

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

Decision No. [2026] NZEnvC 44

IN THE MATTER of the Resource Management Act 1991

AND an appeal under clause 14 of the First Schedule of the Act RMA in relation to the Priority Area Landscape Schedules Variation to the Queenstown Lakes District Council Proposed District Plan

BETWEEN GLENCOE LAND DEVELOPMENT COMPANY LIMITED AND GLENCOE STATION LIMITED

(ENV-2024-CHC-67)

Appellant

AND QUEENSTOWN LAKES DISTRICT COUNCIL

Respondent

Environment Judge J J M Hassan – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 10 March 2026

CONSENT ORDER

A: Under s279(1)(b) of the RMA,¹ the Environment Court, by consent, orders

¹ Resource Management Act 1991.



that:

- (1) the appeal is allowed, and Queenstown Lakes District Council is directed to amend the proposed Queenstown Lakes District Plan as set out in Annexure 1, attached to and forming part of this consent order;
- (2) the appeal is otherwise dismissed.

B: Under s285 RMA, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an appeal by Glencoe Land Development Company Limited and Glencoe Station Limited against the decision of Queenstown Lakes District Council on the Priority Area Landscape Schedules Variation to the proposed Queenstown Lakes District Plan.

[2] As detailed in *Burdon v Queenstown Lakes District Council*² the appeal points lodged against various aspects of the variation were allocated to two appeal topics. The “general relief” noted in those appeals focussed on the preamble of Schedules 21.22 and 21.23. It was allocated to Topic 1 to which that decision relates. The site-specific relief pertaining to the specific Priority Area Landscape Schedules was allocated to Topic 2. That is what this consent order and a number of other consent orders issued with it are concerned with.

[3] The appellant has an interest in land at Glencoe Road, Crown Range (site).³ The site is located within the Eastern Whakatipu Basin Priority Area to which

² *Burdon v Queenstown Lakes District Council* [2026] NZEnvC 40.

³ Legally described as Lot 3 Deposited Plan 493411 and Lot 4-6 Deposited Plan 398297 (Title Reference: 756258), Lot 1 Deposited Plan 398297 (Title Reference: 392272), and Lot 2 Deposited Plan 398297 (Title Reference 392273).

Sch 21.22.16 Eastern Whakatipu Basin PA: Schedule of Landscape Values applies.

[4] The appeal sought amendments to the text of Sch 21.22.21 including changes to the summary of landscape values and to the landscape capacity ratings, and the removal of the appellant's land from the mapped priority area.

[5] Prior to court-facilitated mediation, the court issued a preliminary determination relating to the scope of the Variation.⁴ The court determined that there was no scope to amend the ONF, ONL or RCL landscape boundaries as sought by various appeals. However, the court confirmed that there was jurisdiction to alter the Priority Area mapping.

[6] I have read and considered the consent memorandum of the parties dated 20 October 2025 which sets out the agreement reached between the parties to partially resolve the appeal. The agreement reached includes:

- (a) insertion of new text and/or amendment to existing text to better describe the Priority Area including;
- (b) amendments to the landscape capacity rating text to further guide the application of the ratings, including to improve clarity and acknowledge where some guidance may not be relevant to all activities; and
- (c) amendment to the landscape capacity ratings for certain activities.

Other relevant matters

[7] Upper Clutha Environmental Society Incorporated (UCES) joined the appeal as an interested party under s274 of the RMA. UCES however confirmed it had no interest in Topic 2 matters and as such they are not signatories to the

⁴ *Burdon v Queenstown Lakes District Council* [2025] NZEnvC 122.

consent memorandum.⁵

[8] The consent memorandum records the parties' assurances that there are no issues of scope and that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the RMA, including, in particular Pt 2.

[9] No party seeks costs, all parties agreeing that costs should lie where they fall.

Orders

[10] The court makes this order under s279(1) RMA, by consent, rather than as a decision or determination on the merits under s297.

[11] This order is made on the basis of the joint memorandum recording the parties' full agreement. The court understands, for present purposes, that all relevant parties to the proceeding have executed the memorandum requesting the orders.

[12] Based on the information provided and the assurances received, the court is satisfied that the orders will promote the purpose of the RMA. Accordingly, the appeal is allowed, and QLDC is directed to amend the District Plan by making the changes set out in Annexure 1, attached to, and forming part of this consent order.



J J M Hassan
Environment Judge



⁵ Julian Haworth to the Registry, letter regarding late s274 application (2 April 2025).

ANNEXURE 1

Agreed amendments to Sch 21.22.16 Eastern Whakatipu Basin PA: Schedule of
Landscape Values

Annexure 1

21.22.16 Eastern Whakatipu Basin PA: Schedule of Landscape Values

Key:

Blue underline = Topic 1 insertion sought by consent documents filed 1 August 2025.

Green underline and strikethrough = Topic 2 insertion or deletion

21.22.16 Eastern Whakatipu Basin PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Whakatipu Basin Rural Amenity.

General Description of the Area

The Eastern Whakatipu Basin PA encompasses an ONL being the steep predominantly west-facing slopes of the mountain range framing the east side of the Whakatipu Basin stretching from the Arrow River to the Kawarau River. The PA takes in Pt 1108, Pt 1080, Pt 1331, Crown Peak, and Pt 1426. It also includes Mt Beetham, the New Chum Gully and the Crown Terrace Escarpment, and the lower reaches of feeder gullies on the Crown Terrace. The PA surrounds an area of Whakatipu Basin Rural Amenity Zone and excludes the majority of Crown Terrace.

Physical Attributes and Values

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

Landforms and land types:

1. The steeply sloping, foliated (in the geological sense, not botanical), schistose mountain landforms of Pt 1108, Pt 1080, Pt 1331, Crown Peak (1,731m), and Pt 1426 (including much of the western sides of Mt Scott), which form part of the ~~wall of~~ mountains slopes framing the eastern side of the Whakatipu Basin.
2. The numerous secondary and varying steep to more rounded ridgeline 'shoulders' extending westwards from the continuous (eastern) mountain 'frame' to the Crown Terrace Escarpment.
3. The cone-shaped roche moutonnée glacial landform of Mt Beetham with the smooth 'up-glacier' face along its west side and a steeper rough 'plucked' 'down-glacier' slope to the east. Rock outcrops throughout the elevated north-eastern flanks. Highest point: 929m.
4. Partly collapsed solifluction slopes above the Crown Terrace. (NB Solifluction is a collective name for gradual processes by which regolith (unconsolidated material overlying bedrock) moves down a slope ("mass wasting") generally caused by freeze-thaw activity.)
5. The steep large-scale and continuous remnant river terrace escarpment landform along the western edge of the Crown Terrace and the elevated glaciated terrace of the Crown Terrace itself (noting that the majority of the escarpment and terrace are outside the PA).
6. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the eastern side of the Whakatipu Basin and along the finger of the Crown Terrace that extends between the western side of Mt Beetham and the Crown Escarpment (including New Chums Gully).
7. The distinctive Judge and Jury rock formations near the Kawarau Bridge.

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8. Located on the western side of Mt Scott, the Crown Range Superimposed Folds formed in greenschist are identified in the NZ Geopreservation Inventory as a site of national importance and is rated as being robust and not considered to be vulnerable to most human-related activities.

Hydrological features:

9. The numerous unnamed streams in the northern portion of the PA draining to the Arrow River, including along New Chums Creek along the New Chums Gully.
10. The numerous streams draining from the eastern mountain range across the Crown Terrace and down to the Arrow River via the Crown Escarpment. Including Royal Burn, Swift Burn, along with several unnamed watercourses. Generally the watercourses are steeply incised where they cross the Crown Escarpment.

Ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
- a. Below approximately 800m on the slopes facing the Arrow River and the lower section of New Chums Gully, a dense mosaic of shrubland with scattered areas of trees. The shrubland is dominated by sweet briar (*Rosa rubiginosa*) and matagouri (*Discaria toumatou*). Other shrub species include mingimingi (*Coprosma propinqua*), *Coprosma rugosa*, tutu (*Coriaria arborea*), NZ broom (*Carmichaelia arborea var arborea*), bush lawyer (*Rubus cissoides*) and koromiko (*Veronica salicifolia*).
 - b. Kowhai (*Sophora microphylla*) behind the Glencoe homestead in New Chums Gully.
 - c. Pockets of a diverse range of native shrubs in more inaccessible gullies (such as the narrow gorge at the head of New Chums Creek), including turpentine scrub (*Dracophyllum uniflorum*), *Astelia nervosa*, shrub daisy (*Olearia nummulariifolia*), native broom (*Carmichaelia petriei*), bush snowberry (*Gaultheria antipoda*), and mountain ribbonwood (*Hoheria lyallii*).
 - d. Pockets of matagouri and mingimingi across the Crown Terrace Escarpment and throughout gullies.
 - e. Expansive areas of short and snow tussock grassland throughout the eastern mountain frame between approximately 800m and 1,700m. Tall tussock (*Chionochloa rigida*) dominates on cool aspects with short tussock (*Festuca novae-zelandiae*) increasing in dominance with decreasing altitude. Pockets of grey shrubland dominated by matagouri and mingimingi throughout lower slopes.
 - f. Strong cover of silver tussock (*Poa cita*) throughout the eastern flank of Mt Beetham.
 - g. Narrow leaved snow tussock (*Chionochloa rigida amara*) dominates above 1,000m.
 - h. Cushionfields on ridge crest in vicinity of Crown Peak.
12. Other distinctive vegetation types include:
- a. Exotic grasses and herbs mixed with tussock throughout the slopes below approximately 1,000m.
 - b. Sycamore and black poplars throughout the Crown Terrace Escarpment in the vicinity of Tobins Track and the Arrow River, and in parts of New Chums Gully below the shearing shed.
 - c. Sweet briar, broom, scrub, hawthorn, wilding conifers, and pockets of plantation forestry (larch and Douglas fir) across the Crown Terrace Escarpment.
 - d. Grazed pasture associated with the Glencoe Station land with mature exotic shade and amenity trees, orchard trees and pockets of bush and patches of scrub in gullies.

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13. Diverse vegetation types and rocky terrain associated with the Crown Range and lower landforms including escarpments provide suitable habitat for New Zealand falcon, New Zealand pipit, grey warbler, fantail and silvereye and skink and gecko species.

Land-use patterns and features:

14. Human modification which is concentrated: around the Glencoe Station homestead in New Chum Gully (north of Mt Beetham); roughly in the centre of the Crown Terrace Escarpment, where the Crown range (or 'Zig Zag') Road winds its way up the escarpment; and the southern end of the PA where the Crown Range Road winds its way around the southwestern flanks of Mt Scott.
15. Built development patterning which includes a cluster of rural dwellings and farm buildings associated with Glencoe Station in New Chum Gully (to the north of Mt Beetham); a limited scattering of rural living dwellings to the northwest of Mt Beetham (including consented but unbuilt platforms); two rural living dwellings to the north of the Zig Zag Road (one located at the base of the escarpment and one near the top); and a small cluster of rural living dwellings towards the southern end of the PA, northwest of the Kawarau Bridge (and accessed from Gibbston Highway). Generally development is characterised by carefully located and designed buildings that are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character, ensures that they sit comfortably into the setting.
16. Several rural and rural living dwellings and farm buildings are located along the edges of the PA within the Crown Terrace and along the toe of the escarpment, south of the point where the course of Arrow River diverges from the base of the escarpment. With the exception of New Chum Gully environs, generally built development has been carefully located outside of the PA.
17. Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track (small section). Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
18. Infrastructure is evident within the northern and southern portions of the PA and includes: a section of the Cromwell Frankton. A 110kV overhead transmission line that forms part of the National Grid in the vicinity of the Kawarau bridge (southern end of PA); a short section of power lines on poles servicing the rural living cluster near the Kawarau Bridge; the power/telephone lines (on poles) servicing Glencoe station and farm fencing / farm tracks.
19. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the rural living development along the toe of the Crown Terrace Escarpment and the base of the range of mountains framing the eastern side of the Whakatipu Basin (on the Crown Terrace); the close proximity of SH 6 (Gibbston Highway) which is on the western side of the southern end of the Crown Terrace Escarpment and the Crown Range Road, where it runs across the Crown Terrace.

Archaeological and heritage features and their locations:

20. The Judge and Jury Rocks near the Kawarau Bridge (District Plan reference 9).
21. Historic farmstead at Glencoe Station and associated outbuildings.
22. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites F41/743, F41/632, and F41/633).
23. Notable transport routes and associated infrastructure, including Tobin's Track.

Mana whenua features and their locations:

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

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25. Parts of the ONL overlap the mapped Haehaenui (Arrow River) wāhi tūpuna. The southern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna. These wāhi tūpuna were part of a network of mahika kai areas, with the Kawarau River also being a traditional travel route between the Mata-au (Clutha River) and Whakatipu Waimāori (Lake Wakatipu).

Associative Attributes and Values

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

Mana whenua associations and experience:

26. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
27. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea settlement on the south side of the Kawarau river and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
28. The mana whenua values associated with the Eastern Wakatipu Basin PA include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Historic attributes and values:

29. Gold mining in the area and the associated physical remnants including sluiced faces and water races.
30. Use of the Crown Terrace for pastoralism.
31. Glencoe homestead and remaining historic buildings from William Paterson's establishment of the Glencoe Run.
32. Historic transport tracks and infrastructure, including Tobins Track (constructed 1874) and features associated with the construction of SH6 (e.g. F41/744).

Shared and recognised attributes and values:

33. The descriptions and photographs of the area in tourism publications.
34. The popularity of the postcard views from the Zig Zag lookout (on the Crown Range Road, where it scales the Crown Terrace Escarpment) out over the Whakatipu Basin and surrounding mountains, as an inspiration/subject for photography.
35. The high popularity of Tobins Track in part due to its very close proximity to Arrowtown.
36. The identity of the line of mountains along the eastern side of the PA in forming the dramatic 'eastern frame' of the Whakatipu Basin.
37. The identity of the Crown Terrace Escarpment (and distinctive 'zig zag' section of the Crown Range Road) as marking the transition between the mixed rural and rural residential landscape of the low-lying part of the Whakatipu Basin and the more overtly 'working' rural landscape of the Crown Terrace.
38. The identity of the sequence of mountains and the escarpment at the northern end of the PA as a dramatic (western) backdrop to Arrowtown.

Recreation attributes and values:

39. Enjoying the view from the Zig Zag lookout on the Crown Range Road.

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40. Walking, running, dog walking (where allowed) and mountain biking on Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track.
41. SH 6 Gibbston Highway and the Crown Range Road as key scenic routes either within the PA or in close proximity.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

42. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.
43. Indigenous gully plantings and remnant vegetation which reinforce the legibility and expressiveness values throughout the area.

Particularly important views to and from the area:

44. The postcard views from the Zig Zag lookout (on the Crown Range Road), out over the Whakatipu Basin, Te Whaka-ata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), Morven Ferry roche moutonnée, the Remarkables, Coronet Peak and the broader mountain context. The 'bird's eye' like quality of the vista across a complex mixed rural and rural living/resort landscape adds to its appeal. The accessibility of the vantage point also plays an important role.
45. The spectacular panoramic views from the Crown Peak Track, and the New Chum Ridge Track out over the Whakatipu Basin to the west and/or the rugged and dramatic expanse of the Crown Range to the east and north.
46. The highly attractive and engaging short to long-range views from Tobins Track and Tobins Drop, Mt Beetham Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, out over the PA, the Whakatipu Basin, the Remarkables, and the broader glacial valley and mountain context.
47. The dramatic mid and long-range views from Arrowtown, the Arrow River ONF, the scenic routes of the Crown Range Road and SH6 Gibbston Highway, much of the Whakatipu Basin (including sections of the Queenstown Trail network) to the large-scale and coherent river terrace escarpment landform and/or the continuous sequence of mountains that frame the eastern side of the Crown Terrace. From more distant vantage points, the contrast established between these more natural landscape elements seen in combination with the gently sloping (predominantly) working rural 'plinth' of the Crown Terrace adds to the memorability and appeal of such views. At closer range, the large-scale, rugged and unkempt appearance of much of the Crown Terrace Escarpment reinforces its role as a 'break' between the more developed low-lying basin to the west and the (predominantly) working rural landscape of the Crown Terrace.
48. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road and Coronet Peak Road in which the scale and shape of the glacial valley and river terrace landscape that underpins the PA is legible in its entirety and confers a sense of grandeur to the outlook.
49. The highly engaging mid-range views from Glencoe Road, in which the roche moutonnée profile of Mt Beetham is clearly legible. The contrast between the landform feature and planar working rural context adds to the appeal of the outlook.

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50. Engaging and seemingly close-range views from planes approaching or exiting Queenstown airport via the Gibbston Valley. Such views offer an appreciation of the broader glacial landscape context within which the PA is set.
51. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the PA, along with the generally subservient nature of built development within the PA, underpins the high quality of the outlook.

Naturalness attributes and values:

52. The 'seemingly' undeveloped character of Eastern Whakatipu Basin PA set within the mixed working rural and rural living (Whakatipu Basin) context and/or the working rural setting of the Crown Terrace, which conveys a relatively high perception of naturalness. While modifications related to rural living, farming, forestry, recreational, and infrastructure uses are visible, the sheer scale and continuity of the high mountain-scape along the eastern side of the Crown Terrace and the river terrace escarpment landform along its western edge ensures that, for the most part, these elements remain subservient to natural landscape elements, patterns, and processes.
53. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness, despite the presence of exotic vegetation.
54. While the Crown Range Road forms a bold manmade element within the PA, the connection this development establishes and enables between the mountain setting, the inhabited Whakatipu Valley and further afield, Wanaka, adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' escarpment and mountain setting within which this development is viewed, together with its identity as a popular scenic route, also play a role. Put another way, these landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
55. The localised forestry plantings across parts of the Crown Terrace Escarpment contribute a reduced perception of naturalness in places. However, the underlying natural (and largely unmodified) rugged river terrace landform character of the area remains legible and dominant, thus ensuring these parts of the PA display at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

Memorability attributes and values:

56. The appealing and engaging views of the continuous 'wall' sequence of mountains framing the eastern side of the Whakatipu Basin from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the elevated 'farmed' river terrace landform of the Crown Terrace contributes to its memorability.
57. The more developed context of the low-lying basin appreciated within the seemingly untouched mountain- scape beyond signals the role of the PA as a gateway. This factor, along with the magnificent broader mountain setting within which it the PA is seen in many views, contribute to its memorability.
58. The dramatic closer-range views from low-lying vantage points throughout the eastern side of the basin to the rugged and large-scale escarpment which forms a bold contrast with the developed setting throughout the basin floor.
59. The distinctive landscape layering that is apparent in longer-range views where the patterning of the escarpment, stepping up to the farmed terrace and backdropped by the line of mountains (along the eastern edge of the terrace) is visible.
60. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area via the Crown Range Road.
61. The panoramic alpine landscape views afforded from ridgeline tracks.

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Transient attributes and values:

- 62. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
- 63. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.

Remoteness and wildness attributes and values:

- 64. A sense of remoteness across the mountains along the eastern side of the Crown Terrace, due to their coherent and continuous large-scale character and the limited level of built development evident.
- 65. A sense of wildness across the Crown Terrace Escarpment portion of the PA as a consequence of its continuous rugged character along with its generally 'undeveloped' and, in places, seemingly unkempt character [associated with vegetation features and patterns \(including exotic and pest plant species\)](#). The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard.
- 66. Such feelings reduce in the parts of the PA where forestry, rural living, farm dwellings and sheds and the Crown Range Road are located.

Aesthetic attributes and values:

- 67. The experience of the values identified above from a wide range of public viewpoints.
- 68. More specifically:
 - a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains backdropping the distinctive river terrace escarpment, which together frame the eastern side of the Whakatipu Basin.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The cone like peak of Mt Beetham and its distinctive roche moutonnée profile.
 - ii. The uninterrupted and muscular sequence of predominantly tussock-clad steep to more rounded mountains and ridges along the eastern side of the Crown Terrace.
 - iii. The seemingly wild escarpment landform that [forms a 'wall' along frames](#) the eastern side of the basin floor and serves as a transition between the basin floor and the predominantly working rural landscape [\(including rural living\)](#) of the Crown Terrace.
 - iv. The ever-changing play of light and weather patterns across the mountain slopes.
 - v. The confinement of visible built development within the PA to lower lying flat to gently sloping land near Glencoe Road.
 - vi. The very limited level of built modification evident through the ONL.
- 69. It is noted that control of plant pest species such as wilding pines can temporarily detract from aesthetic values.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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These various combined physical, associative, and perceptual attributes and values described above for the Eastern Whakatipu Basin PA can be summarised as follows:

70. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
71. **High associative values** relating to:
- The mana whenua associations of the area.
 - The strong shared and recognised values associated with the area.
 - The significant recreational attributes of the network of walking and biking tracks in the area.
 - The scenic values associated with Crown Range Road.
72. **High perceptual values** relating to:
- The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
 - The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arrowtown, the Whakatipu Basin, the scenic routes of the Crown Range Road and SH6, parts of the Queenstown Trail network, the Remarkables Ski Field Access Road, Coronet Peak Road, and the airport approach path, along with the area's transient values, play an important role.
 - A high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
 - A strong sense of remoteness and/or wildness across much of the PA. Such ~~attributes feelings~~ are reduced in the parts of the PA where forestry, rural living, farm dwellings and sheds and the Crown Range Road are located).

Landscape Capacity

The landscape capacity [rating](#) of the [Rural Zone](#) Eastern Whakatipu Basin PA for a range of activities is set out below. [This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.](#)

- Commercial recreational activities** — **very limited** landscape capacity for ~~small scale and low key~~ activities that ~~integrate with and complement/enhance existing recreation features;~~ are located ~~in low lying locations and folds in the landscape and to optimise the screening and/or camouflaging benefit of natural landscape elements;~~ designed to be of a ~~modest/sympathetic~~ scale, ~~that maintains rural appearance, and~~ character; integrate appreciable landscape restoration and enhancement (~~where appropriate~~); and enhance public access (~~where appropriate~~).
- Visitor accommodation and tourism related activities** — **very limited** landscape capacity for ~~activities that: are located visitor accommodation~~ in low lying locations ~~or folds in the landscape and clustered with existing buildings, that: is small, are of a modest~~ scale, and ~~that maintains has a low key~~ rural character; integrates landscape restoration and enhancement (~~where appropriate~~); and enhances public access (~~where appropriate~~). **Tourism related activities - e****Extremely limited** landscape capacity for ~~tourism-related~~ activities in ~~visually discreet~~ low-lying locations, that ~~is/are located and~~ designed to: be ~~visually-recessive, of a modest/small~~ scale ~~and have a low key,~~ ~~that maintain~~ rural character; integrate landscape restoration and enhancement (~~where appropriate~~); and enhance public access (~~where appropriate~~).
- Urban expansions** — **extremely limited or no** landscape capacity.

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- iv. **Intensive agriculture** — **extremely limited or no** landscape capacity, unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks** — **very limited** landscape capacity for earthworks ~~associated with farm tracks, existing recreational facilities, or tracks and trails for recreational use, that protect naturalness and expressiveness attributes and values, and that~~ are sympathetically designed to integrate with existing natural landform patterns. Some landscape capacity for tracks and trails that: are located and designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement (where appropriate).
- vi. **Farm buildings** — in those areas of the ONL with pastoral land uses, **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** — **extremely limited or no** landscape capacity, excepting very small-scale farm quarries.
- viii. **Transport infrastructure** — **extremely limited** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** — **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid there is 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** — **extremely limited or no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry** — **extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living** — **very limited** landscape capacity for rural living in ~~low lying locations the base of localised valleys, gullies~~ and folds in the landscape and that ~~are designed to be of a modest have a small-scale and maintain low-key~~ rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

PLANT AND ANIMAL PESTS

- A. Animal pest species include feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, and rabbits.
- B. Plant pest species include wilding conifers, sweet briar, hawthorn, buddleia, sycamore, broom and gorse.

