

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**UNDER THE** Resource Management Act 1991 ("**Act**")

**IN THE MATTER OF** of a variation to Chapter 21 Rural Zone of the Proposed Queenstown Lakes District Plan, to introduce Priority Area Landscape Schedules 21.22 and 21.23

**BETWEEN** **VARIOUS SUBMITTERS**

QUEENSTOWN ADVENTURE PARK (#189)  
OFFROAD ADVENTURES (#138)  
NZSKI (#165)  
REALNZ (#166)  
TUCKER BEACH RESIDENTS SOCIETY (#90)

**AND** **QUEENSTOWN LAKES DISTRICT COUNCIL**

Planning Authority

---

**PLANNING EVIDENCE OF BEN FARRELL**

**13 SEPTEMBER 2023**

---

## **EVIDENCE CONTENT / STRUCTURE**

1. This evidence contains and is structured as follows:

(a) **INTRODUCTION**

- (i) Qualifications and Experience
- (ii) Scope
- (iii) Expert Code of Conduct
- (iv) Key Assumptions

(b) **EVIDENCE**

- (i) The methodology and scale of the capacity ratings
- (ii) Plan Language & Architecture: Landscape Capacity Ratings should be the same as Schedule 24.8 ('Very Low', 'Low', 'Moderate', 'High', 'Very High')
- (iii) Reference to Tourism Related Activities should simply be 'resort'
- (iv) Small scale outdoor commercial recreational activities are permitted and should be provide for in all Schedules
- (v) Landscape capacity ratings for 'transport infrastructure', 'passenger lift systems', and 'Regionally Significant Infrastructure' should be distinguished or clarified
- (vi) Specific concerns and relief sought in the Kimiākau / Shotover River Schedule 21.22.3
- (vii) Specific concerns and relief sought in the Western Wakatipu Basin Schedule 21.22.12
- (viii) Specific concerns and relief sought by NZSki in relation to the Central Whakatipu Basin Schedule 21.22.15 (notwithstanding implication of the SASZ exception zone overlay)
- (ix) Specific concerns and relief sought by Realnz in relation to the Queenstown Bay and Environs Schedule 21.22.13
- (x) Specific concerns and relief sought by NZSki in relation to the Northern Remarkables Schedule 21.22.14
- (xi) Specific concerns and relief sought by Realnz in relation to the Cardrona Valley Schedule 21.22.18

(c) **APPENDICES**

- (i) Appendix 1: Relevant Qualifications and Experiences
- (ii) Appendix 2: Extract of Marion Read Evidence
- (iii) Appendix 3: Recommended Amendments

## **INTRODUCTION**

### **Qualifications and experience**

2. My full name is Ben Farrell. I am an independent planning consultant based in Queenstown. My relevant qualifications and experience are set out in Appendix 1 to this evidence. In summary I have masters level qualifications in environmental policy and planning gained from Lincoln University in Canterbury plus 20 years practical experience working across New Zealand on a range of environmental policy and planning matters. I am currently on the national board of the New Zealand Planning Institute and am the President of Te Kahui Ture Taiao / The New Zealand Resource Management Law Association.
3. I am familiar with the Queenstown Lakes District rural ONFL environment, in respect of both my capacity as a professional planner and as a resident.

### **SCOPE**

4. I have been asked by the following submitters to provide planning evidence in response to the s42A Report on this matter:
  - (a) Queenstown Adventure Park Limited (#189)
  - (b) Off Road Adventures Limited (#138)
  - (c) NZSki Limited (#165)
  - (d) Realnz Limited (#166)
  - (e) Tucker Beach Residents Society (#90)
5. These submitters are interested in the following Landscape Schedules:
  - (a) 21.22.3: Shotover River Schedule
  - (b) 21.22.12: West Wakatipu Basin Schedule
  - (c) 21.22.13: Queenstown Bay and Environs
  - (d) 21.22.14: Northern Remarkables
  - (e) 21.22.15: Central Whakatipu Basin
  - (f) 21.22.18: Cardrona Valley Schedule
6. In preparing this evidence I have read or refer to the s.32 Evaluation Documentation, s.42A Report prepared by Ms Ruth Evans and the evidence of Bridget Gilbert and Jeremy Head. I have also reviewed the submissions of the abovementioned parties and spoken to numerous planners and lawyers involved in this process for other parties.
7. My evidence draws on my experience in preparing and implementing national, regional and district planning instruments in the Otago regional

and Queenstown Lakes district context, including for example in relation to:

- (a) Preparing and project management resource consent applications and assessment of effects reports
  - (b) Preparing and implementing national directions such as the NPSFM and NPSIB
  - (c) Preparing and implementing the recent and ongoing iterations of the Otago Regional Policy Statement
  - (d) Preparing and implementing the operative and proposed QLDC district plan.
8. My evidence is focused on core issues and specific provisions of particular interest to the abovementioned submitters, generally excluding relief sought that is supported in the s42A Report (for brevity I have tried to avoid commenting on provisions where the s42A Report is supporting the relief of the above-mentioned submitters).
9. In preparing this evidence I have also had some informal discussions with planning experts and representatives of other parties.
10. My evidence focuses on identifying matters of fact and planning opinion, including in relation to the accuracy of the content of the Landscape Schedules and the efficiency and effectiveness of the consenting implications arising from the new provisions being introduced.
11. My evidence identifies various issues and promotes some options for your consideration. I opine some of the options discussed below will be as effective and more efficient for all parties involved in this matter. I have not undertaken a detailed s.32AA assessment although I consider the options will be as effective and more efficient than the notified regime. I therefore consider they will be more appropriate than the provisions notified or recommended in the s.42A Report.
12. While not always specifically referenced in my evidence below, my opinions are informed by the provisions in the Partially Operative and Proposed Otago Regional Policy Statements, which I am reasonably familiar with.

### **EXPERT CODE OF CONDUCT**

13. While this matter is not before the Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I agree to comply with to the extent that is relevant to this matter. I note:
- (a) I confirm that this evidence is within my area of expertise as an independent environmental planner.

- (b) In this matter, at this point in the variation process, I consider there is still a lot of testing of the party's position and evidence, including my own, required before I could be satisfied that my conclusions (and conclusions of others) are based on sufficient evidence.
- (c) I confirm I have not intentionally omitted to consider any material fact known to me that might alter or detract from any opinion expressed.
- (d) Also, as a full member of NZPI, I am also required to abide the NZPI Code of Ethics, which obliges me to always act in good faith and provide you with objective and impartial opinions irrespective of any duties I may hold to my clients and any sources of income.

### **KEY ASSUMPTIONS**

14. I note I have assumed the following when preparing this evidence:
- (a) There are no 'Priority Areas' outside any ONFL, except for the Upper Clutha Rural Character Landscapes. This accords with Strategic Provision 3.1B.5(e).
  - (b) The PA Schedules will set a precedent for all non-Priority Areas in the district. In this regard SO3.3.29 and the methodology in SP3.3.45 do not distinguish between PAs and non-PAs, so the terminology and methodologies used in the PA Schedules will effectively need be adopted / applied consistently to the non-PA ONF/Ls.
  - (c) The PA Schedules, as notified, cannot practically be relied upon by any persons (discussed in my evidence below).
  - (d) The methodologies applied to the PA Schedules do not take into account or apply all relevant and most up-to-date landscape assessment methodologies applicable to the district, at least in respect of cultural matters (for example *Āpiti Hono Tātai Hono: Ngā Whenua o Ngāi Tahu ki Murihiku*).
  - (e) This statement of evidence elaborates on and is intended to replace the summary I prepared on 11 September.

## EVIDENCE

**The methodology and scale of the capacity ratings** At paragraph 9.84 Ms Evans highlights that:

*"...the role of the PA schedules is to provide guidance to inform the identification and assessment of landscape values and associated capacity, at a PA landscape scale. This does not equate to an avoidance policy direction or prohibited activity status, and no rules are being altered through the variation".*

15. Then at paragraph 9.87 Ms Evans refers to Ms Gilbert saying:

*"Ms Gilbert goes on to explain that it is important that the capacity is evaluated at a high level rather than site specific level, as it is intended as guidance only. The recommended amendments to the preambles set this out, as well as specifying that site specific landscape assessments will be required for individual proposals, **and that this may identify a different capacity rating**".*  
***(my emphasis)***

16. With all due respect to Ms Evans and Ms Gilbert (and QLDC), the framework is going to be of less assistance than it could have been, because:

- (a) No proposals (resource consent applications) will be at PA scale, so the Landscape Capacity Ratings (set at a PA scale) offer no meaningful assistance to consequential consenting processes. The direction (guidance) that is provided in the Landscape Capacity Ratings is ambiguous and idle. In other words, the utility of the Landscape Capacity Ratings is questionable unless they can be relied on. If they cannot be relied on, then they do not achieve the intent of SO3.3.37(c) and SO3.3.38(c).
- (b) By providing guidance on ratings, as opposed to actual ratings, the framework does not achieve its primary purpose of implementing SO3.3.37(c) and SO3.3.38(c).
- (c) Moreover, the failure of the Landscape Capacity Ratings to provide meaningful assistance will create unreasonable and unnecessarily high financial costs and uncertainties on parties wanting to understand or debate what Landscape Capacity actually means for a property – this applies to numerous people including existing landowners/ratepayers (as land users/developers and as neighbors); future landowners (people wanting to purchase property); consenting authorities and decision-makers; and interested parties.

17. By introducing a description of the respective landscape values in the ONF/L Landscape Schedules the variation is an attempt at providing a finer

grain policy framework for the Priority Areas (which I endorse), so that the specific important section 6 (b) or 7 (c) values to be protected from inappropriate subdivision use and development are identified. However, in my view the landscape capacity ratings do not adequately identify:

- (a) the environmental bottom lines (those landscape qualities and characteristics) which should be maintained or enhanced; or
  - (b) appropriate opportunities for subdivision, land use and development
18. Because it fails to identify these at a finer scale, the proposed policy framework remains unreasonably tipped against appropriate subdivision, use and development opportunities in ONFLs.
19. Assuming a more detailed, fine grained assessment will not be undertaken to provide the basis for more reliable Landscape Capacity Ratings, to improve plan administration, reduce uncertainty and enable more appropriate management of the effects of subdivision, use and development on the landscape, I consider

the Landscape Capacity Ratings and associated commentary need to be amended confirming very clearly the high-level nature of the capacity assessment and that they are not precise or absolute, so that they do not suggest or imply that there is very limited to no landscape capacity for new land uses.

**Plan Language & Architecture: Landscape Capacity Ratings should be the same as Schedule 24.8 ('Very Low', 'Low', 'Moderate', 'High', 'Very High')**

20. Landscape Capacity is defined in s3.1B.5(b) of the PDP. This definition applies to Landscape Capacity Ratings already established in Schedule 24.8 as well as Landscape Capacity Ratings introduced through this PA variation.
21. The variation unhelpfully introduces verbose landscape capacity rating terms that are not the same as (or clearly consistent with) that already applied in Schedule 24.8. The terminology is also not consistent with SP 3.3.31 which refers to avoiding adverse effects when there is "little capacity to absorb change". Considerable time and effort have already been taken to establish landscape capacity ratings, with support of the Court.
22. There is no sound planning rationale for the PA Landscape Schedules to employ new terminology that is inconsistent with terminology used in Schedule 24.8, which has been accepted by the Environment Court through the Topic 30 appeal on the WBRAZ provisions.
23. The landscape capacity ratings should apply terminology already applied in the PDP framework, namely that used in Schedule 24.8. This being employment of the terms: '**Very Low**', '**Low**', '**Moderate**', '**High**', '**Very High**'. I understand this would result in replacing the ratings generally as follows for each Landscape Schedule:

- (a) Replace *Some* with *High*
  - (b) Replace *Limited* with *Moderate*
  - (c) Replace *Very Limited* with *Low*
  - (d) Replace *Very limited to no* with *Low to very low*
  - (e) Replace *No* with *Very low*, except where there is no contest about landscape capacity (for example 'no' landscape capacity for resorts, urban expansion, intensive agriculture, farm buildings, and forestry in the Queenstown Bay & Environs ONL)
24. I also consider that as the assessment leading to the recommended capacity ratings has turned out to be at a high level, there is no justification for the capacity ratings to read as absolute. In this context the "no" capacity rating is particularly inappropriate.
25. I acknowledge some amendments to the descriptions for each of these ratings may be required. I understand other expert witnesses are going to propose such wording, which I intend to consider and reflect on.

**Reference to Tourism Related Activities should simply be 'resort'**

26. Ms Evans (at pars 10.9-10.11 of the s42A Report) suggests that reference to 'tourism related activities' is intended have the same meaning as 'resort', noting that 'tourism related activities' are not defined in Chapter 2<sup>1</sup>.
27. If the intention is to refer to 'resort' activities, then it makes no sense at all to refer to 'Tourism Related Activities' in the Landscape Schedules and all references to 'Tourism Related Activities' should simply be replaced with 'resort'. Otherwise, it is very confusing for plan users, particularly those who undertake tourism related activities that are not resorts (of which there are many). I also note that the more common understanding of the term "Tourism Related Activities" are the activities themselves – skiing, boat rides, guided use of trails etc. These commercial recreation activities are permitted to a certain scale<sup>2</sup> depending on their nature and scale, so clearly many PA will have capacity for these type of activities to continue.
28. For completeness, the PDP defines 'resort' as follows:
- Resort:** Means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.
29. I observe there is no scale element/metric within the definition of resort. Millbrook is probably the district's largest resort. However, very small

---

<sup>1</sup> As an aside, in Stage 1 of the PDP process Realnz requested that QLDC introduce a definition of "Tourism Activity" in the PDP. I provided planning evidence in support of this relief. However, this request was not accepted by QLDC.

<sup>2</sup> Rule 21.4.13

resorts can be contemplated (i.e. two or more timeshare units/lodgings with shared facilities on a single rural site). This matter of scale is relevant when considering landscape capacity ratings for the Rural Zone.

**Small scale outdoor commercial recreational activities are permitted and should be provide for in all Schedules**

30. Commercial recreation is a permitted activity throughout all the PA, and there are commercial recreation activities operating in this PA that do not appear to have been acknowledged in the PA landscape value descriptions. For example:
- (a) Rule 21.4.13 combined with Standard 21.9.2 permit commercial outdoor recreation on land for groups of up to 15 people at a time, and there is no evidential basis to limit other (or all) commercial recreation to 'small scale and low key'. Limiting new commercial recreation to 'small scale and low-key' risks unreasonably and unjustifiably limiting new commercial recreation activities to the nature and scale of the permitted baseline rather than allowing consideration of potentially appropriate commercial recreation activities that exceed the permitted activity standards.
  - (b) Queenstown Adventure Park, as an example, has long held and continues to hold resource consent to operate numerous commercial recreation activities on its land above Gorge Road. Staff accommodation has also previously been approved for the property. The land is currently leased by third parties and continues to be actively used for a variety of commercial outdoor recreation. These uses, for example, do not appear to have been acknowledged in the Western Wakatipu Basin Landscape Schedule (discussed below).
  - (c) The existing commercial recreation (including Queenstown Rafting) and urban (in character) business activities operating at the Morning Star Reserve do not appear to have been suitably identified and provided for in the PA schedule.

**Landscape capacity ratings for 'transport infrastructure', 'passenger lift systems', and 'Regionally Significant Infrastructure' should be distinguished or clarified**

31. Consideration should be given to distinguishing / clarifying the respective landscape capacity of 'passenger lift systems', and transport infrastructure associated with Ski Areas, because these are both 'transport infrastructure' and 'Regionally Significant Infrastructure' (at least as defined and employed in the NPSIB and NPSFM, irrespective of the definition in the proposed RPS that is currently subject to challenge).
32. The landscape schedules affecting access to ski areas (Central Whakatipu, Northern Remarkables, and Cardrona) should recognise and provide for Transport Infrastructure including Passenger Lift Systems associated with

the existing Ski Areas respectively (including infrastructure within and outside but connected to the existing Ski Areas).

33. Transport Infrastructure, by definition in the PDP, includes Passenger Lift Systems (including Gondolas). Therefore, the Landscape Schedules need to distinguish/clarify Transport Infrastructure from Passenger Lift Systems if different landscape capacity ratings are intended respectively.
34. It is unclear to me how and why gondolas should be located and designed to be recessive in the landscape. Passenger lift systems by their very nature cannot always be located such that they are located and designed to be recessive in the landscape. The Court has recognised that it may not be practicable to avoid effects on landscape values and found appropriate language for providing for Passenger Lift Systems outside the SASZ, through policy 21.2.6.4 as follows:
- a. Provide for non-road forms of access to the Ski Area Sub-Zones, by way of passenger lift systems, terminal buildings and stations for passenger lift systems, and ancillary structures and facilities: in locations where there is landscape capacity for that activity (which could include locations where buildings or structures will not be reasonably difficult to see from beyond the boundary of the site in question, in which case Policy 6.3.3.1(b) does not apply); and
  - b. in a manner that protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes by:
    - i. avoiding adverse effects on landscape values; and
    - ii. if avoidance is not practicable due to either the functional or operational needs of the activity, remedying or mitigating any adverse effects.
35. The Landscape Schedules do not need, and should not, apply to exception zones. The PDP framework for managing exception zones is settled (as far as I understand) and landscape capacity should simply reflect the nature and scale of activities and development that is already provided for in these special zones. There is no discernible benefit in drafting the landscape schedules so that they identify the landscape values within each exception zone. On the contrary, there are risks and costs through litigating or relitigating matters that have already been traversed and dealt with in earlier stages of this PDP process.
36. Similarly, it should be made clear that the Schedules should not be applied to resource consent applications in exception zones.

### **Specific concerns and relief sought in the Kimiākau / Shotover River Schedule 21.22.3**

Urban expansion, visitor accommodation and tourism related activities, commercial recreation activities

37. The existing commercial recreation (including rafting) and urban (in character) business activities operating at the Morning Star Reserve were not suitably identified and provided for in the PA Schedule. This has been rectified to some extent in the recommended amendments in the s42A Report (namely paragraphs 19 and 36A) except that the landscape capacity ratings do not appear to adequately recognise or provide for further development of the land within and around the Morning Star Reserve Area.
38. Recall Stage 1 of the PDP process where, in stream 13 (Queenstown Mapping), QLDCs own expert landscape evidence supported this area of land to be rezoned from Rural General to Rural Visitor Zone, from a landscape perspective, concluding at par 9.12:

*“The larger area of land is reasonably discrete. It is enclosed to the south by the Arthurs Point Road, to the east by a high terrace escarpment and to the west by the Shotover River. To the north the area tapers to a point being enclosed by a steep escarpment descending to the river. The lower portion of the site is the location of a number of buildings associated with the Department of Conservation and the Shotover Jet tourism operation. While the further development of the site in the terms of either the RVZ or the LDR could be considered to have an adverse effect on the visual amenity of the residents of dwellings to the west, in terms of the overall outlook from this side of the river the effect would be small. It is my opinion that the rezoning of this land to either Rural Visitor Zone (RVZ) or Low Density Residential (LDR) would have little adverse impact on the broader landscape.”*

### **Specific concerns and relief sought in the Western Wakatipu Basin Schedule 21.22.12**

#### Rural Living

39. There are many areas where new rural living within this PA will not be appropriate and some discrete locations within this PA where new rural living may be appropriate.
40. The s42A Report is recommending changing the landscape capacity rating for Rural living activities in the West Wakatipu Basin Schedule 21.22.12, from 'no landscape capacity' to the following:

**Rural living – Very limited to no landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).**

41. The qualifier "*Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate)*" is unhelpful because it cannot be relied on (i.e. it uses the term 'likely to be', which just creates unnecessarily ambiguity when applied in practice).
42. Bearing in mind there is low to very low capacity for additional rural living opportunities within the rural amenity zone (i.e. outside ONF/L) it would be prudent to set a landscape capacity rating as very low and for more detailed assessment work to be undertaken to identify actual locations where new rural living activities may be appropriate.

#### Visitor accommodation and Resorts

43. There is capacity for visitor accommodation and tourism related activities (including resort) within the PA outside (in addition) to the limited area identified in the S42A Report (including being limited to existing dwellings and consented platforms).
44. For example, having inspected the site and taken informal advice from local landscape architects (who have also visited the site) I am sure there is landscape capacity on the land owned by Queenstown Adventure Park. The site is an elevated feature to the east of Bowen Peak and west of Gorge Rd. While there are south facing aspects of the site visible from Queenstown there are also numerous ridges, gullies and plateaus with areas (pockets of land) that includes a relatively flat plateau offering unique views towards Queenstown and the Arthur's Point area, and in some locations even views of the Remarkables over Queenstown Hill.
45. While there are some obvious development constraints (i.e. some steep topography and potential natural hazard risks), the site is accessible and much of the site is clad in wilding conifers that presumably will need to be removed at some point in the future (and possibly requiring the existing track network to be upgraded). Irrespective of the wilding conifers, there should be capacity for some built development, for example that is undertaken in a recessive and naturally subservient form on the plateau in the upper portions of the site. I doubt such development would be visible from Queenstown or Arthur's Point. There is also potential for parts of the site to absorb significant urban-type development in the form of densely clustered buildings arranged around central access in parts of the site which are less sensitive.

**Specific concerns and relief sought by NZSki in relation to the Central Whakatipu Basin Schedule 21.22.15 (notwithstanding implication of the SASZ exception zone overlay)**

46. This schedule should be amended in response to the submission by NZSki, for example to:
- (a) Clarify that night lighting of the Coronet Peak ski area occurs outside winter months.
  - (b) Recognise and provide for the landscape capacity for visitor accommodation and resort activity at Coronet Peak, acknowledging that visitor accommodation already occurs at Coronet Peak and resort development would not have any discernible landscape impact – because it would simply be a change in use and not much actual development required.

**Specific concerns and relief sought by Realnz in relation to the Queenstown Bay and Environs Schedule 21.22.13**

47. I recommend amending the landscape capacity ratings to recognise and provide landscape capacity for earthworks associated with outdoor recreation and the TSS Earnslaw.
48. Also, while it is not sought by Realnz, I observe there is already rural living within this ONL PA (at the Queenstown Golf Club). Accordingly, it is unreasonable for the Schedule to suggest that there is no landscape capacity for rural living (i.e. adding another small residential flat or building next to the existing residential activity is not going to have a discernable or material effect on the ONL values).

**Specific concerns and relief sought by NZSki in relation to the Northern Remarkables Schedule 21.22.14(notwithstanding implication of the SASZ exception zone overlay)**

49. NZSki are concerned Schedule 21.22.15 does not accurately reflect existing landscape values, and I support further refinement of the schedule as per the attached track changes giving effect to the NZSki submission. I note:
- (a) NZS sought to amend paragraph 9 to refer simply to ‘various tarns’ rather than ‘The series of small tarns in the vicinity of the Remarkables Ski Area’, on the basis there are more tarns in the ONL PA than simply those in the vicinity of the Remarkables Ski Area. I assume there are more tarns in the PA than only those in the vicinity of the Remarkables Ski Area.
  - (b) NZS sought to amend paragraph 16 to recognise that there is communication infrastructure located on exposed ridgelines that are outside the SASZ. As an example, there is a radio communications repeater near double cone. I understand the repeater is operated by Queenstown Radio Services. In my experience the repeater can be visible ‘to the naked eye’ on

certain lighting conditions (i.e. the repeater can stand out due to reflecting the sun's light).

- (c) NZS sought to amend paragraph 34 to include reference to 'education', 'conferences', and 'filming' activities in addition to art and photography. These activities occur in the SASZ because the location attracts such interest. I see no reason why the important shared and recognised values should be limited to 'art' and 'photography'.
- (d) Earthworks should be provided for within the SASZ. Earthworks within SASZs are permitted activities and are an established and anticipated activity specifically provided for under the PDP. Moreover, earthworks associated with the ongoing development and use of SASZs should not have to be assessed to ensure that it is undertaken in a way that 'protects naturalness and expressiveness attributes and values', as this may not always be achievable at a localized (site specific) scale. Rather, the SASZ is a relatively small portion of the much larger ONL and it is unlikely that any practicable extent of earthworks is not going to protect the naturalness and expressiveness attributes and values of the broader ONL.
- (e) It is unclear how the base building within the SASZ is recognised and provided for in the Schedule. In my opinion it is relevant and appropriate for the schedule to recognise and provide for the landscape values associated with the use of this building, for a range of purposes not just commercial recreation (there is no landscape reason for limiting the use of this building).

**Specific concerns and relief sought by Realnz in relation to the Cardrona Valley Schedule 21.22.18 (notwithstanding implication of the SASZ exception zone overlay)**

- 50. Some tweaking of the provisions is appropriate to recognise and clarify that:
  - (a) the Cardrona Alpine Resort includes the Soho Basin area;
  - (b) commercial recreation and transport infrastructure and activities undertaken as part of the Cardrona Alpine Resort extend beyond (outside) the SASZ boundaries;

**Ben Farrell**  
**13 September 2023**

## **APPENDIX ONE**

### **EXPERT QUALIFICATIONS AND EXPERIENCES**

- 1 My full name is Ben Farrell. I am an Independent Planning Consultant based in Queenstown, practising throughout New Zealand. I am an owner and director of Cue Environmental Limited, a company that provides independent planning services across New Zealand. Over the last 25 years I have been heavily involved in New Zealand's environmental and resource management sector. I have masters level qualifications in environmental policy and planning gained from Lincoln University, plus more than 20 years practical experience working across New Zealand on a range of environmental policy and planning matters.
- 2 I studied planning, parks, recreation, tourism and resource management at Lincoln University from 1999 to 2003 graduating with a Bachelor of Resource Studies and a Master of Environmental Policy. During my studies I was employed by Auckland Regional Council, Greater Wellington Regional Council, and Connell Wagner Limited (in Christchurch). Since graduating, I have been employed as a planner by Upper Hutt City Council (2004), Boffa Miskell Limited (Wellington 2005-2010), Andrew Stewart Limited (Wellington and Invercargill 2013-2015), Southland Regional Council (2014-2015), and JEA (Queenstown 2015-2018). During 2010-2013 I was a self-employed planning consultant, working primarily for the New Zealand Wind Energy Association as a Senior Planner working on national directions and most of New Zealand's resource management plans and as project manager for developing Development Guidelines for the wind energy sector. I am a shared owner and sole director of Cue Environmental Limited, a private company I established in 2018.
- 3 Since 2002, I have provided strategic and statutory planning advice on a wide variety of resource management projects for a wide variety of clients or government employers. My experience in the preparation of Regional Policy Statements and the implementation of regional and district plans in Otago over the last ten years or so (I note in 2013 ORC offered me employment to help lead the preparation of the regional policy statement review process). Much of my work over the last decade has been involved in the Environment Court in respect of appeals associated with resource management policies and plans dealing with environmental matters of national importance on behalf of parties including: renewable electricity generation companies and the Blueskin Community Resilient Trust; Fish and Game; the Royal Forest and Bird Protection Society; Department of Conservation; numerous private landowners and property developers; and various tourism companies.

- 4 Since 2013 I have provide independent planning services in respect of:
- (a) Preparing numerous submissions and planning evidence for a variety of parties on almost all stages and aspects of the QLDC Proposed District Plan, and the proposed Otago Regional Policy Statements.
  - (b) Preparing numerous resource consent applications for subdivision, water and land use proposals in the QLDC District, including within ONLs.
  - (c) For the Southland Regional Council I prepared s42A Reports for the Proposed Southland Regional Policy Statement, and I led the preparation of the Draft Regional Water Plan for Southland 2015.
  - (d) For the Royal New Zealand Forest & Bird Protection Society and Southland Fish and Game I provided expert planning evidence in the Environment Court Appeal processes for the Southland Regional Water and Land Plan.
  - (e) For QLDC I helped prepare a 3 Waters Consenting Strategy.
  - (f) For Fish and Game, I provided expert planning services in relation to Otago Regional Water Plan Change 7 and the numerous iterations of the Proposed Otago Regional Policy Statement.
  - (g) For the Department of Conservation I have provided expert planning services in relation to appeals on water permits, submissions in respect of proposed irrigation schemes, and reconsenting of the Goldfields Mining Centre.
  - (h) For Save Wanaka I provided expert planning services in respect of the Environment Court process for the Wanaka Watersports Facility (which dealt with scale of ONL landscape effects and assessments).
  - (i) For the Queenstown Country Club I provided planning and project management services for securing the necessary 'planning approvals' for the Queenstown Country Club along the Ladies Mile.
  - (j) For numerous parties I have also provided discrete expert planning advice to central government and other agencies and business in relation to specific aspects of the NESFM, NPSFM and NPSIB provisions.
- 5 My experience has also included the following to varying degrees:
- (a) The preparation of best practice development standards/guidelines in relation to resource management issues. I note I have applied experience with the management of ONF/Ls, including preparation of best practice guidelines in this field (for the New Zealand Wind Energy Association). Also, while working at Boffa Miskell Limited I assisted and

in some cases, project managed various environmental projects that included landscape assessment as a component.

- (b) Preparation and implementation of National Policy Statements, seven regional policy statements, two unitary plans, and 21 district/regional plans; and
  - (c) Preparation and assessment of numerous resource consent applications, notices of requirements, and Assessments of Effects on the Environment reports for a range of projects and applicants.
- 6 In addition to my qualifications and experiences as a planner:
- (a) I am a full member of the New Zealand Planning Institute (NZPI). I was on NZPIs Wellington regional branch committee from 2004-2013, chairman of that branch in 2010-2011, and sat on the Central Otago Branch committee between 2015-2018. I sat on the editorial panel of NZPIs journal (Planning Quarterly) from 2010-2023. I am currently a national board member of NZPI and from 2021-2023 was co-chair of its Resource Management Advisory Group overseeing NZPIs involvement in and response to the resource management system reform process.
  - (b) I currently sit on the Central Otago Resource Management Law Association (RMLA) committee and am the President of the national RMLA committee.
  - (c) I have assisted numerous organisations with strategic and operational planning matters, for example assisting the Wakatipu Reforestation Trust renew its Strategic Plan, prepare a Strategic Plan for the Plimmerton Boating Club, project managed the preparation of a Built Heritage Study for the Orongorongo Club, and provided planning services in respect of the Great Harbour Way Feasibility Study.
- 7 On behalf of the RMLA and NZPI I have and continue to be reasonably heavily involved in providing practitioner expertise to Central Government in respect of the resource management reform and national directions.
- 8 Through my academic, professional, and personal qualifications and experiences I have *some* familiarity with mātauranga Māori, *some* applied understanding of resource management issues of particular concern to Ngāi Tahu ki Murihiku and Kāi Tahu ki Otago, including the application of the Principles of the Treaty of Waitangi and the Principles of te Tiriti o Waitangi, and *some* understanding of tikanga.
- 9 I am familiar with the Queenstown Lakes District. I have resided here since 2015 (since shifting up from Invercargill) and have actively visited numerous locations within the Districts ONF/L environment.

**APPENDIX TWO**

**EXTRACT FROM MS READ LANDSCAPE EVIDENCE FOR QLDC (PDP STAGE 1)**

~~contain the development on the platform to the north of the river.-----~~

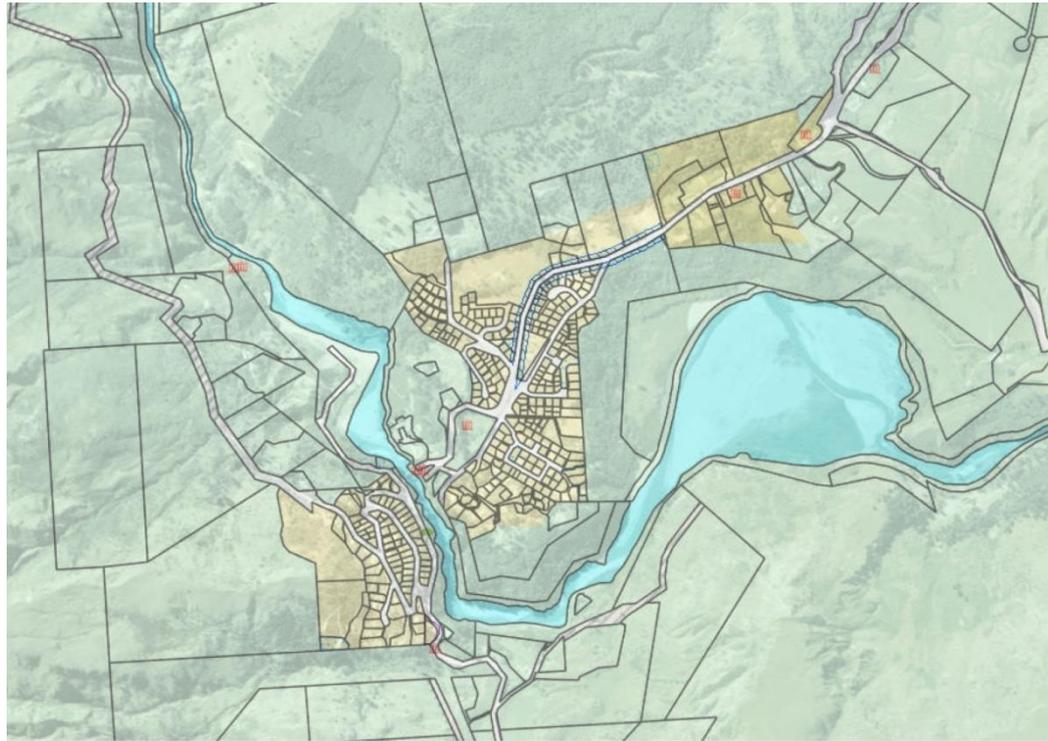


Figure 8: Aerial photograph of the Arthurs Point area with ODP zoning indicated. Pale yellow is LDR, darker yellow is RVZ and green is Rural General

**9.8** In the following section I will address the submissions in groupings made by their proximity to one another.

#### **Submissions 349 and 716**

**9.9** These submissions relate to an area of river terraces that step down from the platform described above to the Shotover River to the west. The highest of these terraces are zoned for LDR development in the PDP and are the location of the Morning Star Terraces subdivision. The land falls steeply from this terrace to another before dropping again to the river below. This upper terrace is vegetated largely by grasses with exotic trees and some exotic weeds present. The lower slopes are the location of the Department of Conservation offices, two residential dwelling sites, and the Shotover Jet service and public buildings.

**9.10** Submission **716** requests that all of the area indicated in the following image be rezoned Rural Visitor Zone. This area is primarily Crown Land managed by the Department of Conservation but encompasses

two areas of privately owned land, Sec 133 Block XIX Shotover SD and Lots 1 and 2 DP 25724. This comprises a total area of 10.2ha.

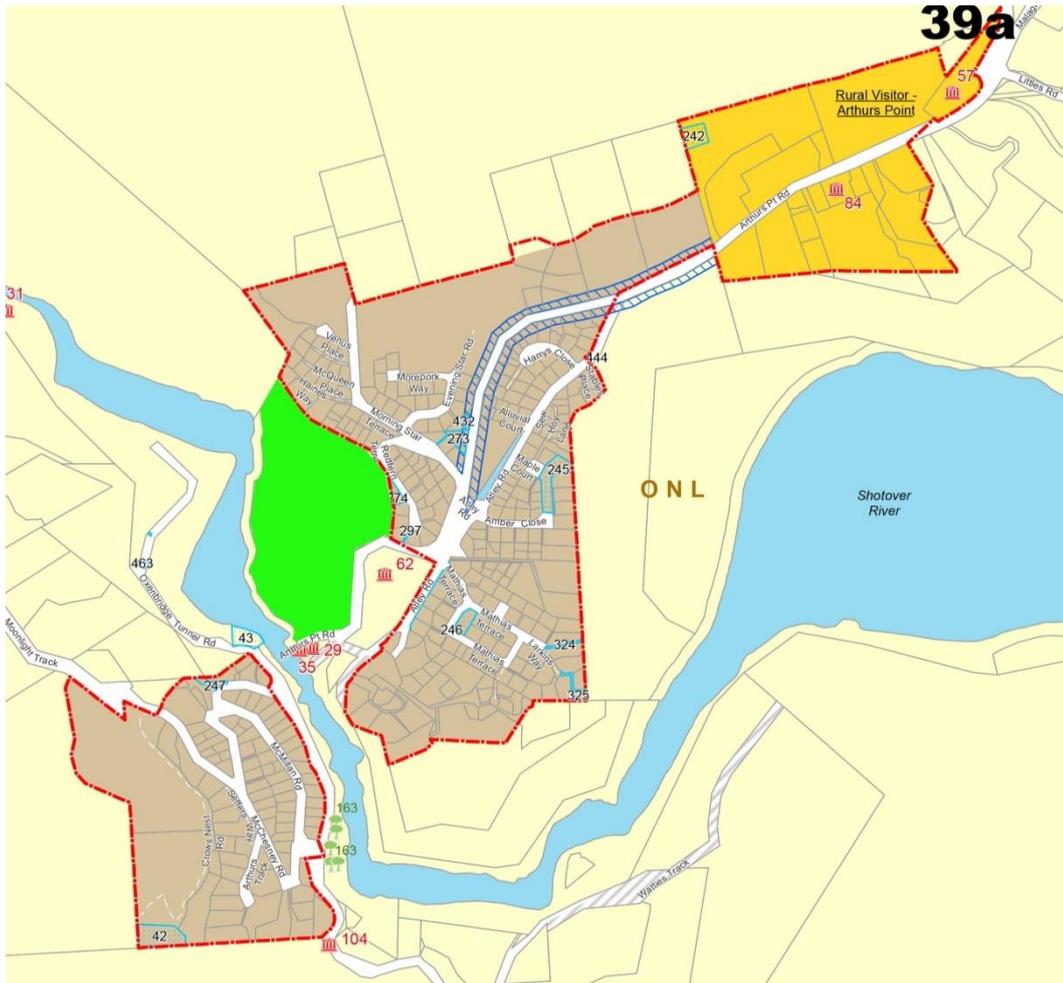


Figure 9: Extract from PDP planning map 39a showing area subject to submission 716 in green.

- 9.11** Submission **349** requests that all of Lots 1 and 2 DP 25724 be rezoned LDR. This comprises an area of 0.6ha which is subsumed by the larger area which is the focus of Submission **716** and which is also identified on the image below.



## APPENDIX THREE

### RECOMMENDED AMENDMENTS

**Key to track changes:**

Black track changes (underlined or ~~strike through~~) are amendments recommended in the s42A Report as at 11.08.23

Red track changes (underlined or ~~strike through~~) are further amendments recommended by Ben Farrell as at 13.09.23

## 21.22.3 PA ONF/L Kimiākau (Shotover River): Schedule of Landscape Values

### General Description of the Area

Kimiākau (Shotover River) PA ONF/L is takes in the river corridor and context winding broadly southwards from west of Mount Dewar, through Arthurs Point, around Tucker Beach to the confluence with the Kawarau River. The PA ONF includes the lower reaches of Moonlight Creek to the west of Mount Dewar.

In the vicinity of the Shotover Loop, the ONF portion of the PA corresponds to the gorge. The elevated land to the north, that includes a roche moutonnée knoll, corresponds to ONL, with the distinction between the ONL and ONF coinciding with the transition from the steep escarpment of the gorge to the less steep slopes of the knoll.

The mapped PA ONF includes the upper edges of the landforms framing the river corridor. This takes in the gravel beds and river floodplains to the west of Arthurs Point and at Big Beach (south of Arthurs Point), Tucker Beach and the Kawarau confluence. It also includes the steep hill slopes bordering Piano Terrace and the western end of the Shotover Canyon Track to the west of Mount Dewar.

### Physical Attributes and Values

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

### Important landforms and land types:

1. Steep escarpments, scarps, roche moutonnée knoll, gorges/canyons, bluffs and river cliffs, where glacial and alluvial processes have eroded underlying schist.
2. Alluvial floodplains and terraces, dynamic river braids and gravel shoals at bends in the course of the river to the west of Arthurs Point and at Big Beach, Tucker Beach and the confluence with the Kawarau River.
3. The overall transition along the course of the river from a predominantly narrow and steeply incised corridor (interspersed with alluvial flats and gravel beds at river bends) upriver (north) of Tucker Beach to a more consistently broad and open riverbed and valley at the confluence with the Kawarau.
4. In places, the seamless merger of the riverbanks with the flanking large-scale mountain landforms of Ferry Hill, Sugar Loaf, Bowen Peak and Mount Dewar.

### Important hydrological features:

5. The Kimiākau (Shotover River), in particular the following features and attributes:
  - a. Waterbody with a gravel and schist bed.
  - b. The fast-flowing waters with numerous rapids.
  - c. Emerald green colouring. Clarity of the waters in the vicinity of the gorge.

### Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of grey shrubland, especially within the gorged sections upstream of Tucker Beach and upstream of Arthurs Point and on adjacent hillslopes.

**Commented [BG1]:** OS 207.2 QLDC.

Amended PA Schedule title (ONF/L rather than ONF) to reflect the Decision of the Arthurs Point Hearing Commission (dated 8 June 2023). NB same amendment in Schedule header.

Text amendments in the General Description are recommended to assist an understanding of the ONF and ONL portions of the PA as a consequence of the Arthurs Point Hearing Commission Decision (dated 8 June 2023).

**Commented [BG2]:** Consequential change following the more detailed landscape information presented at the Arthurs Point hearing.

**Commented [BG3]:** OS 59.2 Anna Hutchinson Family Trust.

- b. Remnant pockets of mountain beech in the gorge upstream of Arthurs Point.
  - c. Cushion vegetation associated with stable areas of riverbed at Tucker Beach and Big Beach.
  - d. A large regionally significant wetland known as the Shotover River Confluence Swamp by the lower braided section near the Kawarau River confluence. The wetland features a mosaic of sedgeland, rushland and willow.
7. Other distinctive vegetation types include:
- a. The almost continuous patterning of willows and poplars along the riverbanks.
8. The rocky gorges and associated beech forest and grey shrubland provide habitat for New Zealand falcon and other native birds including bellbird, South Island tomtit, grey warbler, fantail and silveryeye.
9. The river and adjoining stable areas of riverbed provide suitable feeding and nesting habitat for the nationally threatened black-fronted tern (*Chilidonias albertiatus*) (Nationally endangered), black billed gull (*Larus bulleri*) (Nationally critical) and the banded dotterel (*Charadrius bicinctus*) (Nationally vulnerable).
10. Habitat for trout and salmon.
11. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
12. Plant pest species include wilding conifers, sycamore, elderberry, buddleia, hawthorn, sweet briar, broom and gorse. Large areas of stable riverbed being colonised by buddleia.

Commented [BG4]: Typographical correction.

#### Important land-use patterns and features:

13. A very limited number of rural living dwellings on the intermediate ledges framing the river corridor, with two located near the southern end of Domain Road, three scattered across the elevated ledges to the northwest of the Edith Cavell Bridge, two located on the elevated terraces to the northeast of the Edith Cavell Bridge, one located on the elevated terrace southeast of Edith Cavell Bridge and one opposite Big Beach. The very limited number of dwellings and/or their discreet location (with the latter factor not applying to all of the existing dwellings) are important factors in the appropriateness of these elements within the river corridor.
14. The Lower Shotover / Kimiākau Trail along the true left bank of the river linking between Littles Road and Domain Road and parts of the Countryside Trail and Twin Rivers Trail and the southern end of the PA ONF. All of the trails are part of the Queenstown Trail network.
15. The network of relatively short tracks along the river, to the north and south of Arthurs Point.
16. The western end of the Shotover Canyon Track (north of Arthurs Point).
17. An almost continuous patterning of 'conservation' focused land along Kimiākau and the Moonlight Creek (comprising Stewardship Area, DoC marginal strip or Council Reserve). Noteworthy publicly accessible reserve areas are located at Tucker Beach and the river terraces north of Arthurs Point.
18. The Urban Growth Boundary (UGB) associated with Arthurs Point adjoins either side of the river PA ONF.
19. Infrastructure is evident within the corridor and includes: pipelines at the Old Shotover Bridge; a transmission corridor – the Cromwell-Frankton A 110KV overhead transmission line that forms part of the National Grid and gravel extraction is located near the confluence with the Kawarau; informal gravel trails and vehicular tracks; fencing; and two Aurora distribution lines (one crossing the river at Tucker Beach, and the other running along the corridor roughly between Tucker Beach and Big Beach); the Queenstown Airport runway and Runway End Safety Area (RESA) located at the southern end of the PA; Morningstar Reserve area comprising a range of and industrial commercial activities and facilities area beneath the Edith Cavell Bridge including Shotover Jet and Queenstown Rafting tourism operations, Canyon-Brewing

Commented [BG5]: OS 106.1 RD & EM Anderson Family Trust.

Commented [BG6]: OS 59.6 Anna Hutchinson Family Trust.

Commented [BG7]: OS 70.11 Transpower New Zealand Limited.

Commented [BG8]: OS 70.11 Transpower New Zealand Limited.

Commented [BG9]: OS 86.5 Melissa Brook.

and carparking area, as well as the Shotover Canyon Swing which has a steel cable line that crosses the river and is located north of the Edith Cavell bridge. A bridge is planned to be built in the future to cross the Shotover River at Tuckers Beach Reserve as part of the Queenstown Trail.

**Commented [BG10]:** Typographical correction.

**Commented [BG11]:** OS 166.9 RealNZ Limited.

20. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character and/or proximity include: the Queenstown Wastewater Treatment Plant, the urban area of Quail Rise on the eastern side of Ferry Hill; the scattering of rural living properties throughout Tucker Beach rural living area, along the top of the cliffs adjacent Domain Road, Littles Road and Fitzpatrick Road; and throughout the river terraces adjacent Littles Stream.

**Commented [BG12]:** OS 59.6 Anna Hutchinson Family Trust.  
OS 59.13 Anna Hutchinson Family Trust.

21. State Highway 6 which crosses the river at the southern end of the PA.
22. Gorge Road which crosses the river at Arthurs Point (via the Edith Cavell Bridge).
23. The very popular commercial jet boat and rafting operations at the southern end of the ONF and the area north and south of the Edith Cavell Bridge.

**Commented [BG13]:** OS 166.10 RealNZ Limited.

#### Important archaeological and heritage features and their locations:

24. Edith Cavell Bridge at Arthurs Point (District Plan reference 35, archaeological site E41/300).
25. The Thomas Arthurs Monument, beside Edith Cavell Bridge, Arthurs Point (District Plan reference 29).
26. The steam tractor beside the Oxenbridge Tunnel near Arthurs Point (true right bank; District Plan reference 31).
27. The house and sleepout, Paddy Mathias Place Arthurs Point Road (true left bank, District Plan reference 62).
28. The Old Shotover River Bridge (District Plan reference 222).
29. The Oxenbridge Mining Tunnel near Arthurs Point (true right bank). The 170m tunnel was part of a failed mining scheme by the Oxenbridge brothers, attempting to divert water from the river to recover gold from the riverbed. Today it is used by rafters and kayakers (HNZPT List Number 5607; archaeological site E41/94).
30. Sew Hoy's Big Beach Claim Historic Area (at Big Beach; HNZPT List Number 7545).
31. A protected Poplar near Arthurs Point (true right bank; District Plan reference 163).
32. Old Shotover Bridge Stone Causeway (archaeological site F41/790).
33. Kawarau Diversion Syndicate Project features (dredge and diversion tunnel, archaeological site E41/255).
34. Stone abutment of 1862 bridge (archaeological site E41/301).
35. Prince Arthur Dredge (archaeological site E41/95).
36. Various inter-related complexes of gold sluicings, tailings, water races, and associated domestic sites along the riverbanks (for example, archaeological sites E41/247, E41/243, and F41/766).

36A. Shotover Jet and Queenstown Rafting Operations (Queenstown's first commercial jet boating and rafting operations).

**Commented [BG14]:** OS 166.11 RealNZ Limited.

#### Important mana whenua features and their locations:

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

38. The ONF is mapped as wāhi tūpuna Kimiākau (Shotover River), part of the extensive networks of mahika kai (food & resource gathering) and traditional travel routes in this area.
39. A contemporary nohoaka (camping site to support traditional mahika kai activities provided as redress under the Ngāi Tahu Claims Settlements Act 1998) is located at Tucker Beach.
40. The confluence of the Kimiākau and the Kawerau is known as Puahuru.

### Associative Attributes and Values

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

### Mana whenua associations and experience:

41. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
42. For generations, mana whenua traversed these catchments gathering kai and other resources.
43. The mana whenua values associated with this ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

### Important historic attributes and values:

44. Gold mining in and alongside the river, which is reputed to have been one of the richest gold bearing rivers in the world.
45. The naming of the river which was coined by William Gilbert Rees after his business partner, George Gammie's English estate, Shotover Park. The river had been previously called Tummel by two Scottish pioneers named Donald Angus Cameron and Angus Alphonse Macdonald who had passed through the area before Rees arrived. It was also referred to as the Overshot by the early goldminers, but it was the name Shotover that stuck.
46. The scattering of various historic features (including the Old Ferry Hotel on Spence Road), especially bridges and bridge sites, along and adjacent the PA ONF, which collectively tell the story of the early European history of the area.

Commented [BG15]: OS 59.15 Anna Hutchinson Family Trust.

### Important shared and recognised attributes and values:

47. The descriptions and photographs of the area in tourism publications.
48. The popularity of Kimiākau (Shotover River) as an inspiration/subject for art, photography, postage stamps and books. Also as a wedding venue.
49. The identity of the river as an important natural and historic landscape context for Arthurs Point, Tucker Beach, Quail Rise, and the various rural living areas along its margins.
50. The popularity of the recreational 'features' listed below and their general ease of accessibility.
51. The importance of the natural heritage area to the local community as evidenced by the efforts of local community groups (eg e.g. APCA and KAPOW) to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.

Commented [BG16]: Typographical correction.

### Important recreation attributes and values:

52. Gold panning on the river; walking (including dog walking), running and cycling the trail alongside the river (including footbridges); jetboating, rafting, paddleboarding and kayaking on the river, particularly through the Shotover gorge/canyon section; swimming in the river; picnicking by the river.
53. Some motorbiking activities at the southern end of the ONF.
54. Arthurs Point DOC Visitor Services office and tourism ticketing / access points.
55. Te Araroa Trail connection via the Wakatipu Track, passing over the Shotover River near Frankton.
56. Sport fishing for trout and salmon.

### Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

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

### Particularly important views to and from the area:

58. Highly attractive close, mid and long-range views from tracks/bridges (which are public places and including Edith Cavell Bridge), local roads, reserve land, the water, the SH6 bridge and nearby dwellings (including at Arthurs Point) along the river corridor. Vegetation and landform patterns, together with the winding corridor, contain and frame views, contributing a highly variable character to the outlook.
59. Throughout the gorge/canyon sections near Arthurs Point, the fast-flowing narrow channel, framed by unmodified rock escarpments, bluffs and large-scale vegetation-clad river cliffs, is spectacular.
60. Throughout river bends and towards the lower reaches, the corridor is wider, affording longer-range views of the broader mountain setting. Here, the engaging patterning of the dynamic river waters and gravel beds framed by the undeveloped vegetation-clad river cliffs and terraces dominates the outlook. The filtering and framing effect of vegetation in places along with the alternating availability of such views serves to enhance their interest and appeal. In places, the steep and large-scale mountainous landforms of Ferry Hill, Sugar Loaf, Bowen Peak, Mount Dewar and the broader mountain setting add to the sense of drama and grandeur. Elsewhere, historic features within or adjacent the corridor, rapids and/or the dynamic gravel shoals add to the appeal of the outlook.
61. From low-lying vantage points within the corridor (on the water and on tracks) intervening landform and/or vegetation features largely obscure views to urban and rural living development adjacent the area adjacent.
62. Appealing mid and long-range views from SH6 Shotover Bridge in which the broad river corridor reads as a swathe of natural landscape bookmarking the interface between Queenstown and the Wakatipu Basin proper. In these views, the attractive vegetation dominated riverbanks, along with the dynamic gravel beds and water channels and Old Shotover bridge, create the impression of a relatively undeveloped river corridor. The visibility of the distant Northern Remarkables and Coronet Range in outlooks adds to the appeal.
63. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast

**Commented [BG17]:** Typographical correction.

**Commented [BG18]:** OS 200.41 Gertrude's Saddlery Limited.

with the surrounding 'developed' landscape character, underpins the high quality of the outlook. The limited visibility of urban development at Arthurs Point from much of the corridor also plays a role in this regard.

#### Naturalness attributes and values:

64. The seemingly undeveloped character of the river corridor due to the dominance of the escarpment, cliff and bluff landforms, the waterbody and its largely vegetated margins. While trails, tunnels, footbridges, road bridges, ~~transmission corridors~~ National Grid, power lines, ~~wilding conifers~~, the odd house and vehicular tracks are evident in the corridor, these features either indicate the high recreational values of the ONF (see shortly) or are of a character, location and/or extent that means they are not dominant elements. The exception to this is the transmission corridor at the southern end of the area which contributes a localised utilitarian influence.
65. From the bridges and more elevated locations within the corridor, there is an awareness of the urban or rural living land use adjacent the corridor. Even so, there remains a perception of significant naturalness within the river landscape, largely due to the densely vegetated riverbanks, escarpment and bluff landforms and/or close proximity to the dramatic mountain context. Buildings tend to be glimpsed behind plantings making them recessive, with the historic character of some contributing to the charm of the area. Structures such as the historic bridges, signage, and seating associated with the trails also contribute positively to the appearance of the area. Overall, there is the impression of a landscape that is highly picturesque, variable and aesthetically appealing.
66. For the gorge stretches of river corridor, the dramatic escarpments, scarps, cliffs, and bluffs that frame the river create the impression of a strongly enclosed, intimate, and dramatic river character. The wild waters and exotic vegetation add to this impression and there is generally a very high perception of naturalness and 'getting away from it all' due to very limited exposure to development.

#### Memorability attributes and values:

67. The dramatic gorges near Arthurs Point and stretches of rapids.
68. The appealing and engaging views of the sinuous braided river corridor flanked by vegetation.
69. The various footbridges and historic features along the river corridor.

#### Transient attributes and values:

70. The fluctuations and changing patterns of the river waters and floodplain gravel banks.
71. The autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars and willows in particular).
72. Seasonal snowfall throughout the riverbanks provides a noteworthy spectacle.

#### Remoteness and wildness attributes and values:

73. The gorge sections of the corridor where there is a strong sense of wildness.
74. Large stretches of the balance of the area, where despite the greater corridor width, intervening vegetation and / or landforms, screens views of surrounding buildings and roads.
75. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness in places.

#### Aesthetic qualities and values:

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

Commented [BG19]: OS 70.12 Transpower New Zealand Limited.

Commented [BG20]: OS 200.26 Gertrude's Saddlery Limited.  
OS 200.45 Gertrude's Saddlery Limited.  
OS 200.47 Gertrude's Saddlery Limited.

Commented [BG21]: Typographical correction.

77. More specifically, this includes:

- a. The highly attractive and intimate composition created by the fast-flowing watercourse framed by the dramatic scarps, escarpments, bluffs, and vegetation-clad cliffs throughout the gorge sections.
- b. The dynamic and natural patterning of the braided channel and gravel shoals throughout wider sections, seen framed by vegetation.
- c. The striking seasonal leaf colour display associated with the area.
- d. At a finer scale, the following aspects contribute to the aesthetic appeal:
  - i. the visually discrete character of the majority of built development bordering the area;
  - ii. the historic built development that is seen in places;
  - iii. the sympathetic design of the trail tracks and structures; and
  - iv. the exotic trees along the river course, which contribute to the scenic appeal despite not being native.

### Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

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

These various combined physical, associative, and perceptual attributes and values described above for Kimiākau (Shotover River) PA ONF can be summarised as follows:

- 78. **Very High** physical values relating to the velocity and clarity of the waters, the dynamic attributes of the river corridor, the gorges and floodplains shaped by the river, the habitat values for native fauna, the areas of indigenous vegetation and the mana whenua features in the area.
- 79. **Very High** associative values relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features in the area.
  - c. The strong shared and recognised values associated with the area.
  - d. The recreational attributes of the ONF.
- 80. **Very High** perceptual values relating to:
  - a. The strong legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The appealing aesthetic and distinctive memorability values of the area as a consequence of its distinctive and appealing composition of natural and cultural landscape elements. The area's transient values, the intimate, dramatic, and enclosed character of the gorge sections and the accessibility of the area generally play an important role.

- c. A strong perception of naturalness arising from the dominance of more natural landscape elements and processes throughout the area.
- d. A sense of remoteness and wildness in places, particularly throughout the gorge sections due to the sheer scale of natural landforms and wildness of the wild river waters and elsewhere, in places where landform and/or vegetation obscure views of built development.

## Landscape Capacity

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

- i. **Commercial recreational activities** – **moderate to high** ~~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 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 resorts tourism related activities** – **no** landscape capacity. **very low to limited** landscape capacity for visitor accommodation associated with existing dwellings and consented platforms which are: located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Very low No** landscape capacity for visitor accommodation elsewhere in the PA. **Very low No** landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions** – **moderate** landscape capacity within and near the Morning Star Reserve area that co-exists with existing development of urban/industrial character. **Very low** elsewhere in the PA. ~~no~~ landscape capacity.
- iv. **Intensive agriculture** – **very low no** landscape capacity.
- v. **Earthworks** – **moderate very limited** landscape capacity for earthworks associated with public access tracks, trails, tunnels, and bridge structures, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – **moderate very limited to no** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **very low no** landscape capacity.
- viii. **Transport infrastructure** – **moderate very limited** landscape capacity for upgrading and expansion of existing transport infrastructure and trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; ~~and~~ integrate landscape restoration and enhancement; ~~and protect the area's ONF values.~~ **No Very low** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **moderate to high limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure or designed and located so that they are not visually prominent.
- x. **Renewable energy generation** – **very low no** landscape capacity for commercial scale renewable energy generation. **Low Very limited to no** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Production forestry** – **very low no** landscape capacity.

**Commented [BG22]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG23]:** Consequential amendment arising from OS 74.2

**Commented [BG24]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG25]:** OS 200.64 Gertrude's Saddlery Limited. OS 172.11 Arthurs Point Trustees Limited.

**Commented [BG26]:** OS 172.9 Arthurs Point Trustees Limited.

**Commented [BG27]:** OS 172.9 Arthurs Point Trustees Limited.

**Commented [BG28]:** Consequential amendment arising from OS 74.2.

**Commented [BG29]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG30]:** OS 172.9 Arthurs Point Trustees Limited.

**Commented [BG31]:** Typographical correction.

xii. **Rural living** – **Low** ~~Very limited to nNo~~ landscape capacity for development that is: clustered with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

**Commented [BG32]:** OS 172.9 Arthurs Point Trustees Limited.  
OS 200.65 Gertrude's Saddlery Limited.

**Commented [BG33]:** OS 172.9 Arthurs Point Trustees Limited.

## 21.22.12 PA ONL Western Whakatipu Basin: Schedule of Landscape Values

### General Description of the Area

The Western Whakatipu Basin PA ONL encompasses the steep south-eastern mountain slopes of Te Taumata o Hakitekura (Ben Lomond), the steep south and eastern mountain slopes of Bowen Peak and the two elevated roche moutonnée landforms of Te Tapunui (Queenstown Hill and including Sugar Loaf) and Pt 781. The PA ONF also takes in Waipuna (Lake Johnson) sitting in the ice-eroded gully between Pt 781 and Ferry Hill (a separate PA ONF), Collectively, the mountain slopes form the northern backdrop to Sunshine Bay, Fernhill and Queenstown, and the ~~western/north-western backdrop~~ mountain setting to Gorge Road and Arthurs Point. The PA ONL adjoins the Kimiākau (Shotover River) PA ONF along its north-eastern boundary in the vicinity of Arthurs Point.

**Commented [BG1]:** OS 138.1 Off Road Adventures Queenstown Limited.  
OS 189.10 Off Road Adventures Queenstown Limited.  
OS 138.17 Off Road Adventures Queenstown 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 • Tāngata whenua

### Important landforms and land types:

1. The steeply sloping foliated schistose mountain landforms of Te Taumata o Hakitekura (Ben Lomond 1,748m) and Bowen Peak (1,631m), which form part of the wall of mountains typical of the U-shaped glaciated valleys of which the Whakatipu Valley is an example.
2. The distinctive peaks of Te Taumata o Hakitekura (Ben Lomond) and Bowen Peak.
3. Exposed rock outcrops and bluffs in places.
4. The Ben Lomond saddle that extends on a west-east orientation between Ben Lomond and Bowen Peak and (in combination with the flanking peaks) separates the Whakatipu Valley from the Moke Creek Valley to the north.
5. The elevated ridgeline spurs extending southwards from the Ben Lomond saddle and taking in Pt 1121 and Cemetery Hill (812m, also known as 'Bobs Peak') immediately west of Queenstown (upon which the skyline Gondola and luge development is located).
6. The extensive ridgeline descending south-westwards from Te Taumata o Hakitekura (Ben Lomond) to Whakatipu Waimāori (Lake Whakatipu (ONL)) and taking in Pt 1580, Pt 1395, Pt 1335, Pt 1138 and Pt 850.
7. The small roche moutonnée landform (480m) towards the western edge of the PA, Whakatipu Waimāori (Lake Whakatipu (ONL)).
8. Glacial till deposits at the toe of the steep mountain slopes forming shallow localised shelves and throughout the more gently sloping lower reaches of gullies within the PA.
9. A localised area of ribs of bedrock on the lower-lying slopes to the west of Sunshine Bay.
10. The steeply sloping roche moutonnée glacial landforms of Te Tapunui (Queenstown Hill, 907m), Sugar Loaf (911m), and Pt 781, with a smooth 'up-glacier' slope to the southwest and south of each landform and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north and northeast.
11. The elevated saddle-like landform between Pt 781 and Ferry Hill, within which Lake Johnson is located.

**Commented [BG2]:** Typographical correction.

12. Scarps and hummocky topography on the southeast slopes of Queenstown Hill and the eastern side of Sugar Loaf which are indicative of historic large-scale landslides.

**Important hydrological features:**

13. One Mile Creek and its numerous steeply incised tributaries draining the south-eastern flanks of Ben Lomond to Whakatipu Waimāori (Lake Whakatipu).
14. The series of unnamed streams on either side of the One Mile Creek network, draining directly to Whakatipu Waimāori (Lake Whakatipu).
15. The steeply incised Horn Creek (or Bush Creek), McChesney Creek, Domestic Creek, Shady Creek, and numerous unnamed streams draining the southern and eastern sides of Bowen Peak to Kimiākau (Shotover River PA ONF).
16. The shallow lowland, glacial lake of Waipuna (Lake Johnson, 399m). The lake is currently eutrophic (with poor water quality) due to elevated nutrient inputs from its catchment.
17. The numerous unnamed streams on the western, northern and south-eastern side of Te Tapunui (Queenstown Hill)/Sugar Loaf; the south side of Pt 781; between Sugar Loaf and Pt 781; and between Pt 781 and Ferry Hill.
18. Small kettle lakes and wetlands across the elevated slopes of Te Tapunui (Queenstown Hill).
19. The wetland at Matakauri Park, on the east side of Gorge Road.

**Important ecological features and vegetation types:**

20. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of grey shrubland dominated by matagouri and mingimingi occur throughout the low-lying rocky slopes of Bowen Peak adjacent to Gorge Road and Moonlight Track.
  - b. Kohuhu (*Pittosporum tenuifolium*) dominant (broadleaved) shrubland at the western end of the PA bordering the lake shore.
  - c. Pockets of mountain beech forest remnants in the gullies of One and Two Mile Creek and Bushy Creek.
  - d. Relic specimens of kowhai on the bluffs above McChesney Creek.
  - e. Subalpine shrubland and snow tussock grassland higher up above the bushline and areas of grey shrubland. The shrubs associated with the subalpine shrubland include species of the genera *Dracophyllum*, *Hebe*, *Leucopogon*, *Gaultheria*, *Pimelea* and *Ozothamnus*.
  - f. Parts of the beech forest in One Mile Creek and adjoining areas of subalpine shrubland and snow tussock grassland within the Ben Lomond Scenic Reserve.
  - g. Crack willows line much of the Waipuna (Lake Johnson) shoreline. Wetland vegetation comprising a mix of rushes and sedges at the southern and northern end of the lake where there is an absence of crack willows. Pockets of rushland and sedgeland also in isolated shoreline areas where gaps exist in the willow cover.
  - h. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on each of the roche moutonnée landforms, as well as some hillslopes such as above the eastern shoreline of Waipuna (Lake Johnson). Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.

- i. Extensive patches of manuka (*Leptospermum scoparium*) and scattered specimens of bog pine (*Halocarpus bidwillii*) on the higher western slopes of Te Tapunui (Queenstown Hill).
  - j. Short tussockland grassland covers large parts of the undulating crest terrain between Te Tapunui (Queenstown Hill) and Sugar Loaf.
  - k. A large wetland (sedgeland) called the Matakauri wetland on the outskirts of Queenstown by Gorge Road which is classified as a Regionally Significant Wetland.
21. Other distinctive vegetation types include:
- a. The almost continuous patterning of plantation *Pseudotsuga menziesii* (Douglas fir) forest throughout the mid and lower flanks of Te Taumata o Hakitekura (Ben Lomond) and the southern flanks of Bowen Peak.
  - b. Areas of pasture adjacent to Gorge Road as far as Watties Track.
  - c. The almost continuous patterning of plantation larch and Douglas fir forest throughout the southern lower flanks of Te Tapunui (Queenstown Hill).
  - d. The more fragmented patterning of wilding conifers intermixed with grey shrubland, hawthorn, sycamore, broom, gorse and crack willow throughout the southern lower flanks of Pt 781, the western and northern lower slopes of Sugar Loaf and western lower slopes of Te Tapunui (Queenstown Hill).
  - e. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Te Tapunui (Queenstown Hill), Sugar Loaf and Pt 781.
  - f. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the saddle between Pt 781 and Ferry Hill.
  - g. Amenity and shelter plantings around the few scattered rural and rural living dwellings at the southern end of Waipuna (Lake Johnson) and on the north-western side of Sugar Loaf.
  - h. Amenity plantings around the two groupings of dwellings on the south side of Te Tapunui (Queenstown Hill), near the entrance to the Queenstown Hill Time Walk.
22. Waipuna (Lake Johnson) is a SNA in the District Plan. The riparian vegetation is of significance to aquatic values.
23. Scrub and exotic trees/weeds throughout the lower mountain slopes to the west of Sunshine Bay and adjacent Gorge Road, Arthurs Point and the Moonlight Track.
24. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
25. Plant pest species include wilding conifers, hawthorn, buddleia, elderberry, sycamore, broom, cotoneaster and gorse.

#### Important land-use patterns and features:

- 26. Grazed pasture across the low-lying flatter land on the eastern side of the PA adjacent to Gorge Road, parts of the slopes to the west of Arthurs Point and the majority of Te Tapanui (Queenstown Hill), Sugar Loaf, Pt 781 and around Waipuna (Lake Johnson). Very low-intensity grazing across the elevated pastoral slopes. Associated with this activity are a network of farm tracks, fencing and farm buildings sheds.
- 27. The proliferation of plantation and wilding conifers around the edges of the PA that define the interface between much of the PA and urban Queenstown/Arthurs Point.

Commented [BG3]: OS 142.35 Hansen Family Partnership.

Commented [BG4]: OS 142.35 Hansen Family Partnership.

Commented [BG5]: OS 142.36 Hansen Family Partnership.

28. The gondola (towers, cableway and cabins in a cleared area of Douglas fir forest), luge tracks and chairlift and associated buildings (top and bottom stations, maintenance workshop), café/restaurant/terminal building, service buildings, lighting, signage, jumping-off point for paragliders, vehicular access track, star gazing platforms, bungee platform and associated buildings, zip lining and associated tree top huts and network of mountain bike trails (Queenstown Mountain Bike Park) on Cemetery Hill.
29. The swathe of Community Purpose and Informal Recreation zoned land across the slopes of Cemetery Hill facing towards Queenstown (where the Skyline gondola, luge, and mountain bike tracks are) and along either side of the lower reaches of One Mile Creek.
30. The Queenstown Hill Time Walk that leads from near the Queenstown city centre (Belfast Street) to the summit of Te Tapunui (Queenstown Hill) and coincides with Informal Recreation zoned land across the lower south-western slopes of Te Tapunui (Queenstown Hill).
31. An area of Community Purposes zoned land adjacent the northern edge of the Urban Growth Boundary (UGB) on Gorge Road and coinciding with Matakauri Park wetland and boardwalk.
32. The Tiki Trail, Fernhill Loop and Ben Lomond tracks near Queenstown; the Arawata Track at the western end of Sunshine Bay; and the Moonlight Track on the north-western side of Arthurs Point. Associated with these tracks are signage, stiles, and seating.
33. The general absence of rural and rural living buildings within the PA, excepting a scattering at the north-western end of Arthurs Point, a scattering along the Gorge Road valley floor (including adventure tourism related facilities and activities), a very small pocket of urban dwellings at the toe of the Queenstown Time Walk, and the small cluster of rural living dwellings at the south end of Waipuna (Lake Johnson).
- 33A Adventure tourism activities, including trails and look out areas, along the Gorge Road Valley Floor and slopes on the east side of Bowen Peak.**
34. An unformed road leading from Gorge Road up the lower slopes on the east side of Bowen Peak from Wynyard Crescent up the mountain slopes; and from Lomond Crescent up the mountain slopes (Ben Lomond Track).
35. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill; and from the western end of Tucker Beach Road extending southwards to the lower northern slopes of Pt 781.
36. Infrastructure is evident within the PA and includes: Aurora distribution lines around the lower slopes of Ben Lomond to the west of Sunshine Bay, along the Gorge Road corridor and on the south-eastern side of the area, and over the saddle near Waipuna (Lake Johnson); water reservoir designations near Greenstone Place and Scott Place in Fernhill; and a firefighting pond near the luge.
37. The UGB associated with Queenstown and the Fernhill/Sunshine Bay suburban area which adjoins the southern edges of the PA, and the Arthurs Point UGB which adjoins the north-western margins of the PA.
38. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the urban residential and commercial development adjoining the southern edges of the PA (taking in Sunshine Bay, Fernhill, Queenstown and Frankton); the urban residential and commercial development adjoining the north-western edges of the area (including Arthurs Point); the Queenstown Mountain Bike Club pump track area used for recreation and events on Kerry Drive near the south boundary; rural living development towards the western end of Tucker Beach; and Gorge Road, Glenorchy Queenstown Road and Frankton Road (SH6A).

**Commented [BG6]:** OS 186.2 Richard Kemp.

**Commented [BG7]:** OS 138.1 Off Road Adventures Queenstown Limited.  
OS 189.20 Queenstown Adventure Park (1993) Limited.  
OS 138.7 Off Road Adventures Queenstown Limited.  
OS 138.8 Off Road Adventures Queenstown Limited.  
OS 138.25 Off Road Adventures Queenstown Limited.

**Commented [BG8]:** OS 186.2 Richard Kemp.

**Commented [BG9]:** OS 186.2 Richard Kemp.

**Commented [BG10]:** OS 75.6 Peter Clark.

#### Important archaeological and heritage features and their locations:

39. Queenstown Powerhouse, One Mile Creek (District Plan reference 96).

40. Old McChesney Bridge Abutment Remains, Arthurs Point (District Plan reference 104, archaeological site E41/236).
41. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).
42. A protected horse chestnut (*Aesculus hippocastanum*) on Gorge Road (western side of Te Tapunui (Queenstown Hill)) and a grouping of protected English oaks (*Quercus robur*) at the south-western end of Waipuna (Lake Johnson).
43. Various archaeological features associated with goldmining across the area (e.g., sluicings, tailings, water races, hut sites, dams, etc.), especially in the area around Waipuna (Lake Johnson).
44. Archaeological features relating to historic farming in the area around Waipuna (Lake Johnson).
45. Historic walking track from Queenstown to the top of Te Tapunui (Queenstown Hill).

**Commented [BG11]:** OS 189.22 Queenstown Adventure Park (1993) Limited.  
OS 138.26 Off Road Adventures Queenstown Limited.

#### Mana whenua features and their locations:

46. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
47. Much of the ONL is mapped as the wāhi tūpuna Te Taumata o Hakitekura (Ben Lomond) or Te Tapunui wāhi tūpuna. The very northern extent overlaps the Kimitākau (Shotover River) wāhi tūpuna.

#### Associative Attributes and Values

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

#### Mana whenua associations and experience:

48. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
49. Te Taumata-o-Hakitekura is named after Hakitekura, a Kāti Māmoe woman who was the first person to swim across ~~Whakatipu wai māori~~ **Whakatipu Waimāori**. After watching other young women from the mountains attempting to outswim each other, she decided that she wanted to outdo them. She got a kauati (a stick used to start fire) from her father, and a bundle of dry raupō as kindling. The next morning, Hakitekura set out from Tāhuna (the flat land where Queenstown now stands). With the kauati and raupō bound tightly in harakeke (flax) to keep them dry, she swam across the lake in darkness, with the bundle strapped to her. When Hakitekura was discovered missing, her father remembered his daughter's request for a kauati, and a waka was sent across the lake to bring her back. The mountains where she would look across the lake were thereafter known as ~~Te Taumata-a-Hakitekura~~ **Te Taumata-o-Hakitekura** (The Resting Place of Hakitekura).
50. The name Te Tapunui signifies a place considered sacred to Kāi Tahu whānui both traditionally and in the present.
51. Kimitākau is part of the extensive network of mahika kai (food & resource gathering) and traditional travel routes in the area.
52. The mana whenua values associated with this ONF include, but may not be limited to, wāhi tapu, wāhi taoka, ara tawhito, mahika kai and nohoaka.

**Commented [BG12]:** OS 77.39 Kai Tahu Otago.  
OS 188.39 Elisha Ebert-Young.

**Commented [BG13]:** OS 77.48 Kai Tahu Otago.  
OS 188.48 Elisha Ebert-Young.

**Important historic attributes and values:**

- 53. The naming of the Ben Lomond, after Ben Lomond in Scotland by the early shepherd, Duncan McAusland.
- 54. Early European interactions with the creeks in the area as sources of water, power, and gold, as well as obstacles that needed to be bridged.
- 55. Gold mining in the area and the associated physical remnants.
- 56. Early farming around Waipuna (Lake Johnson).
- 57. The contextual value of Te Tapanui (Queenstown Hill) as a landscape feature that historically defined communication routes around the Whakatipu Basin.
- 58. The importance of Te Tapanui (Queenstown Hill) as an early tourist destination.

**Important shared and recognised attributes and values:**

- 59. The descriptions and photographs of the area in tourism publications.
- 60. The popularity of the postcard views from Cemetery Hill (Bob’s Peak) ~~out over Queenstown~~, Whakatipu Waimāori (Lake Whakatipu), Te Tapanui (Queenstown Hill), Walter Peak, Cecil Peak, the Remarkables, ~~Te Taumata-o-Hakitekura (Ben Lomond)~~, ~~lower eastern slopes of Bowen Peak~~, and the broader mountain context, as an inspiration/subject for art and photography ~~and adventure tourism~~.
- 61. The very high popularity of the Skyline Gondola and luge facility and the Queenstown Time Walk (both described below). The very close proximity of these recreational features to Queenstown urban area also plays a role.
- 62. The identity of Cemetery Hill (Bob’s Peak), Te Tapanui (Queenstown Hill) and, further afield, Te Taumata-o-Hakitekura (Ben Lomond) as part of the dramatic backdrop to Queenstown.
- 63. ~~The popularity of the postcard views from Te Tapanui (Queenstown Hill) out over Lake Whakatipu, Cecil Peak, Walter Peak, The Remarkables, Te Taumata-o-Hakitekura (Ben Lomond), and the broader mountain context, as an inspiration/subject for art and photography.~~
- 64. The identity of Bowen Peak as part of the dramatic backdrop to Arthurs Point.

**Commented [BG14]:** Amended for consistency as the other outlooks are referred to in a general sense. OS42.5 Sunnyheights Limited.

**Commented [BG15]:** Combined from [63] to reduce repetition. OS42.5 Sunnyheights Limited.

**Commented [BG16]:** Combined with [60] to reduce repetition. OS42.5 Sunnyheights Limited.

**Important recreation attributes and values:**

- 65. Walking, running, mountain biking, paragliding, lugging, riding the gondola, bungee jumping and enjoying the view from the café/restaurant facilities on Cemetery Hill (Bob’s Peak).
- 66. Walking and running on the Tiki Trail, Ben Lomond Track, Arawata Track and the Moonlight Track.
- 67. Mountain biking within the Queenstown Mountain Bike Park and trails within and around the Wynyard Jump Park.
- 68. Walking, running, and picnicking on the Queenstown Time Walk which includes several heritage interpretation panels, lookout points and the ‘Basket of Dreams’ sculpture by Caroline Robinson.
- 69. Walking and running on the Matakauri Park boardwalk (near Gorge Road).
- 69a Adventure tourism tracks, facilities and activities in and above the Gorge Road valley.
- 70. Trout fishing at Waipuna (Lake Johnson).
- 71. Glenorchy-Queenstown Road and Gorge Road as key scenic routes in close proximity.

**Commented [BG17]:** OS 138.1 Off Road Adventures Queenstown Limited. OS 189.23 Off Road Adventures Queenstown Limited. OS 138.7 Off Road Adventures Queenstown Limited. OS 138.8 Off Road Adventures Queenstown Limited.

## Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

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

### Particularly important views to and from the area:

74. The postcard views from vantage points on Cemetery Hill (Bob's Peak) ~~but over Queenstown~~, Whakatipu Waimāori (Lake Whakatipu), Te Tapunui (Queenstown Hill), Walter Peak, Cecil Peak, the Remarkables, ~~Te Taumata-o-Hakitekura (Ben Lomond)~~, and the broader mountain context.
75. The spectacular panoramic views from the Ben Lomond saddle and Ben Lomond summit out over the Whakatipu Valley to the south (including the lake) and the rugged and dramatic expanse of Harris and Richardson mountains ranges to the north.
76. ~~The postcard views from Te Tapunui (Queenstown Hill) over Lake Wakatipu, the Remarkables, Ben Lomond and the broader mountain context of Queenstown.~~
77. The highly attractive short to long-range views from the Moonlight Track along the vegetation-clad gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Mount Dewar and northwards to The Point.
78. The appealing short to long-range views from the Arawata Track across the mixed bush and scrub-clad lake margins to Whakatipu Waimāori (Lake Whakatipu) and Cecil Peak.
79. The engaging mid to long-range views from Queenstown, Fernhill, Sunshine Bay, Te Nuku-o-Hakitekura (Kelvin Heights), Whakatipu Waimāori (Lake Whakatipu), parts of the Queenstown Trail network, and the Glenorchy-Queenstown Road, in which the largely forested slopes of Te Taumata-o-Hakitekura (Ben Lomond) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountain.
80. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road (and lookouts) in which the visibility of Te Taumata-o-Hakitekura (Ben Lomond) peak and the connection of Cemetery Hill (Bob's Peak) and Te Taumata-o-Hakitekura (Ben Lomond) to the broader glacial landscape confers a sense of grandeur to the outlook.
81. Dramatic close and mid-range views from Gorge Road to the rugged and vegetation-pocked slopes of Bowen Peak. The somewhat wild and unkempt character of the slopes where rocky outcrops and patches of scrub and grey shrubland dominate at relatively close range, combined with the broader mountain context (Sugar Loaf and Te Tapanui (Queenstown Hill)), add to the spectacle.
82. Dramatic mid and long-range views from Arthurs Point, the Kimiākau (Shotover River) ONF, the western Whakatipu Basin / Littles Stream area and sections of the trail network coinciding with this part of the basin, to the rugged eastern and north-eastern slopes of Bowen Peak and Sugar Loaf. In views the mountainous context within which the largely undeveloped and open mountain-scape is seen, together with its visual dominance (as a consequence of its scale, proximity, and appearance), adds to the appeal of the outlook.

**Commented [BG18]:** Amended for consistency as the other outlooks are referred to in a general sense.  
OS42.5 Sunnyheights Limited.

**Commented [BG19]:** Combined from [76] to reduce repetition.  
OS42.5 Sunnyheights Limited.

**Commented [BG20]:** Combined with [74] to reduce repetition.  
OS42.5 Sunnyheights Limited.

83. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6, and Kelvin Peninsula to the smoother south-facing slopes of Te Tapunui (Queenstown Hill) and the more irregular profile of Pt 781 (seen in combination with the cone like peak of Ferry Hill which is a separate PA ONF). In more distant views (e.g. Frankton Arm and Kelvin Peninsula), this part of the PA is perceived as a continuous, albeit varied, landform feature with Ferry Hill PA ONF. The almost unbroken patterning of vegetation ~~plantation forest~~ along the southern flanks of Te Tapunui (Queenstown Hill) and wilding conifers intermixed with grey shrubland and scrub throughout the southern lower flanks of Pt 781, together with its generally undeveloped character, forms a memorable contrast with the urban development below and the more open pastoral slopes sitting above, which reinforces the impression of coherence. In longer range views from many of the more distant locations to the south, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm seen in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform seen within an urban context adds to the memorability and appeal of such views.
84. Attractive mid to long-range views from Queenstown, Lake Whakatipu, and the Glenorchy-Queenstown Road, in which the smoother 'up-glacier' largely forested south-western slopes of Te Tapunui (Queenstown Hill) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountains. From more distant vantage points, the connection of Te Tapunui (Queenstown Hill) to the broader glacial landscape is more legible and adds a sense of grandeur to the outlook.
85. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the basin, to the more irregular steep profile of Pt 781 and the more rounded, albeit rugged, northern side of Sugar Loaf. In closer range views, the expanse of the PA is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some of these views, there is an appreciation of the band of rural living development (Tucker Beach) along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landforms and their generally undeveloped character make them memorable.
86. Highly attractive close and mid-range views across Waipuna (Lake Johnson), seen enclosed by the steeply rising roche moutonnée features of Pt 781 and Ferry Hill (ONF). Scattered largely exotic lake edge, shelterbelt, shade tree, and amenity plantings (around dwellings) add to the scenic appeal.
87. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roches moutonnées and the broader glacial landscape context within which the PA ONL is set.
88. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case of the southern and north-eastern sides of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Commented [BG21]: Typographical correction.

#### Naturalness attributes and values:

89. The 'seemingly' undeveloped character of Western Whakatipu Basin PA ONL set within a largely urban context (Queenstown and Arthurs Point), which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral, recreational, and infrastructure uses are visible, the very low number of buildings and the limited visibility (excepting the gondola etc described below), limits their influence on the character of the area as a natural landscape.

90. The irregular patterning and proliferation of grey shrubland, exposed rock faces, and scrub in places, adds to the perception of naturalness.
91. While the gondola forms a bold manmade 'cut' up the hillside, with a sizeable terminal building and luge development atop Cemetery Hill (Bob's Peak), the movement of the gondola cabins together with the connection the gondola and associated development establishes between the mountain setting and Queenstown adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. Put another way, these landscape modifications make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed together with its strong visual connection to Queenstown also play a role in this regard. At night, the patterning of lights up the mountain slopes forms a bold contrast to the darkness of the surrounding mountain slopes. Again, it is the very close proximity of the area to Queenstown that lends a visual fit.
92. The forestry plantings across the south and southeast flanks of Te Tapunui (Queenstown Hill), Te Taumata-o-Hakitekura (Ben Lomond) and parts of Bowen Peak contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose mountain and roche moutonnée landform character remains legible and dominant, thus ensuring this part of the area displays at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

#### Memorability attributes and values:

93. The appealing and engaging views of the largely undeveloped mountains and largely undeveloped and legible roche moutonnée landforms from a wide variety of public vantage points. The juxtaposition of the mountains and landforms within a largely urban context, along with the magnificent broader mountain and lake context within which they are seen in many views, are also factors that contribute to memorability.
94. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the tracks and gondola in very close proximity to the town centre).
95. The panoramic alpine landscape views afforded from: the Ben Lomond track, saddle and peak; and the top of Te Tapunui (Queenstown Hill).
96. The sense of Queenstown and Arthurs Point tucked in at the toe of a majestic mountain setting.
97. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.

#### Transient attributes and values:

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

#### Remoteness and wildness attributes and values:

100. A strong sense of the sublime as a consequence of the sheer scale, dramatic character and undeveloped appearance of the mountain and roche moutonnée which is evident: on the Ben Lomond track above the Gondola and luge development; along Gorge Road away from existing built development and adventure tourism related activities; and across the northern part of the PA which contributes a sense of remoteness and wildness to the wider setting (including Arthurs Point, Kimiākau (Shotover River) ONF and the western part of the Whakatipu Basin), despite the more developed immediate context.

#### Aesthetic qualities and values:

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

Commented [BG22]: OS 138.1 Off Road Adventures Queenstown Limited.

102. More specifically, this includes:

- a. The highly attractive and memorable composition created by the generally undeveloped, vegetation-dominated, mountain landforms and roche moutonnée juxtaposed beside an urban context and/or an (ONF/L) lake or river context.
- b. At a finer scale, the following aspects contribute to the aesthetic appeal:
  - i. The large-scale and dramatic character of the steep mountain landforms backdropping Queenstown and Arthurs Point.
  - ii. The sculptural peaks of Te Taumata-o-Hakitekura (Ben Lomond) and Bowen Peak.
  - iii. The ever-changing play of light and weather patterns across the mountain and roche moutonnée slopes.
  - iv. The more rugged and wild character of the eastern side of Bowen Peak.
  - v. The distinctly rugged character of the west, northwest, north and northeast sides of each of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.
  - vi. The rounded tops of Te Tapunui (Queenstown Hill) and Sugar Loaf, and the more rugged and irregular profile of Pt 781.
  - vii. The open and pastoral character of Pt 781 and the top of Te Tapunui (Queenstown Hill).
  - viii. The contained and enclosed nature of Waipuna (Lake Johnson) set within a largely pastoral context interspersed with largely exotic plantings.
  - ix. The general confinement of visible built development to two three distinct locations: Cemetery Hill (gondola, luge, etc.); parts of the Gorge Road valley floor (rural living, rural buildings, and adventure tourism related buildings, facilities and tracks); and near Arthurs Point (limited scattering of rural living development).

**Commented [BG23]:** OS 138.1 Off Road Adventures Queenstown Limited.

**Commented [BG24]:** OS 138.1 Off Road Adventures Queenstown Limited.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various combined physical, associative, and perceptual attributes and values described above for PA ONL Western Whakatipu Basin can be summarised as follows:

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

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

- a. The mana whenua associations of the area.
- b. The historic features and associations of the area.
- c. The very strong shared and recognised values associated with the area.

- d. The significant recreational attributes of Cemetery Hill (Bob's Peak), Ben Lomond and Te Tapanui (Queenstown Hill) and trout fishing in Lake Johnson.

**Commented [BG25]:** OS 115.3 Khaylm Marshall.

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

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Arthurs Point, Sunshine Bay, Fernhill, Te Nuku-o-Hakitekura (Kelvin Heights), the scenic routes of Glenorchy-Queenstown Road and Gorge Road, parts of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Wakatipu Basin, the airport approach path and the Remarkables Ski Field Access Road (and lookouts), along with the area's transient values, play an important role.
- c. A moderate-high to high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
- d. The identity of the PA as a natural and dramatic landscape backdrop to Fernhill, Sunshine Bay, Queenstown, Arthurs Point, Frankton and the western side of the Whakatipu Basin.
- e. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.
- f. A strong sense of remoteness and wildness throughout the elevated parts of Te Taumata-o-Hakitekura (Ben Lomond), along the western and north side of Te Tapanui (Queenstown Hill), the northern sides of Sugar Loaf and Pt 781 and on the upper slopes of Bowen Peak near Arthurs Point.

## Landscape Capacity

The landscape capacity of the PA ONL Western Whakatipu Basin for a range of activities is set out below.

- i. **Commercial recreational activities** – moderate to high 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 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 resorts tourism-related activities** – no landscape capacity. Moderate to high very limited landscape capacity for visitor accommodation associated with existing dwellings and consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road) and which are: located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). Low no landscape capacity for visitor accommodation elsewhere in the PA. Very low no landscape capacity for large scale resorts in the PA. Low no landscape capacity for small scale visually discrete visitor accommodation and resort development on some parts of the lower eastern slopes of Mt Bowen above Gorge Road.
- iii. **Urban expansions** – Very low no landscape capacity.
- iv. **Intensive agriculture** – Very low no landscape capacity.

**Commented [BG26]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG27]:** OS 109.5 Vineyard Holdings Ltd.

**Commented [BG28]:** OS 91.3 Columb Family and Off Road Adventures Limited.  
 OS 75.11 Peter Clark.  
 OS 142.2 Hansen Family Partnership.  
 OS 142.41 Hansen Family Partnership  
 OS 186.7 Richard Kemp.  
 OS 186.10 Richard Kemp.  
 OS 189.2 Queenstown Adventure Park (1993) Ltd.  
 OS 189.3 Queenstown Adventure Park (1993) Ltd.  
 OS 189.32 Queenstown Adventure Park (1993) Ltd.  
 OS 109.5 Kiwi Vineyard Holdings Ltd.  
 OS 138.30 Off Road Adventures Queenstown Ltd.

**Commented [BG29]:** OS 71.5 Nathan Pringle.  
 OS 72.5 Charlotte Pringle.  
 OS 83.5 Michael McElroy.  
 OS 87.5 Karen Ramsay.  
 OS 92.5 Jana Brasch.  
 OS 107.5 Edward and Anne Halson.  
 OS 112.5 Claire Hazledine.  
 OS 13.8 J Semple.  
 OS 122.5 J Semple.  
 OS 14.8 M Semple.  
 OS 69.5 Andrew James Blackford.  
 OS 131.5 Justine Lee.  
 OS 150.5 Tracey van Hercul.  
 OS 187.5 Joshua Nicholas Jones.  
 OS 197.5 Sonja and John Kooy and Gavin.  
 OS 202.5 Michael John Boyd.  
 OS 204.5 Anna-Louise and Paul Hedley and Hollingsworth.

- v. **Earthworks** – ~~Low~~ **very limited** landscape capacity for earthworks associated with farm, adventure tourism or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, ~~Low~~ **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – ~~Very low~~ **no** landscape capacity.
- i. **Transport infrastructure** – ~~Moderate~~ **limited** landscape 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; and protect the area's ONF values; ~~Low to very low~~ **very limited to no** landscape capacity for other transport infrastructure.  
  
**Utilities and regionally significant infrastructure** – ~~Moderate~~ **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, Moderate 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.
- viii. **Renewable energy generation** – ~~Very low~~ **no** landscape capacity for commercial scale renewable energy generation. ~~Low~~ **Very limited to no** landscape capacity for discreetly located and small-scale renewable energy generation.
- ix. **Production forestry** – ~~Very low~~ **no** landscape capacity.
- x. **Rural living** – ~~Low to very low~~ **Very limited to no** landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).
- xi. **Passenger Lift Systems** – ~~Low~~ landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are co-located with existing gondola infrastructure and designed to be recessive in the landscape.

**Commented [BG30]:** OS 138.1 Off Road Adventures Queenstown Limited.  
OS 138.2 Off Road Adventures Queenstown Limited.  
OS 189.2 Queenstown Adventure Park (1993) Ltd.  
OS 189.35 Queenstown Adventure Park (1993) Ltd.  
OS 138.8 Off Road Adventures Queenstown Ltd.

**Commented [BG31]:** Roman numeral numbering correction required form here on in the Schedule.

**Commented [BG32]:** NB Roman numeral numbering error to be corrected in the final version of the Schedule.

**Commented [BG33]:** Consequential amendment arising from OS 74.2.

**Commented [BG34]:** OS 74.2. John May and Longview Environmental Trust.  
OS 91.3 Columb Family and Off Road Adventures Limited.

**Commented [BG35]:** OS 91.3 Columb Family and Off Road Adventures Limited.  
OS 189.2 Queenstown Adventure Park (1993) Ltd.  
OS 189.3 Queenstown Adventure Park (1993) Ltd.  
OS 189.39 Queenstown Adventure Park (1993) Ltd.  
OS 109.12 Kiwi Vineyard Holdings Ltd.

**Commented [BG36]:** OS 70.26 Transpower New Zealand Limited.  
189.38

**Commented [BG37]:** OS 109.12 Vineyard Holdings Ltd..  
OS 91.3 Columb Family and Off Road Adventures Limited.

**Commented [BG38]:** Typographical correction.

**Commented [BG39]:** OS 75.19 Peter Clark.  
OS 75.21 Peter Clark.  
OS 90.3 Will Hodgson.  
OS 142.2 Hansen Family Partnership.  
OS 142.44 Hansen Family Partnership.  
OS 186.7 Richard Kemp.  
OS 189.2 Queenstown Adventure Park (1993) Ltd.  
OS 189.3 Queenstown Adventure Park (1993) Ltd.  
OS 109.14 Kiwi Vineyard Holdings Ltd.  
OS 91.3 Columb Family and Off Road Adventures Limited.

## 21.22.13 PA ONL Queenstown Bay and Environs: Schedule of Landscape Values

### General Description of the Area

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

**Commented [BG1]:** Consequential amendment in response to OS 77.40 Kai Tahu ki Otago and OS 188.40 Elisha Young-Ebert.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The glacier carved basin of the Whakatipu Valley, which split into two ice tongues when it met the Remarkables, with the terminal moraine deposited at its southern end (at Kingston) leading to the damming of the valley and creation of the lake.
2. The small peninsula landforms of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
3. Range of lakeshore and fluvial processes and landforms that have modified the largely glacially-derived and dominated landscape. These landforms tend to be of small scale.

### Important hydrological features:

4. Whakatipu Waimāori (Lake Whakatipu), notable for its largely undeveloped mountain context, scale (at 80 km in length, it is New Zealand's longest lake, and, at 291 km<sup>2</sup>, its third largest), depth (with its floor being below sea level), high water quality (used for urban Queenstown water supply), distinctive shape (dog leg), unmodified lake level (with a seiche period of 26.7 minutes, which causes the water level to rise and fall some 200mm in Queenstown Bay) and highly dynamic character (as a consequence of its scale and the effects of weather).
5. Ornamental pond in Te Kararo (Queenstown Gardens).

### Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
  - a. Small pockets of remnant mountain beech and grey shrubland along the lake edge between Fernhill and Sunshine Bay. In places that are stands of wilding blue gum (*Eucalyptus globulus*).
7. Other distinctive vegetation types include:
  - a. The proliferation of mature exotic specimen trees along the lake shore between Queenstown and Sunshine Bay and at Te Kararo (Queenstown Gardens). Species include: *Abies grandis* (grand fir), *Abies nordmanniana* (Algerian fir), *Araucaria araucana* (monkey puzzle), *Populus nigra 'italica'*

(Lombardy poplar), *Quercus velutina* (black oak), *Quercus rubra* (red oak), *Tsuga heterophylla* (western hemlock), *Sequoiadendron giganteum* (wellingtonia), *Salix babylonica* (weeping willow), *Tilia x europaea* (lime). *Pseudotsuga menziesii* (Douglas fir) is a dominant species at Te Kararo (Queenstown Gardens) forming a protective forest around much of the gardens.

- b. The rose garden and other largely exotic amenity plantings throughout Te Kararo (Queenstown Gardens).
  - c. Mown grass areas studded with specimen trees along the lake edge between Queenstown and Fernhill.
  - d. Amenity plantings of indigenous trees and shrubs have been established along the walking track between Sunshine Bay and Queenstown.
  - e. Coniferous and amenity plantings throughout Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
  - f. Southern Rata re-establishment on Queenstown Gardens periphery and presence of notable solitary specimen trees.
8. Animal pest species include feral cats, ferrets, stoats, weasels, rabbits, possums, rats and mice.
  9. Plant pest species include wilding conifers, hawthorn, buddleia, broom and gorse.

#### Important land-use patterns and features:

10. Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) with a wide range of recreational uses (described below).
11. Te Kararo (Queenstown Gardens) features include;
  - a. operational facilities to manage the park e.g., the depot;
  - b. Amenity display structures: Conservatory;
  - c. Daytime parking for Freedom Camping.
12. The reserve or open space zoning of almost all of the land-based part of the area under the District Plan.
13. The walkway along the lake edge between Queenstown and Sunshine Bay forms a linkage of the Aotearoa's national walkway, the Te Araroa Trail passing through the ONL along the lakefront via the Wakatipu Track.
14. The Urban Growth Boundary (UGB) of Queenstown and Kelvin Heights which adjoins the lake edge within the PA.
15. Uses on the lake (and the lake margin) including water-based transport, tourism and recreation-based activities (e.g., the TSS Earnslaw, kayaking, scenic cruising/touring, jet boating, sailing, parasailing and recreational boating, jet skiing and water sports, water taxis, barges).
16. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the commercial development in central Queenstown (which includes wharves and jetties around the inner portion of Queenstown Bay), residential development at Sunshine Bay, Fernhill, Queenstown Hill and Kelvin Heights, Glenorchy Queenstown Road, Bob's Peak and the Skyline gondola and building, the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.

**Commented [BG2]:** OS 166.2 RealNZ Limited.  
OS 166.28 RealNZ Limited.

**Commented [BG3]:** OS 135.2 Hydro Attack Ltd.

**Commented [BG4]:** OS 166.29 RealNZ Limited.

#### Important archaeological and heritage features and their locations:

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

18. Queenstown Gardens and Plantation Reserve Block, including the Queenstown Gardens Gate (District Plan reference 13).
19. William Rees Memorial, Hakitekura Plaque, and Scott Rock Memorial, Queenstown Gardens (District Plan references 24-26).
20. Queenstown Bowling Club Pavilion, Queenstown Gardens (District Plan reference 65).
21. Shipping navigation beacon at the end of the Gardens Peninsula (District Plan reference 221).
22. Rifle butt adjacent to the lake esplanade (District Plan reference 220, archaeological site E41/305).
23. Kelvin Peninsula midden/oven site (archaeological site E41/13).

#### Mana whenua features and their locations:

24. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
25. Much of the ONL is within the mapped wāhi tūpuna Whakatipu Waimāori (Lake Whakatipu). Whakatipu Waimāori is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
26. It also includes the mapped wāhi tūpuna Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and Te Kararo (Queenstown Gardens).

#### Associative Attributes and Values

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

#### Mana whenua associations and experience:

27. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
28. The name ~~Whakatipu wai māori~~ (or Whakatipu Waimāori) originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihautū dug the lakes with his kō known as Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua.
29. For generations, the lake supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day.
30. Te Nuku-o-Hakitekura is related to the feats of Hakitekura, the famous Kāti Māmoe woman who was the first person to swim across ~~Whakatipu Waimāori~~ ~~Whakatipu wai māori~~.
31. Te Kararo was the site of a kāika (permanent settlement).
32. The mana whenua values associated with this ONL include, but may not be limited to wāhi taoka, tauraka waka, kāika, ara tawhito and mahika kai.

**Commented [BG5]:** OS 77.40 Kai Tahu ki Otago.  
OS 188.40 Elisha Young-Ebert.

**Commented [BG6]:** OS 77.40 Kai Tahu ki Otago.  
OS 188.40 Elisha Young-Ebert.

#### Important historic attributes and values:

33. Early Māori occupation around the lakeshore.
34. Historic recreational use of the lake, lakeshore, and gardens.

35. Historic use of the lake for transport (including the TSS Earnslaw).
36. The early establishment and continued use of the gardens as a public reserve.

**Commented [BG7]:** OS 166.31 RealNZ Limited.  
OS 166.2 RealNZ Limited.

#### Important shared and recognised attributes and values:

37. The descriptions and photographs of the area in tourism publications.
38. The popularity of the postcard views from Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and the waters across the lake to Cecil Peak and Walter Peak and the broader mountain context, as an inspiration/subject for art and photography.
39. The very high popularity of the Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake (including the TSS Earnslaw). The very close proximity of this recreational feature to Queenstown urban area also plays a role.
40. The critical role of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake in shaping the identity of Queenstown.

**Commented [BG8]:** OS 166.32 RealNZ Limited.  
OS 166.2 RealNZ Limited.

#### Important recreation attributes and values:

41. Te Kararo (Queenstown Gardens), botanical gardens by the town centre that is home to a wide range of recreational uses (children’s playground, lawn bowls, frisbee golf, tennis, skate boarding, skating, BMX biking, ice skating, ice hockey, walking and jogging, cycling, picnicking, outdoor events, peaceful contemplation).
42. Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), which includes the golf course and a sculpture walk around the lake edges of the golf course, used by walkers, joggers, cyclists, and picnickers.
43. The Queenstown Trail around the lake edge of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
44. Walking, running, cycling and picnicking along the lake-edge trail between Queenstown and Sunshine Bay.
45. Water-based activities including: swimming, kayaking, sailing, paddle boarding, boating, jet skiing, sightseeing.
46. Fishing for rainbow trout, brown trout, and chinook salmon in Whakatipu Waimāori ~~Whakatipu wai māori~~.
47. Glenorchy - Queenstown Road as a key scenic route in close proximity.
48. Band rotunda at the Queenstown Gardens; music, contemplation, performance arts.

**Commented [BG9]:** OS 166.33 RealNZ Limited.  
OS 166.2 RealNZ Limited.  
OS 135.5 Hydro Attack Ltd.

**Commented [BG10]:** OS 77.40 Kai Tahu ki Otago.  
OS 188.40 Elisha Young-Ebert.

#### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

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

### Particularly important views to and from the area:

50. The postcard views from Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails, Glenorchy - Queenstown Road and the dynamic waters of the lake to Cecil Peak and Walter Peak and the broader mountain context. The frequent movement of vessels on the lake (including the TSS Earnslaw) adds to the interest of the outlook.
51. Iconic mid to long-range views from central Queenstown, across the waters of Whakatipu Waimāori (Lake Whakatipu) to the rugged and dramatic landforms of Cecil Peak, Walter Peak and the broader mountain context framing the lake. The seemingly undeveloped and green finger of Te Kararo (Queenstown Gardens) and almost continuous fringe of green along the northern lake edge (Queenstown to Sunshine Bay) along with marine craft (including the TSS Earnslaw), adds to the appeal of the outlook.
52. In all views, the striking juxtaposition of urban development alongside the grandeur of the natural landscape adds to the spectacle.

**Commented [BG11]:** OS 166.34 RealNZ Limited.  
OS 166.2 RealNZ Limited.

**Commented [BG12]:** OS 166.34 RealNZ Limited.  
OS 166.2 RealNZ Limited.

### Naturalness attributes and values:

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

### Memorability attributes and values:

55. The highly memorable experiences associated with using Whakatipu Waimāori (Lake Whakatipu), along with views of the Whakatipu Waimāori (Lake Whakatipu) and its surrounding mountain frame.
56. The sense of Te Kararo (Queenstown Gardens) as a place of beauty and tranquillity close to central Queenstown.

**Commented [BG13]:** OS 166.35 RealNZ Limited.  
OS 166.2 RealNZ Limited.

### Transient attributes and values:

57. The ever-changing patterning of light and weather across the lake.
58. Human activity on the lake (including vessels) and its margins.
59. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation around the lake edges and throughout Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).

**Commented [BG14]:** OS 135.7 Hydro Attack Limited.

### Remoteness and wildness attributes and values:

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

**Commented [BG15]:** Consequential amendment in response to OS 135.10 Hydro Attack Limited.

### Aesthetic attributes and values:

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

62. More specifically, this includes:

- a. The highly attractive and engaging large-scale composition created by the tree-lined glacial lake and 'green' peninsulas set within a broader mountain context seen either individually or collectively, juxtaposed beside an urban context.
- b. At a finer scale, the following aspects contribute to the aesthetic appeal:
  - i. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
  - ii. The general absence of structures and the dominance of vegetation along the lake edges.
  - iii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the urban context and imbues an impression of 'green relief'.
  - iv. The mature trees throughout the area which contribute to the scenic appeal.
  - v. Human activity on and around the bay, along with some of the surrounding buildings and marine craft within the bay.

Commented [BG16]: OS 135.9 Hydro Attack Limited.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

- 63. **High physical values** due to the high-value landforms, vegetation features, hydrological features and mana whenua features in the area.
- 64. **Very High associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features of the area.
  - c. The strong shared and recognised values associated with the area.
  - d. The significant recreational attributes of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and the lake-edge trails.
- 65. **High perceptual values** relating to:
  - a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The high aesthetic and memorability values of the area as a consequence of its distinctive and highly appealing composition of natural landscape elements juxtaposed beside Queenstown. The visibility of the area from Queenstown, Glenorchy-Queenstown Road, and sections of the Queenstown Trail network, along with the area's transient values, play an important role.

- c. A sense of tranquillity and green relief at Te Kararo (Queenstown Gardens).
- d. A localised sense of remoteness and wildness along parts of the lake edge trails in Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) where views to nearby urban development are screened by landforms and/or vegetation.

**Commented [BG17]:** OS 135.10 Hydro Attack Limited.

## Landscape Capacity

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

- i. **Commercial recreational activities** – ~~Moderate limited~~ landscape capacity for ~~small scale and low-key~~ activities that integrate with, and complement/enhance, existing recreation features ~~and activities~~; are located to optimise the screening and/or camouflaging benefit of natural landscape elements ~~(where appropriate)~~; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; ~~and enhance public access; and protects the area's ONL values.~~
- ii. **Visitor accommodation and ~~resorts tourism-related activities~~** – no landscape capacity.
- iii. **Urban expansions** – no landscape capacity.
- iv. **Intensive agriculture** – no landscape capacity.
- v. **Earthworks** – ~~Low very limited~~ landscape capacity for earthworks associated with public access tracks, ~~outdoor recreation, and the TSS Earnslaw~~ 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** – ~~Low very limited~~ landscape 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; and protects the area's ONL values.~~ ~~Very limited to no~~ – ~~Low~~ landscape capacity if associated with water-based transport. ~~Moderate landscape capacity if associated with the TSS Earnslaw.~~ ~~No Very low~~ landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – ~~Low very limited~~ landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. ~~In the case of the National Grid, Moderate 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** – ~~Very low no~~ landscape capacity ~~for commercial scale renewable energy generation.~~ ~~Low Very limited to no~~ landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Production (Forestry)** – no landscape capacity.
- xii. **Rural living** – ~~Very low to~~ no landscape capacity.
- xiii. **Jetties, and boatsheds, lake structures and moorings** – ~~very limited~~ landscape capacity for additional jetties and boatsheds that are co-located with existing features, designed to be of a sympathetic scale,

**Commented [BG18]:** OS 77.6 Kai Tahu ki Otago.

**Commented [BG19]:** OS 166.39 Hydro Attack.

**Commented [BG20]:** OS 166.39 Hydro Attack.

**Commented [BG21]:** Consequential amendment arising from OS 166.39.

**Commented [BG22]:** OS 166.39 RealNZ Limited.

**Commented [BG23]:** Consequential amendment arising from OS 74.2.

**Commented [BG24]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG25]:** OS 166.42 RealNZ Limited.

**Commented [BG26]:** OS 70.27 Transpower New Zealand Limited.

**Commented [BG27]:** OS 166.44 RealNZ Limited.

**Commented [BG28]:** Typographical correction.

**Commented [BF29]:** Note there is existing/established residential development (rural living) at the Queenstown Golf Club.

**Commented [BG30]:** OS 77.28 Kai Tahu ki Otago.

appearance, and character; integrate appreciable landscape restoration and enhancement (where possible); ~~and enhance public access; and protect the area's ONL values.~~

**Commented [BG31]:** Consequential amendment arising from OS 74.2.

**Commented [BG32]:** OS 74.2. John May and Longview Environmental Trust.

## 21.22.14 PA ONL NORTHERN REMARKABLES: Schedule of Landscape Values

---

### General Description of the Area

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

### Physical Attributes and Values

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

### Important landforms and land types:

1. Steep to very steep mountain slopes with frequent exposed schist outcrops and scree slopes. The northern faces consist principally of large landslides which occurred after the retreat of glaciers at the end of the last glaciation.
2. Alluvial fans and shingle beds associated with the Rastus Burn and Owens Creek.
3. Elevated fans and flat alluvial floodplains and terraces bordered in places by steep escarpments.
4. Located to the north of, and down slope of, the Remarkables Ski Field Access Road, the Remarkables Terrane Boundary and Block Field are identified as a Geopreservation Site of national importance; and the Frankton Block Field is identified as being of regional importance. Both of these features are rated as being robust and not considered to be vulnerable to most human-related activities.
5. This ONL also contains the Lake Alta cirque which is a classic lake-filled cirque with steep rocky sides. There are areas of moraine over the schist bedrock at the front lip.

### Important hydrological features:

6. The Rastus Burn.
7. Owens Creek.
8. The cirque lake of Lake Alta (i.e., amphitheatre-shaped basin with precipitous walls at the head of a glacial valley). Identified as a Geopreservation Site of regional significance that is rated as being robust and not considered to be vulnerable to most human-related activities.
9. Various tarns. ~~The series of small tarns in the vicinity of the Remarkables Ski Field.~~

### Important ecological features and vegetation types:

10. Particularly noteworthy indigenous vegetation features include:
  - a. Extensive areas of regenerating indigenous grey shrubland, particularly in the Owens Creek and Rastus Burn valleys. The larger areas of shrubland are designated as SNA's.

- b. Snow tussock grasslands, mixed snow tussock *Dracophyllum* scrub and cushionfields covers the higher slopes generally above c. 900 m, including the Rastus Basin.
  - c. Alpine cushion bogs are a feature of the Basins in the upper Rastus Burn bordering the streams and tarns.
  - d. Expansive areas of mixed short tussock – exotic grassland interspersed with grey shrubland occur above the prominent alluvial fans and terraces of the Rastus Burn and Owens Creek.
  - e. Scattered, locally rare, mature kowhai across the lower and mid slopes especially on bluffy sites.
11. Other distinctive vegetation types include:
- a. Grazed pasture throughout the flat river terraces while extensive grazing occurs on the lower hillslopes.
12. Valued habitat for a range of lizards, New Zealand falcon, New Zealand pipit and grey warbler, and endemic invertebrates. Mingimingi and the tree daisies (*Olearia* sp) are important to endemic invertebrates during parts of their life cycles while rocky areas amongst low stature shrubs and short and exotic grassland is important habitat for skinks and geckos.
13. The upper part of the PA lies in the DOC managed Remarkables Conservation Area.
14. Animal pest species include feral red deer, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
15. Plant pest species include sweet briar which is often a component of grey shrubland, wildings conifers, buddleia, broom, and gorse.

Commented [BG1]: OS 171.9 Queenstown Park Ltd.

Commented [BG2]: OS 171.10 Queenstown Park Ltd.

Commented [BG3]: OS 171.9 Queenstown Park Ltd.

Commented [BG4]: OS 171.9 Queenstown Park Ltd.

#### Important land-use patterns and features:

16. Human modification which is concentrated throughout the low-lying river terraces at the base of the mountain slopes (and adjacent the Kawarau River ONF), where pastoral and viticultural land use dominate; in the three elevated basins near Lake Alta within which the ski field is located; and throughout the north-western portion of the PA associated with the ski field access road; and communication infrastructure on exposed ridgelines near double cone.
17. Built development patterns which, throughout the lower-lying river terraces includes a farmhouse at Owens Creek, the Chard Farm winery, scattered farm buildings, farm tracks, fencing and a power line (on poles) roughly traversing the toe of the steeper slopes. Generally, development is characterised by very carefully located and designed buildings that have an obvious connection with the working rural landscape, are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
18. The location of the Remarkables Ski Field within three interconnected elevated basins which means that it is relatively visually discreet in views from low-lying places in the Wakatipu Basin and Queenstown. The ski field access road, however, is prominent in such views.
19. Gibbston Character Zone in the vicinity of Chard Farm which includes viticulture and commercial activities with and affiliation to viticulture and farming.
- 19a Queenstown Park Station is a large, farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.

Commented [BG5]: Typographical correction.

Commented [BG6]: OS 171.11 Queenstown Park Ltd.

#### Important archaeological and heritage features and their locations:

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

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

#### Mana whenua features and their locations:

22. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
23. The western part of the ONL overlaps the mapped Kawarau wāhi tūpuna. Kawarau is the traditional name for the Remarkables.
24. The very northern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna.

#### Associative Attributes and Values

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

#### Mana whenua associations and experience:

25. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
26. As one of the highest and most prominent ranges overlooking Whakatipu Waimāori ~~Whakatipu wai māori (Lake Whakatipu)~~, closeness to the Atua gives significance to Kawarau.
27. 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).
28. The Kawarau River is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
29. The mana whenua values associated with the ONL include, but may not be limited to, mauka, wāhi taoka, ara tawhito, mahika kai and nohoaka.

**Commented [BG7]:** OS 77.41 Kai Tahu ki Otago.  
OS 188.41 Elisha Young-Ebert.

**Commented [BG8]:** OS 77.41 Kai Tahu ki Otago.  
OS 188.41 Elisha Young-Ebert.

#### Important historic attributes and values:

30. Gold mining in the area and the associated physical remnants.
31. Historic farming, especially early pastoralism.
32. Chard Road, which was part of the old main coach link between Queenstown and Cromwell. Identified in the PDP Inventory of listed Heritage Features, QLDC Category 2 (three categories, 1 to 3, with Category 1 being the most significant).

#### Important shared and recognised values:

33. The descriptions and photographs of the area in tourism publications.
34. The popularity of the mountain slopes as an inspiration/subject for education, conferencing, film, art, and photography and as a 'key outlook' from Queenstown. The close proximity of the area to Queenstown and its visibility from much of the Whakatipu Basin and Whakatipu Waimāori (Lake Whakatipu) play an important role.
35. The high popularity of the recreational 'features' listed below.

**Commented [BG9]:** OS 165.10 NZSki Ltd.

### Important recreation attributes and values:

36. The Remarkables Ski Area Field for winter year-round use and recreation; access to the ski area field also offers ~~people the general public~~ close-up, first-hand experience of the Northern Remarkables PA ONL.
37. The Remarkables Ski Field Area Access Road, ~~tracks, trails~~ (and lookouts), and SH 6 as key scenic routes either within the PA or in close proximity.
38. The popular Queenstown Park Station Fun Ride and Kawarau River Run annual events.
39. Walking and cycling along the Twin Rivers Trail on the north side of the Kawarau River. Although the trail is outside the Northern Remarkables PA ONL, its close proximity means that the landscape character experienced on the trail is strongly influenced by the PA.
40. The Lake Alta and Wye Creek Route walking tracks.
41. Climbing in the Rastus Burn Recreation Reserve.
42. Jetboating, kayaking, rafting, and fishing on the Kawarau River (ONF), for the same 'proximity' reasons to those described above.
43. Chard Farm winery.

Commented [BG10]: OS 165.43 NZSki Ltd.

Commented [BG11]: OS 165.2 NZSki Limited.

Commented [BG12]: OS 165.43 NZSki Ltd.

### Perceptual (Sensory) Attributes and Values

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

### Legibility and expressiveness attributes and values:

44. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative glacial and fluvial / alluvial processes.
45. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values within the Owen and Rastus Burn catchments.
46. More generally, the vegetation cover and land uses found within the area which reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying flat areas and more natural vegetation cover apparent across elevated areas.

### Particularly important views to and from the area:

47. Impressive and highly appealing mid to longer-range views from the Twin Rivers Trail across the Kawarau River and its floodplains to the largely open pastoral terraces and dramatic mountain slopes, peaks, ridges and valleys of the PA ONL Northern Remarkables.
48. Impressive close-up views across tussock-dominated slopes near the Remarkables Ski Field Road towards the deeply etched valley of the Rastus Burn and up into the valley corridor of the ski field itself.
49. Highly attractive close, mid and longer-range views from the Kawarau River to the edges of the pastoral terraces, backdropped by a vast and rugged mountain setting. The complex river edge landforms and vegetation patterns frame and filter views in places, contributing to views that have highly variable content and a variable character.
50. Complex and highly attractive mid-range views from Lake Hayes Estate, Bridesdale and Shotover Country over intervening riverside vegetation to the exposed, relatively bare, pastoral terraces and mid slopes, either side of the Rastus Burn valley and the crenelated ridges and peaks that top the range.

51. Dramatic longer-range views from the Whakatipu Basin, the Crown Range Road and Queenstown urban area (including the airport and key scenic routes), to the elevated mountain slopes, peaks and ridges.
52. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development and impression of openness underpins the high quality of the outlook.
53. From the more distant vantage points (i.e., Queenstown, Whakatipu Basin and Crown Terrace area), views of the jagged alpine peaks and rugged incised mountain slopes comprise signature views that are critical to the identity of the wider area.
54. From more proximate vantage points, the vegetation-fringed, dynamic waters of the Kawarau River add to the locality's spectacle – acting as the centrepiece to an enclosed, U-shaped valley that becomes increasingly incised east of Morven Hill (ONF). In such views, the seemingly 'tamed' pastoral floodplains and elevated terraces on both sides of the river are also apparent, offering attractive contrast with, and counterpoint to, the sheltered river corridor and its mountain backdrop.

#### Naturalness attributes and values:

55. The mountain slopes which exhibit a very high level of naturalness, except in the more immediate vicinity of the Remarkables Ski Area Field and its access road. This perception is accentuated by the sheer scale and visual grandeur of the mountain range as a whole. While modifications related to the ski area field and its access road are visible from much of the catchment associated with the Kawarau River, Queenstown, and the southern Whakatipu Basin (albeit to varying degrees), their confined location and limited scale – relative to that of the Northern Remarkables in totality – limits impact on those areas and means that they are not dominant elements. These landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
56. The elevated river terraces closer to the Kawarau River, where pastoral and viticultural land uses dominate, giving rise to a lower level of perceived naturalness within this part of the PA ONL Northern Remarkables. Scattered farm dwellings, rural buildings, shelterbelts, woodlots, power lines, fencing, and tracks add to this impression in places and its 'cultural' dimension is further amplified by the predominance of exotic plant species near the river, including willows, poplars, broom, gorse and rosehip.

**Commented [BG13]:** OS 165.43 NZSki Ltd.  
OS 165.14 NZSki Ltd.

**Commented [BG14]:** OS 165.43 NZSki Ltd.  
OS 165.14 NZSki Ltd.

**Commented [BG15]:** OS 165.43 NZSki Ltd.  
OS 165.14 NZSki Ltd.

#### Memorability attributes and values:

57. Views of the steep mountain slopes and crenelated ridges and peaks that top the range are highly memorable.
- 57a Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable.

**Commented [BG16]:** OS 165.15 NZSki Ltd.

#### Transient attributes and values:

58. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
59. The changing colours of pasture areas, which are green in some seasons and tawny brown in others.
60. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars in particular).

#### Remoteness and wildness attributes and values:

61. A strong sense of the sublime associated with the Northern Remarkables' main slopes, which contribute a sense of remoteness and wildness to their wider setting. Such feelings are less apparent near the valley floor, due to the more obvious influence of rural production and the presence of residential development along the northern edge of the ONL – most notably near Bridesdale, Lake Hayes Estate and Shotover Country. The valley corridor reveals significant landscape transition; from the sublime and predominantly natural, to the picturesque and cultural.

**Aesthetic qualities and values:**

- 62. The experience of the values identified above from a wide range of public viewpoints.
- 63. More specifically, this includes:
  - a. The highly attractive and striking composition created by the powerful and dramatic mountain slopes and peaks juxtaposed beside the more modified and 'tamed' river terraces.
  - b. At a broad scale, this 'natural' large-scale landscape scene forms a bold contrast with, and backdrop to, Queenstown and the Wakatipu Basin.
  - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the sculpted exposed schist outcrops and scree slopes throughout the elevated slopes;
    - ii. the steeply incised Rastus and Owen Burns;
    - iii. the bold patterning of elevated fans and flat alluvial floodplains and terraces interspersed with steep escarpments;
    - iv. the picturesque glacial Lake Alta;
    - v. the relatively low-key and 'rural vernacular' or sympathetic style of the majority of built development; and
    - vi. the poplars along the river edge, which contribute to the scenic appeal despite not being native.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

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

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

- 64. **Very High physical values** due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 65. **Very High associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features and associations of the area.
  - c. The very strong shared and recognised values associated with the area.
  - d. The significant recreational attributes.
  - e. The significant scenic values associated with the Remarkables Ski Area Field Access Road.

**Commented [BG17]:** OS 165.16 NZSki Ltd.

**Commented [BG18]:** OS 165.16 NZSki Ltd.

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

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The very high aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains (and river), are critical features of the area. The proximity of the area to Queenstown, the Whakatipu Basin, key gateways/scenic routes, accessibility and popular recreational features, which allows the experience of these values along with the area's transient values, also play a role.
- c. An impression of high naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
- d. A strong sense of remoteness and wildness associated with large-scale steep slopes and rugged peaks, which is heightened as a consequence of the area's close proximity to Queenstown and the Whakatipu Basin.

**Commented [BG19]:** OS 165.17 NZSki Ltd.

**Landscape Capacity**

The landscape capacity of the PA ONL Northern Remarkables for a range of activities is set out below.

- 67. **Commercial recreational activities** – moderate to high some landscape capacity for small-scale and low-key activities (including at Chard Farm) that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; are designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values.
- 68. **Visitor accommodation and resorts-tourism related activities** – moderate to high some landscape capacity for activities on the very gently sloping to flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key 'rural' or non-urban character; integrate landscape restoration and enhancement; and enhance public access; and protect the area's ONL values. No landscape capacity on the mountain slopes and fans except for sensitively located and designed glamping activities.
- 69. **Urban expansions** – Very low no landscape capacity.
- 70. **Intensive agriculture** – Very low no landscape capacity.
- 71. **Earthworks** – High landscape capacity for earthworks within the Remarkables Ski Area Sub Zone. Moderate limited landscape capacity for earthworks associated with farming, viticulture, existing recreational activities and facilities (including access to the Remarkables Ski Area), natural hazard mitigation risk or public access tracks, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
- 72. **Farm buildings** – in those areas of the ONL with pastoral and viticultural land uses, low to moderate limited landscape capacity for modestly scaled or sympathetically located and designed buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.

**Commented [BG20]:** Numbering to be corrected in the Capacity section so that it is consistent with the other PA Schedules (ie uses roman numerals).

**Commented [BG21]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG22]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG23]:** Consequential amendment arising from OS 74.2

**Commented [BG24]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG25]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG26]:** OS 171.18 Queenstown Park Ltd.

**Commented [BG27]:** OS 171.18 Queenstown Park Ltd.

**Commented [BG28]:** OS 171.18 Queenstown Park Ltd.

**Commented [BG29]:** Consequential amendment arising from OS 74.2

**Commented [BG30]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG31]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG32]:** OS 171.18 Queenstown Park Ltd.

**Commented [BF33]:** NZS submission was to change this to:  
**Some** landscape capacity on the mountain slopes and fans associated with the Remarkables Ski Area.  
Amendment sought not accepted.

**Commented [BG34]:** OS 171.17 Queenstown Park Ltd.

**Commented [BF35]:** NZS sought to change "limited" to "some".

**Commented [BF36]:** NZS sought to change this to  
**Some limited** landscape capacity for earthworks associated with the Remarkables Ski Area, farming, viticulture, existing recreation activities and facilities, or public access tracks, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns  
Amendments half accepted half not.

**Commented [BG37]:** OS 165.20 NZSki Ltd.

**Commented [BG38]:** OS 171.19 Queenstown Park Ltd.

**Commented [BG39]:** OS 171.17 Queenstown Park Ltd.

**Commented [BF40]:** NZS sought to change this to "some", but not sure if NZS should be worried about farm buildings...

**Commented [BG41]:** OS 171.20 Queenstown Park Ltd.

73. **Mineral extraction** – ~~Very low~~ ~~no~~ landscape capacity for extraction larger than farm/vineyard-scale quarries. ~~Moderate~~ ~~Limited~~ capacity for farm/vineyard-scale quarries that protect the naturalness and aesthetic attributes and values of the ONL.
74. **Transport infrastructure (excluding Passenger Lift Systems and excluding infrastructure associated with the Remarkables Ski Area)** – ~~moderate~~ ~~very limited~~ landscape capacity for trails and 'low key' rural roading that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; ~~and~~ integrate landscape restoration and enhancement; ~~and protect the area's ONL values.~~ ~~Very low~~ ~~no~~ landscape capacity for other transport infrastructure, ~~except for infrastructure associated with the Remarkables Ski Area and Passenger Lift Systems.~~
75. **Utilities and regionally significant infrastructure** – ~~moderate~~ ~~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, or cell phone towers, or 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, which cannot be screened, these should be designed and located so that they are not visually prominent.~~
- 75a. **Renewable energy generation** – ~~Very low~~ ~~no~~ landscape capacity for commercial-scale renewable energy generation. ~~Limited capacity for discreetly located and small-scale renewable energy generation;~~ ~~moderate~~ ~~limited~~ landscape capacity for discreetly located and small-scale renewable energy generation on the flat and low-lying terraces and floodplains ~~or in association with existing structures in the Remarkables Ski Area.~~
76. **Production (Forestry)** – ~~Very low~~ ~~no~~ landscape capacity.
77. **Rural living** – ~~Low~~ ~~very limited~~ landscape capacity for activities on the flat and low-lying terraces and floodplains that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; ~~and~~ enhance public access; ~~and protect the area's ONL values.~~ ~~Very low~~ ~~no~~ landscape capacity on the mountain slopes and fans.
78. **Gondolas Passenger Lift Systems outside the Remarkables Ski Area Sub Zone** – ~~moderate~~ ~~limited~~ landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape ~~and protect the area's ONL values.~~
79. **Transport infrastructure associated with the Remarkables Ski Area (including Passenger Lift Systems within the Ski Area Sub Zone)** – ~~high~~ landscape capacity.

**Commented [BG42]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG43]:** OS 171.17 Queenstown Park Ltd.

**Commented [BF44]:** NZS sought to change "very limited" to "some". Rejected.

**Commented [BG45]:** Consequential amendment arising from OS 74.2

**Commented [BG46]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BF47]:** NZS also sought addition of: "associated with commercial recreation including Gondolas", and deletion of "no landscape capacity for other infrastructure", which was rejected.

**Commented [BG48]:** OS 171.17 Queenstown Park Ltd.

**Commented [BF49]:** NZS sought to change "limited" to "some"

**Commented [BG50]:** OS 86.10 Melissa Brook OS 70.28 Transpower New Zealand Limited.

**Commented [BG51]:** OS 165.24 NZSki Ltd.

**Commented [BG52]:** OS 165.24 NZSki Ltd.

**Commented [BG53]:** OS 171.17 Queenstown Park Ltd.

**Commented [BF54]:** NZS sought to change "limited" to "some"

**Commented [BG55]:** OS 165.24 NZSki Ltd.

**Commented [BF56]:** Amendment sought by NZS generally accepted

**Commented [BG57]:** Typographical correction.

**Commented [BG58]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG59]:** Consequential amendment arising from OS 74.2.

**Commented [BG60]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG61]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG62]:** OS 171.17 Queenstown Park Ltd.

**Commented [BG63]:** OS 74.2. John May and Longview Environmental Trust.

## 21.22.15 PA ONL Central Whakatipu Basin: Schedule of Landscape Values

---

### General Description of the Area

The Central Whakatipu Basin PA ONL encompasses the steep western end southern slopes of Mount Dewar and the steep south-facing slopes of Coronet Peak, Brow Peak and Pt 1120 near Big Hill, taking in German Hill and Pt 675. Collectively the mountain slopes form the northern backdrop to the Whakatipu Basin and Arrowtown. The western edge of the PA ONL adjoins Kimiākau (Shotover River) PA ONF and the eastern end adjoins the Haehaenui (Arrow River) PA ONF.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The steeply sloping, foliated, schistose mountain landforms of Mount Dewar (1,310m), Skippers Saddle (1,036m), Coronet Peak (1,651m), Brow Peak (1,456m) and Pt 1,120 near Big Hill which form part of the wall of mountains framing the northern side of the Whakatipu Basin.
2. Scree slopes throughout the elevated, very steep and rugged areas towards the eastern end of the area.
3. The secondary mountain landforms of German Hill (780m) and Pt 716 that enclose the southern side of Sawpit Gully (north of Arrowtown).
4. The secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook), that takes in Pt 897, Pt 929, Pt 842 and Pt 876.
5. The ridgeline descending south-westwards from Mount Dewar summit to Pt 965 and which frame the eastern side of Devils Creek.
6. A small roche moutonnée along the foot of the Coronet Peak slopes between the Skippers Road junction and Willowbank, all on the north side of Malaghans Road. A well-preserved relic glacial landform from the last ice age. This feature exists as several landforms within the PA. Identified as a Geopreservation Site of national scientific, aesthetic, or educational value and being vulnerable to significant damage by human related activities.
7. Exposed schist outcrops and bluffs throughout the south-facing mountain slopes and along the east side of the small ice-melt basin in the vicinity of Littles Road.
8. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the northern side of the Whakatipu Basin and throughout the more gently sloping lower reaches of gullies near German Hill.

### Important hydrological features:

9. Devils Creek and its steeply incised tributaries draining the south-western flanks of Mount Dewar and the northern slopes of the secondary ridgeline descending from Mount Dewar to Pt 965, to Kimiākau (Shotover River).
10. The unnamed relatively gently sloping streams and kettle lake in the ice-melt basin around Littles Road which drain south-westward to Kimiākau (Shotover River).

11. The numerous steeply incised streams draining the southern side of the range extending from Mount Dewar across to Coronet Peak, including Dan O'Connell Creek, Station Creek and McMullan Creek.
12. The numerous unnamed streams draining the southern slopes of Brow Peak to Bush Creek, which discharges to the Arrow River.
13. The series of unnamed streams draining to Sawpit Gully and the Haehaenui (Arrow River) from the mountain slopes extending between Brow Peak and Pt 1120 (near Big Hill) and German Hill.
14. The series of small tarns in the vicinity of Coronet Peak ski [area field](#) and near Skippers Saddle.

#### Important ecological features and vegetation types:

15. Particularly noteworthy indigenous vegetation features include:
  - a. Pockets of mountain beech forest remnants confined to gullies in the Bush Creek and Sawpit Gully catchments behind Arrowtown, on the Coronet Peak front faces and in the Devils Creek catchment on Mount Dewar.
  - b. Swathes of beech restoration plantings throughout Mount Dewar (as part of consented development).
  - c. Extensive areas of grey shrubland dominated by matagouri (*Discaria toumatou*) and mingimingi (*Coprosma propinqua*) occur in the mid to upper reaches of the Bush Creek catchment, Sawpit Gully catchment and across the steep terrain associated with the lower Haehaenui (Arrow River) Gorge. Scattered patches of grey shrubland occur across the lower slopes of Coronet ~~peak~~ Peak and Mount Dewar.
  - d. Above about 900 m the vegetation is dominated by snow tussock grassland and ~~in places,~~ patches of *Dracophyllum* shrubland.
  - e. Indigenous vegetation is more extensive and diverse towards the Arrowtown end of the PA.
  - f. Rough to semi-improved pasture occurs on the mid to lower slopes of Coronet Peak mixed with patches of short tussock grasslands and grey shrubland.
  - g. Woody exotic weeds prevail throughout the PA but are most extensive on the lower slopes of Mount Dewar, where there are dense thickets of mature hawthorn, sweet briar, broom, elderberry and scattered wilding conifers.
16. Rocky outcrops, beech forest, grey shrublands and snow tussock grasslands provide a diverse range of habitats for New Zealand falcon, New Zealand pipit, South Island tomtit. Grey warbler, skinks and geckos and a diverse assemblage of native invertebrates.
17. Areas of production forestry (Douglas fir) occur:
  - a. across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876.
  - b. on the lower slopes of Mount Dewar.
18. Wilding conifer spread in the Bush Creek and Sawpit Gully catchments, across Big Hill and in the Devils Creek catchment from areas of production of forestry. Control measures are being implemented.
19. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Commented [BG1]: Typographical correction.

Commented [BG2]: Typographical correction.

### Important land-use patterns and features:

20. Human modification which is concentrated throughout the low-lying glacier carved terrace areas along the northern edge of the Whakatipu Basin; on the western flanks of Mount Dewar and across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876 where production forestry dominates; across Mount Dewar more generally, where development is anticipated; on the elevated south-facing slopes of Coronet Peak where the ski area field (including carparks, buildings, structures, infrastructure) and roading (including Skippers Road, which provides access to the Skippers Bungy site, outside the PA) are located; and throughout the western portion of the PA at Coronet Peak Road.
21. Built development patterning which includes a very limited scattering of rural and rural living dwellings around the margins of Arthurs Point; the scattering of small-scale rural living and visitor accommodation development (including commercial recreation uses, cabins, chalets, amenity facilities and a lodge) within regenerating beech forest at across the lower southern slopes of Mount Dewar along with approximately 50km of publicly accessible hiking and biking trails; and the occasional farm building or dwelling towards the eastern end of the unit (adjacent the southern boundary of the PA). Generally, development is characterised by very carefully located and designed buildings that are well integrated by plantings and remain subservient to the more 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
22. Pastoral farming including rural and farm buildings (as described above), fencing, shelterbelts, tracks, ponds and the like.
23. The location of the Coronet Peak Ski Field Area (inclusive of all associated activities and built development) across the elevated south-facing slopes, together with the exposed nature of the access road climbing up the steep slopes at the western end of the area, make this development prominent in views from much of the western and northern portion of the Whakatipu Basin. Night-time lighting of the ski area field during the winter season adds to its prominence.
24. The Shotover Canyon Track, the Mount Dewar Track, Hot Rod and Devils Creek track on Mount Dewar; the Dan O'Connell Track and Coronet Face Water Race Trail across the lower slopes of Coronet Peak; the ridgeline track linking between Coronet Peak and Big Hill that runs along the northern edge of the PA; the Bush Creek Track between Coronet Peak and Arrowtown; the Te Araroa Trail that winds its way to the west of German Hill (between Arrowtown and Big Hill) and the Sawpit Gully Track; the Rude Rock, Zoot, DH, XC mountain bike trails within the Coronet Peak ski area. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
25. The general absence of rural and rural living buildings throughout the eastern end of the PA.
26. Infrastructure is evident within the corridor and includes: the power line (on poles) traversing the steep slopes up to Coronet Ski Area and Coronet Peak Field; telecommunication masts at the top of Mount Dewar; forestry tracks; farm fencing; and farm tracks.
27. The Arthurs Point Urban Growth Boundary (UGB) which adjoins the south-western margins of the PA and the Arrowtown UGB which adjoins the south-eastern end of the PA.
28. The Coronet Peak Ski Area Sub Zone which provides for the ongoing use and development of that area for ski field related activities.
29. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the urban residential and commercial development adjoining the south-western edge of the PA at Arthurs Point; the urban residential and commercial development adjoining the south-eastern edges of the area at Arrowtown; the rural living development throughout the western and northern sides of the Whakatipu Basin; Millbrook Resort towards the north-eastern end of the Whakatipu Basin; and Malaghans Road which runs along the northern side of the Whakatipu Basin, roughly parallel with the PA.

**Commented [BG3]:** OS 165.26 NZSki Limited.

**Commented [BG4]:** OS 84.8 Sir Robert Stewart.  
OS 96.3 Treespace No 1 Limited Partnership.

**Commented [BG5]:** OS 165.27 NZSki Limited.

**Commented [BG6]:** OS 165.28 NZSki Limited.

**Commented [BG7]:** OS 165.29 NZSki Limited.

### Important archaeological and heritage features and their locations are:

30. The Macetown Heritage Area Overlay (MHAO) which extends throughout the eastern end of the PA roughly coinciding with Sawpit Gully. This forms part of the much larger area of heritage significance due to its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930s. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. Macetown (outside the PA) is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants, and demise. Situated within its larger mining heritage context (which includes part of the PA), Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.
31. Various inter-related complexes of gold sluicings, tailings, water races, dams, etc., and associated domestic sites in the area (for example, archaeological sites F41/288, F41/851, and F41/653).
32. Cockburn Homestead, Malaghans Road (District Plan reference 125).
33. William Fox Memorial, Police Camp Building, and Stone Wall, Arrowtown (District Plan references 309, 375, and 311).
34. Macetown Road (District Plan reference 6).
35. Scholes Tunnel (District Plan reference 304).
36. Coronet Peak ski area.

### Mana whenua features and their locations:

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

### Associative Attributes and Values

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

### Mana whenua associations and experience:

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

### Important historic attributes and values:

39. Gold mining in the area and the associated physical remnants (including Skippers Road). The sites associated with Macetown represent a particularly rich archaeological landscape.
40. Early pastoral farming across the area.
41. The historic significance of Coronet Peak (New Zealand's first commercial ski area field) as one of New Zealand's earliest commercial ski areas field.

Commented [B68]: OS 165.30 NZSki Limited.

### Important shared and recognised attributes and values:

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

43. The popularity of the postcard views from Coronet Peak and the ski area field access road (which has several lookout points) out over the Whakatipu Basin to the Remarkables, as an inspiration/subject for art and photography.
44. The identity of Coronet Peak Ski Area Field as an integral part of the Whakatipu Basin. The very close proximity of this recreational feature to Queenstown urban area and its visibility from much of the Whakatipu Basin (and including from the airport, particularly at night when the ski area field is lit for night skiing) play an important a role.
45. Skippers Road is popular with commercial tourism activity providers using the access road for scenic tours and white-water rafting. The road is used for mountain bike access out of the valley.
46. The identity of the sequence of mountains stretching from Mount Dewar across to Big Hill as a dramatic (northern) backdrop to the Whakatipu Basin (including Arrowtown).
47. The identity of Mount Dewar as part of the dramatic backdrop to Arthurs Point.

**Commented [BG9]:** OS 165.31 NZSki Ltd.

#### Important recreation attributes and values:

48. Very popular year-round destination for outdoor recreation including skiing, snowboarding, walking, running, mountain biking, paragliding, hiking, orienteering, and enjoying the view from the various trails, lookouts and café/restaurant facilities at Coronet Peak.
49. New Zealand's Aotearoa's National Walkway, the Te Araroa Trail passes through the eastern side of the ONL via the Motatapu Alpine Track connecting with the Whakatipu Track heading to Lake Hayes.
50. Walking, running, and mountain biking on trails and tracks in the area.
51. Coronet Peak Road, Skippers Road and Malaghans Road as key scenic routes either within the PA or in close proximity.
52. The recreation area to the north of Millbrook.

**Commented [BF10]:** As an aside, my understanding is reference to New Zealand is not (or should) be just 'Aotearoa', as this does not capture the South Island (Te Wai Pounamu).

#### Perceptual (Sensory) Attributes and Values

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

#### Legibility and expressiveness attributes and values:

53. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.
54. Indigenous gully plantings and remnant beech stands which reinforce the legibility and expressiveness values throughout the area.
55. Good examples of landscape evolution in response to slope and fluvial processes and alternating climatic conditions.

#### Particularly important views to and from the area:

56. The postcard views from various lookouts on Coronet Peak Road and the ski area field but over the Whakatipu Basin, Waiwhakaata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), the Remarkables and the broader mountain context.
57. The spectacular panoramic views from Mount Dewar and the summit of Coronet Peak, of the Whakatipu Basin to the south and the rugged and dramatic expanse of the Harris Mountain range to the north.

**Commented [BG11]:** OS 165.31 NZSki Ltd.

58. The highly attractive short to long-range views from parts of the Devils Creek Track, the Hot Rod, the Mount Dewar Track, the Dan O'Connell Track, the Coronet Face Water Race Trail, the ridgeline track linking Coronet Peak and Big Hill that runs along the northern edge of the PA, the Bush Creek Track, the Te Araroa Trail west of German Hill, and the Sawpit Gully Track out over the Whakatipu Basin, the Remarkables and the broader mountain context.
59. The appealing short to long-range views from the Shotover Canyon Track and parts of the Devils Creek Track along the gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Bowen Peak and northwards to The Point.
60. The dramatic mid and long-range views from Arthurs Point, the Kimiākau (Shotover River) ONF, Arrowtown, the western and northern parts of the Whakatipu Basin (including Malaghans Road), and sections of the Queenstown Trail network coinciding with those parts of the basin, to the coherent sequence of mountains framing the northern side of the basin. In these views the continuity of the large-scale and largely open, dramatic landforms, together with their seemingly undeveloped appearance (as a consequence of the diminishing influence of distance in relation to the ski area field and access road), means that the PA is of critical importance in shaping the visual amenity values of the area from which they are viewed.
61. The engaging early evening views from Frankton and the airport to the Coronet Peak Ski Area Field when the ski area field is lit for night skiing.
62. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Area Field Access Road, Tobins Track (east of Arrowtown), and the Crown Range Zig Zag lookout in which the scale and shape of the glacial valley landscape, of which the PA is a part, is legible in its entirety and confers a sense of grandeur to the outlook.
63. The highly engaging short-range views from Littles Road, Arthurs Point Road and trails in the vicinity across the pastoral ice-melt basin to the dramatic and rugged bluffs and rocky outcrops near Pt 558.
64. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case of the western and eastern ends of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Commented [BG12]: OS 165.33 NZSki Ltd.

#### Naturalness attributes and values:

65. The 'seemingly' undeveloped character of Central Whakatipu Basin PA ONL set within an urban (Arthurs Point and Arrowtown) or mixed working rural and rural living (Whakatipu Basin) context, which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral (including farm buildings, rural dwellings, ponds, fencing, tracks, shelterbelts and the like), rural living/visitor accommodation (including the consented development across the lower southern slopes of Mount Dewar), recreational (including the ski area and access road), and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape and extent of restoration planting that forms part of the consented development at Mount Dewar recreational, and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape ensures that, for the most part, these elements remain subservient to more natural landscape elements, patterns, and processes.
66. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.
67. While the ski area field and its access road form a bold manmade element on the southern slopes of Mount Dewar and Coronet Peak, the connection this development establishes and enables between the mountain setting and the inhabited Whakatipu Valley adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed, together with its identity as a popular recreational feature, also play a role in this regard. Because these landscape modifications also make an important contribution

Commented [BG13]: OS 84.8 Sir Robert Stewart. OS 96.4 Treespace No 1 Limited Partnership.

Commented [BG14]: OS 165.31 NZSki Ltd.

to Queenstown's recreational values (see above), there is a degree of landscape 'fit' associated with them. During the ski season the patterning of lights throughout the groomed slopes forms an engaging element.

68. The forestry plantings and wilding spread at the western and eastern ends of the area (noting that recreational landuses are anticipated across the slopes at the eastern end, north of Millbrook) contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose landform character of the area remains legible and dominant, thus ensuring these parts of the PA display at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

#### Memorability attributes and values:

69. The appealing and engaging views of the continuous 'wall' of mountains framing the north side of the Whakatipu Basin from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the basin landform, along with the magnificent broader mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.
70. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the ski ~~area field~~ access road, ski ~~area field~~ and tracks, gondola and chairlifts in close proximity to Queenstown and Arrowtown)
71. The panoramic alpine landscape views afforded from Mount Dewar, Coronet Peak Road, Coronet Peak Ski ~~Area Field~~ and Coronet Peak.

Commented [BG15]: OS 165.31 NZSki Ltd.

#### Transient attributes and values:

72. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
73. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.
74. Night lighting of the ski ~~area field during winter months.~~

#### Remoteness and wildness attributes and values:

75. A strong sense of remoteness ~~across the northern slopes at the western end of the PA and at the north-eastern ends~~ of the PA despite their respective proximity to Arthurs Point and Arrowtown, due to the contained nature of the area and the limited level of built development evident.
76. A sense of wildness across much of the PA as a consequence of the large scale and continuity of the majestic mountain range framing the northern side of the basin along with its generally 'undeveloped' and in places, seemingly unkempt character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard. Such feelings are lesser in the parts of the PA where forestry and the ski ~~area field~~ /access road are located ~~and across the lower southern slopes of Mount Dewar where rural living and visitor accommodation development is consented.~~

Commented [BG16]: OS 84.8 Sir Robert Stewart.  
OS 96.6 Treespace No 1 Limited Partnership.  
OS 96.7 Treespace No 1 Limited Partnership.

Commented [BG17]: OS 84.8 Sir Robert Stewart.  
OS 96.3 Treespace No 1 Limited Partnership.  
OS 96.4 Treespace No 1 Limited Partnership.

#### Aesthetic qualities and values:

77. The experience of the values identified above from a wide range of public viewpoints.
78. More specifically:
  - a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains framing the northern side of the Whakatipu Basin.

- b. At a finer scale, the following aspects contribute to the aesthetic appeal:
- i. The large scale and dramatic character of the steep mountain landforms backdropping Arthurs Point and Arrowtown.
  - ii. The precipitous bluffs and rocky outcrops along the east side of the small ice-melt basin in the vicinity of Littles Road.
  - iii. The everchanging play of light and weather patterns across the mountain slopes.
  - iv. The openness of the mountain landforms and scree slopes.
  - v. The rugged and wild character of the western and north-eastern ends of the PA.
  - vi. The confinement of appreciably visible built development to the Coronet Peak Ski Area Field and its access road.

Commented [BG18]: OS 165.31 NZSki Ltd.

### Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various combined physical, associative, and perceptual attributes and values described above for Central Whakatipu Basin PA ONL can be summarised as follows:

79. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
80. **Very high associative values** relating to:
- a. The mana whenua associations of the area.
  - b. The historic features in the area.
  - c. The very strong shared and recognised values associated with the area.
  - d. The significant recreational attributes of Coronet Peak Ski Area Field, Skippers Road and the network of walking and biking tracks in the area.
  - e. The scenic values associated with Coronet Peak Road.
81. **High perceptual values** relating to:
- a. The high legibility and expressive values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arthurs Point, Arrowtown, the Whakatipu Basin, the scenic route of Malaghans Road, parts of the Queenstown Trail network, the Remarkables Ski Area Field Access Road, the Zig Zag lookout, and Tobins Track, along with the areas' transient values, play an important role.
  - c. A moderate-high to high perception of naturalness arising from the dominance of natural landscape elements and patterns across the PA.

Commented [BG19]: OS 165.31 NZSki Ltd.

- d. A strong sense of remoteness and wildness throughout ~~the north facing slopes at the~~ western end and ~~the~~ north-eastern portions of the PA.

**Commented [BG20]:** OS 96.9 Treespace No 1 Limited Partnership.

## Landscape Capacity

The landscape capacity of the PA ONL Central Whakatipu Basin for a range of activities is set out below.

- i. **Commercial recreational activities** – ~~limited~~ **some moderate to high** landscape capacity for ~~small scale and low key~~ activities that integrate with and complement/enhance existing recreation features and 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 protects the area's ONL values.~~
- ii. **Visitor accommodation and ~~resorts tourism related activities~~** – ~~very low no~~ landscape capacity for ~~resorts outside the Coronet Peak Ski Area Sub Zone tourism related activities.~~ **Low to moderate Very limited** landscape capacity for visitor accommodation activities ~~and resorts~~ that are: co-located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, ~~of a modest scale~~ **small scale** and have a 'low key' rural character; integrate appreciable landscape restoration and enhancement; ~~and~~ enhance public access; ~~and protects the area's ONL values.~~
- iii. **Urban expansions** – ~~very low no~~ landscape capacity.
- iv. **Intensive agriculture** – ~~very low no~~ landscape capacity.
- v. **Earthworks** – ~~low very limited~~ landscape capacity for earthworks associated with farming, existing recreational facilities, ~~consented rural living and visitor accommodation development,~~ or public access tracks, that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with natural landform patterns. **Some High landscape capacity** for earthworks associated with the Coronet Peak Ski Area that ~~protect naturalness and expressiveness attributes and values; and~~ are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses ~~low very limited~~ landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – ~~very low no~~ landscape capacity.
- i. **Transport infrastructure** – ~~low to moderate very limited~~ landscape 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; ~~and protects the area's ONL values.~~ **Moderate to high Limited** landscape capacity for transport infrastructure associated with Coronet Peak Ski Area (including passenger lift systems located outside the Ski Area Sub Zone) provided it is positioned in a way that is sympathetic to the landform, is located and designed as reasonably practicable to be recessive in the landscape ~~and protect the area's ONL values.~~ **very low no** landscape capacity for other transport infrastructure.
- viii. **Utilities and regionally significant infrastructure (excluding Transport Infrastructure)** – **Moderate 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, Moderate 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 [BG21]:** OS 165.37 NZSki Ltd.

**Commented [BG22]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG23]:** Consequential amendment arising from OS 74.2.

**Commented [BG24]:** OS 74.2. John May and Longview Environmental Trust.  
OS 165.37 NZSki Limited.

**Commented [BG25]:** OS 167.7 Chilcotin Holdings Limited.

**Commented [BG26]:** OS 96.11 Treespace No. 1 Limited Partnership.  
OS 167.8 Chilcotin Holdings Limited.  
OS 172.14 Arthurs Point Trustees Limited.

**Commented [BG27]:** OS 165.39 NZSki Ltd.

**Commented [BG28]:** Roman numeral numbering correction required (and subsequent numbering correction for the subsequent capacity items).

**Commented [BG29]:** Consequential amendment arising from OS 74.2.

**Commented [BG30]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG31]:** OS 165.40 NZSki Ltd.

**Commented [BG32]:** OS 70.29 Transpower New Zealand Limited.

- ix. **Renewable energy generation** – ~~very low no~~ landscape capacity for large scale renewable energy developments. ~~Low to moderate~~ **very limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- x. **Production fForestry** – ~~very low no~~ landscape capacity.
- xi. **Rural living** – ~~very limited to no~~ **low to moderate** landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).

**Commented [BG33]:** OS 96.12 Treespace No. 1 Limited Partnership.  
OS 165.42 NZSki Ltd.

**Commented [BG34]:** Typographical correction.

**Commented [BG35]:** OS 96.13 Treespace No. 1 Limited Partnership.  
OS 167.6 Chilcotin Holdings Limited.  
OS 174.14 Redemption Song LLC.  
OS 168.1 Lily Manners Wood.  
OS 167.6 Chilcotin Holdings Ltd.

## 21.22.18 PA ONL Cardrona Valley: Schedule of Landscape Values

---

### General Description of the Area

The Cardrona Valley PA is a north-south oriented valley enclosed by the Cardrona Range/Harris Mountains to the west and the Pisa/Criffel Range to the east. The PA extends to the crest of the western Pisa Range flanks and to the landforms visually containing the valley to the west, including the eastern flanks of Mount Cardrona and a ridge of Mount Alpha. In a north-south direction the PA starts just north of Timber Creek and ends at Blackmans Creek about 3.25 kilometres upstream of Cardrona village. The majority of the Cardrona Ski Area Sub-Zone falls within the area.

### Physical Attributes and Values

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

### Important landforms and land types:

1. A deeply cut fault valley with a flat alluvial floor of up to 700m in width below Cardrona Village, narrowing above this point.
2. The Pisa/Criffel Range: the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. The parallel schist ranges of this sequence are characterised by broad planar crests and frequent tors. The western flanks of the range are relatively even in gradient and form a linear eastern 'wall' to the valley, with few significant ridges or gullies apart from Tuohys Gully.
3. Cardrona low hills: low hills and terraces of strongly weathered sandstone-dominant gravels between the valley floor and the main Cardrona Range/Harris Mountains. An angular ridge and gully landform, with alluvial flats and small terraces.
4. The Cardrona Range/Harris Mountains: dissected mountain slopes and hummocky slump topography with scattered schist outcrops and schist tors at higher elevations on Mount Cardrona.
5. Contains the Geopreservation Sites: Branch Creek Road faulted aggradation on an alluvial surface; and the NW Cardrona Fault at Blackmans Creek. These are regionally significant and not considered vulnerable to most human activities.

### Important hydrological features:

6. The Ōrau (Cardrona River) is the most important water course within the PA, flowing the length of the valley. It is a usually shallow water course with gravel substrate, low banks, and substantial seasonal and weather-related flow variations. There are also significant surface water–shallow groundwater interactions with the river having adjacent influent and effluent reaches that may vary temporally. Significant floods occasionally spread across the valley floor (for example 1878 and 1999).
7. Other larger water courses are Tuohys Creek, Branch Burn (McPhees Creek) and Spotts Creek.
8. The water courses within the valley are a fishery resource and spawning habitat. They provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout.

**Important ecological features and vegetation types:**

- 9. Particularly noteworthy vegetation types include:
  - a. Kānuka shrubland on mountain slopes towards the Upper Clutha mouth of the valley.
  - b. Grey shrubland communities on lower elevation south and east facing slopes and within prominent gullies in the Spotts Creek, Branch Creek and Boundary Creek catchments and bordering the main stem of the Cardrona River upstream of Cardrona township. Some of these shrublands are SNAs. The shrublands support tree daisy communities, including the At-Risk Declining *Olearia lineata*. Patches of bracken are common in and around areas of shrubland.
  - c. *Dracophyllum* shrubland on shady wetter faces and within gullies.
  - d. Distinct gradient of indigenous vegetation types on Mount Cardrona from mixed grey shrubland-exotic grassland near the valley floor to mid slope short tussock grasslands in the montane zone to tall snow tussock grasslands and mixed snow tussockland-*Dracophyllum* spp. and herbfield communities in the sub-alpine and alpine zones. Small alpine wetlands (cushion and sedge bogs) occur in the upper basins on Mount Cardrona associated with low gradient streams and flushes.
- 10. Other characteristic vegetation types are:
  - a. Improved irrigated pasture on the valley floor, on flats within the Cardrona hills, and on some lower slopes of the Pisa/Criffel Range.
  - b. Short tussock over-sown with pasture on the lower and mid-slope mountain faces and Cardrona hills.
  - c. Crack willows lining the Cardrona River and other water courses.
  - d. Groups of exotic shelter trees around station homesteads, including distinctive mature Lombardy poplars.
  - e. Plantation of Douglas fir near Spotts Creek.
- 11. Valued habitat for skinks and geckos, a wide range of invertebrate species (including the threatened flightless shield bug and Otago endemic grasshopper), New Zealand falcon, Australasian harrier, New Zealand pipit, South Island oystercatchers, banded dotterels, black fronted tern, paradise shelduck and grey duck.
- 12. Plant pest species include wilding conifers, crack willow, sweet 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 tourism-

- Commented [JH1]:** Typographical correction to align with standard Schedule format.
- Commented [JH2]:** 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 [JH3]:** OS 178.17 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).
- Commented [JH4]:** Amendment by JHLA.
- Commented [JH5]:** Amendment by JHLA.
- Commented [JH6]:** Amendment by JHLA.
- Commented [JH7]:** Amendment by JHLA.
- Commented [JH8]:** OS 166.46 RealNZ Limited (although not submitted wording per se).

related development 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.

**Commented [JH9]:** OS 113.9 Anderson Branch Creek Ltd

16. Cardrona Alpine Resort and the Soho Basin Ski Area on the upper eastern slopes of Mount Cardrona comprise is a significant built development within the landscape but are is not visually prominent from the valley floor.

**Commented [JH10]:** OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH11]:** OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH12]:** Amendment by JHLA.

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 19<sup>th</sup> century gold mining and early European pastoral farming throughout the valley, with numerous archaeological and heritage features. These include the Roaring Meg and Little Criffel pack tracks, river flat ground sluicing and tailings, hydraulic sluiced cliffs, the Criffel Face and Tuohys Gully sluicings and reservoirs, water races, tunnels, dredge remains, domestic sites and homestead sites associated with historic farming. There are large, sluiced cliffs and water races extending along almost the entire length of the valley and at Mount Cardrona.

21. Historic route between Wānaka and Queenstown, and between Cromwell and Cardrona via Tuohys Gully.

22. Scheduled heritage sites include: Old Butchery, Tuohy's Gully (QLDC ref. 500); Studholme Nursery Plaque, Cardrona Road (QLDC ref. 510), Hotel façade, hall and church, Cardrona (QLDC ref. 510).

### Mana whenua features and their locations:

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

24. The Ōrau (Cardrona River) has been identified as a wāhi tūpuna by Kāi Tahu.

### Associative Attributes and Values

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

### Mana whenua associations and experience:

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

26. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-Wai-māori Whakatipu-Waimāori (Lake Whakatipu) with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.

**Commented [JH13]:** OS 77.44 Kai Tahu ki Otago OS188.44 Te Rūnunga o Ngāi Tahu

27. Ōrau is also recorded as a kākā mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.

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

#### Important historic attributes and values:

29. The very strong associations of the valley with 19<sup>th</sup> 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 [JH14]:** 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 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, punctuated with exposed rock outcrops at higher altitudes.

**Commented [JH15]:** OS 166.47 RealNZ Limited

**Commented [JH16]:** OS 166.47 RealNZ Limited

**Commented [JH17]:** 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, snowsportskiing 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.
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 [JH18]:** OS 166.48 RealNZ Limited although not submitted wording per se.

**Commented [JH19]:** OS 166.48 RealNZ Limited

**Commented [JH20]:** OS 185.2 Cardrona Distillery Ltd

**Commented [JH21]:** OS 178.35 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP.

**Commented [JH22]:** 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 [JH23]:** 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. 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 [JH24]:** 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, 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 [JH25]:** OS 113.13 Anderson Branch Creek Ltd (although not submitted wording per se).

**Commented [JH26]:** OS 178.45 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP

**Commented [JH27]:** OS 178.20 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH28]:** Amendment by JHLA.

**Commented [JH29]:** 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 [JH30]:** 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 [JH31]:** 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 [JH32]:** 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).

**Commented [JH33]:** Term amended by JHLA to be consistent with OS 166.49.

51. More specifically:

- a. The muscular unmodified slopes of the Pisa/Crieffel range with their relatively even gradient and crest.
- b. The craggy ~~tussock covered~~ Cardrona Range/Harris Mountains largely clothed in natural dryland vegetation including tussock grasslands.
- c. 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.
- d. The strong sense of enclosure within a long, straight and legible valley.
- e. At a finer scale, the following aspects contribute to the aesthetic appeal:
  - i. the open tussock grasslands and indigenous shrublands on the mountain slopes;
  - ii. the presence of snow and ice during winter months;
  - iii. the contrasting and changing colours of sky, mountain slopes, snow cover and rocky outcrops;
  - iv. the play of light and shadow on the mountain slopes;
  - v. the historic buildings and scattered station homestead clusters in the valley and Cardona hills;
  - vi. the rural character and mature exotic trees within the valley;
  - vii. the autumn colours of willows and poplars on the valley floor, contributing to the scenic appeal despite not being native.

**Commented [JH34]:** 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 [JH35]:** 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 [JH36]:** 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.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

These various physical, associative and perceptual attributes and values described above for PA ONL Cardrona Valley come together and can be summarised as follows:

- (a) **High physical values** due to the high value landforms, faulted valley, Cardrona River, the range of vegetation features and habitats, and the mana whenua features associated with the area.
- (b) **Very high associative values** relating to the mana whenua associations with the area, the historic attributes of the valley, the very strong shared and recognised values, and the popularity of the area as a tourism and recreational destination.
- (c) **High perceptual values** relating to:
  - i. The legibility and expressiveness values deriving from the visibility and openness of the landscape, enabling a clear understanding of the landscape's formative processes.
  - ii. The aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character and the large number of people visiting or moving through the valley.
  - iii. An impression of high naturalness arising from the dominance of the more natural landscape over built development and landform modification.

## Landscape Capacity

The landscape capacity of the PA ONL Cardrona Valley for a range of activities is set out below.

- i. **Commercial recreational activities** – **high some** landscape capacity for activities that integrate with and complement/enhance existing recreation features **and activities**, particularly ~~within~~ the Cardrona Alpine Resort ~~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 resorts tourism related activities** – **high some** landscape capacity for visitor accommodation activities that are: co-located with existing facilities; designed to be of sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access; ~~and protect the area's ONL values~~; **High landscape capacity for further resort development and activities associated with the existing Cardrona Alpine Resort. Low Very limited to no** landscape capacity for ~~resort development and activities tourism-related activities~~ outside of the Settlement Zone and Mount Cardrona ~~Station Special Zone~~ ~~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.~~
- iii. **Urban expansions** – **no** landscape capacity.
- iv. **Intensive agriculture** – **high some** landscape capacity on the valley floor that maintains scenic views from roads.

**Commented [JH37]:** OS 89.2 Cardrona Village Limited (supports notified capacity ratings)

**Commented [JH38]:** OS 113.15 Anderson Branch Creek Limited (although not submitted wording per se).

**Commented [JH39]:** Full sub-zone name added by JHLA.

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

**Commented [JH41]:** OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

**Commented [JH42]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH43]:** Wording added from ODP by JHLA. This zone is not shown in the PDP mapping.

**Commented [JH44]:** OS 185.004 Cardrona Distillery Ltd

**Commented [JH45]:** OS 153.7 Cardrona Valley Farms Ltd

**Commented [JH46]:** OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

- v. **Earthworks** – **Moderate 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. **High landscape capacity for earthworks within the Ski Area Sub Zone, and elsewhere in the PA.** ~~Some capacity~~ for public walking and cycle trails.
- vi. **Farm buildings** – **Moderate limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **Low to very low** ~~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 (excluding infrastructure associated with the Cardrona Alpine Resort)** – **Moderate 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. **Low 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 (excluding utilities and infrastructure associated with the Cardrona Alpine Resort)** – **Moderate 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, Moderate 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** – **very low no** landscape capacity for commercial scale renewable energy generation. **Low to moderate Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Production Forestry** – **very low limited to no** landscape capacity for small scale production forestry on the valley floor.
- xii. **Rural living** – **moderate 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. **Utilities and infrastructure associated with the Cardrona Alpine Resort (including passenger lift systems)** – ~~Passenger lift systems Gondolas~~ – **limited Moderate to High** landscape capacity.

**Commented [JH47]:** OS 99.1 Upper Clutha Tracks Trust (supports capacity)

**Commented [JH48]:** OS 73.25 Bike Wanaka Inc. OS 99.1 Upper Clutha Tracks Trust

**Commented [JH49]:** OS 77.15 Kai Tahu ki Otago OS 188.16 Te Rūnunga o Ngāi Tahu

**Commented [JH50]:** OS 178.43 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH51]:** OS 70.36 Transpower NZ Ltd

**Commented [JH52]:** Typographical error (as 3.3.38 and 3.3.41 refers to 'forestry').

**Commented [JH53]:** OS 67.7 Upper Clutha Environmental Society (although not submitted capacity sought).

**Commented [JH54]:** OS 74.2 John May and Longview Environmental Trust.