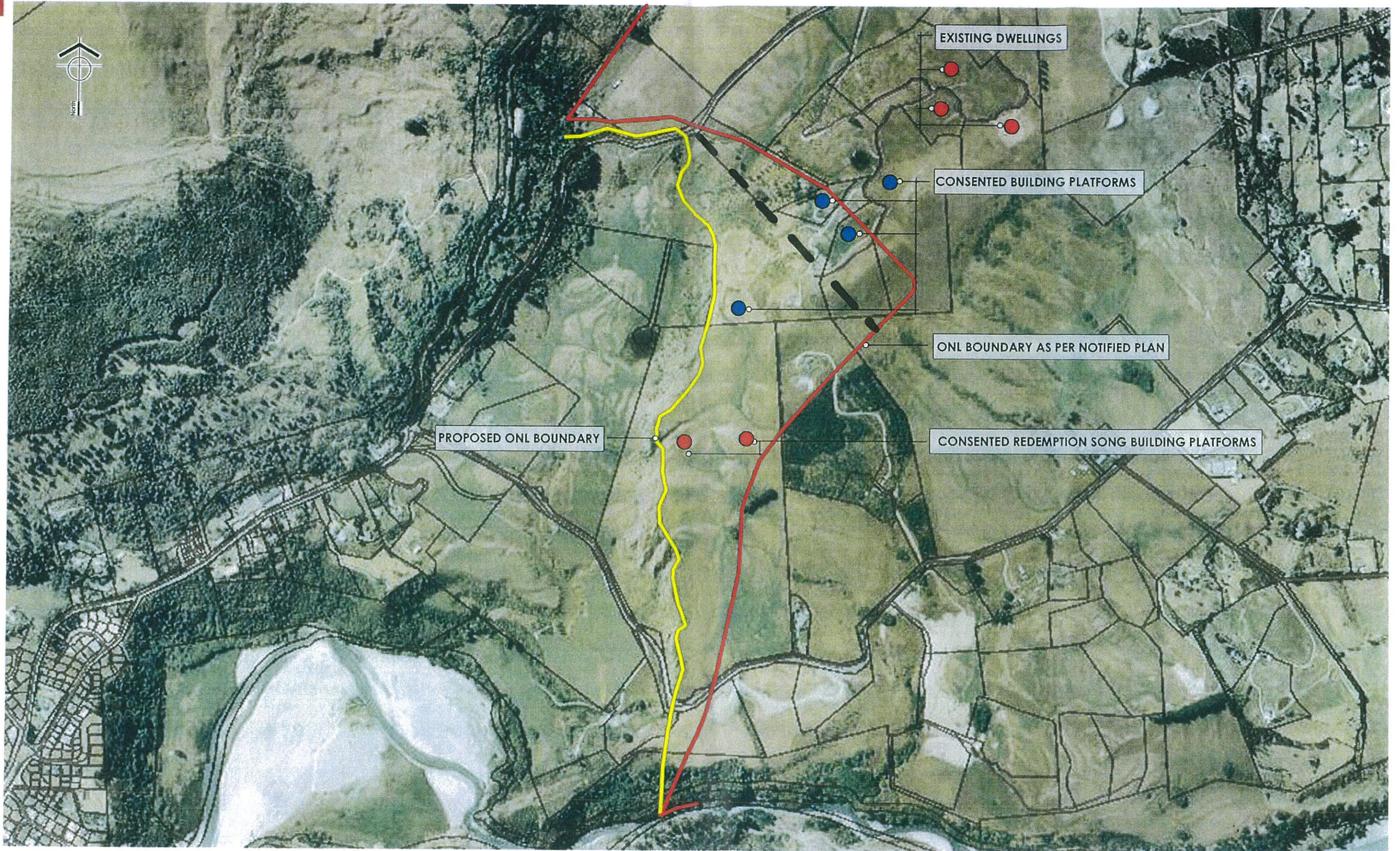
29



**Proposed District Plan Map 29 - Dalefield, Coronet Peak Road**



Date Published: 5/31/2016

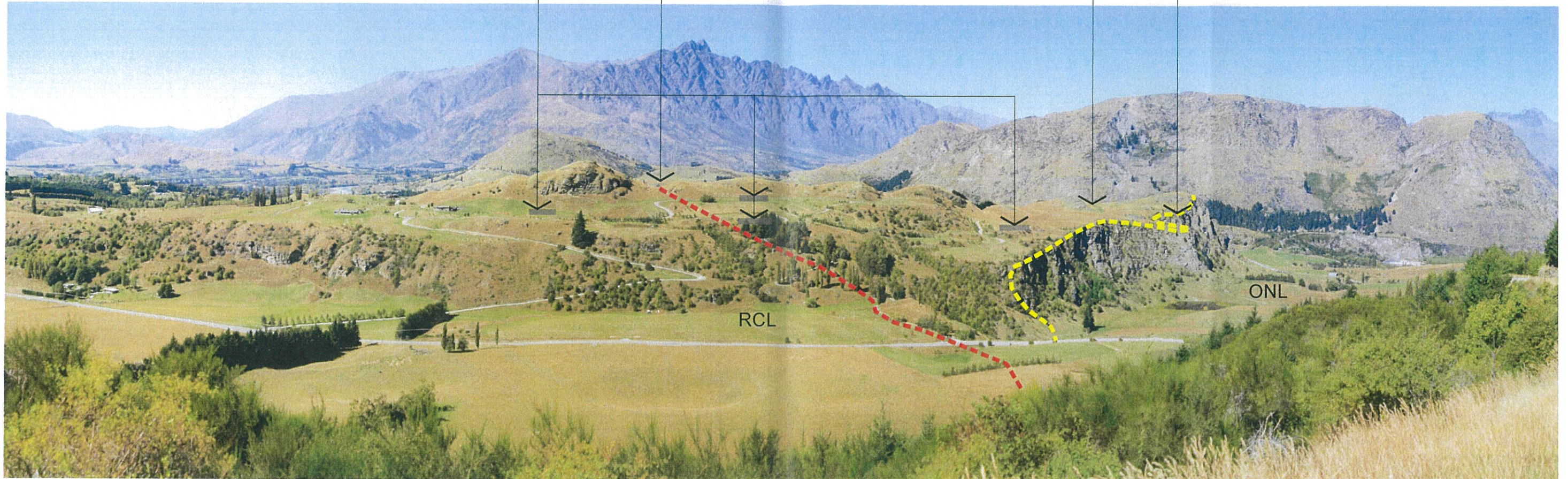


APPROXIMATE LOCATION  
OF APPROVED BUILDING  
PLATFORMS (4)

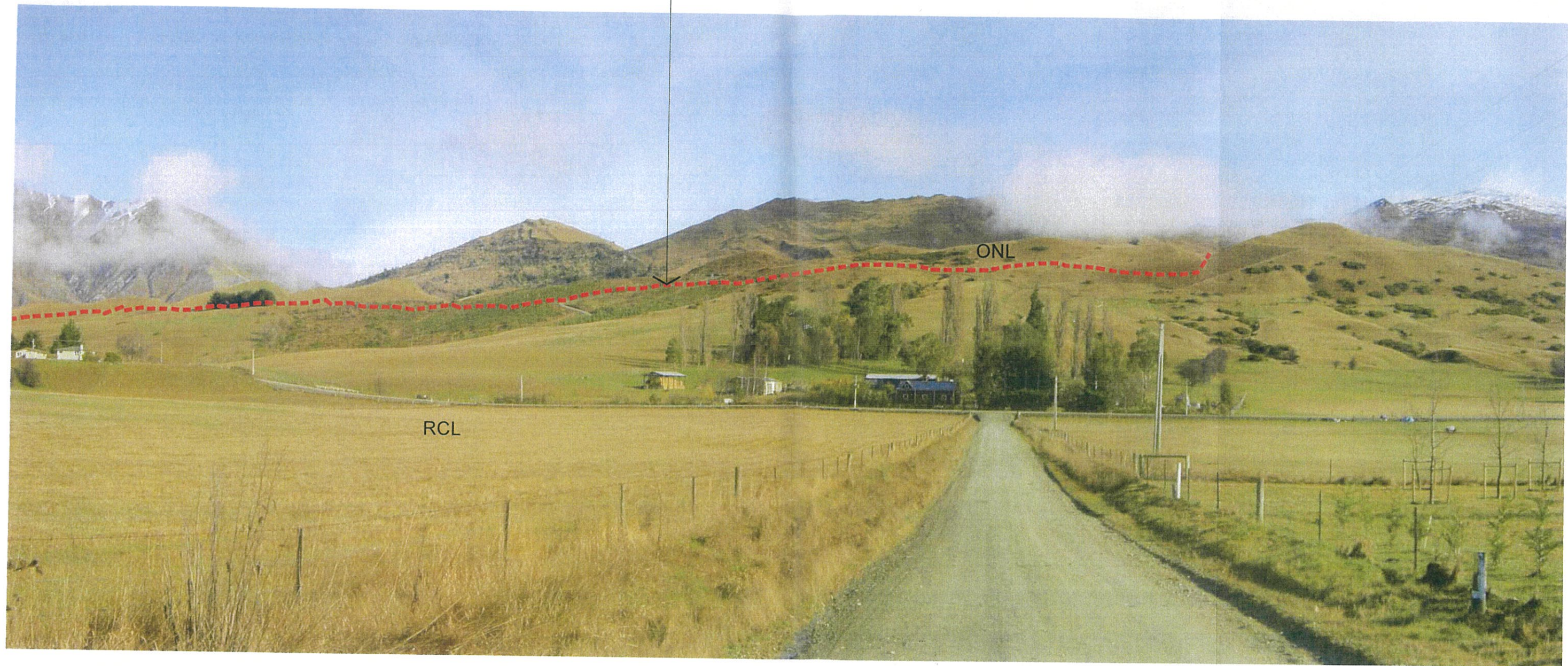
ONL / RCL BOUNDARY  
AS PER PDP

REDEMPTION SONG  
DEVELOPMENT

PROPOSED ONL /  
RCL BOUNDARY



LANDSCAPE CATEGORY BOUNDARIES  
VIEW FROM CORONET PEAK ROAD



ONL / RCL BOUNDARY  
AS PER PDP

RCL

ONL

VIEW FROM: FITZPATRICK ROAD