

**BEFORE HEARING COMMISSIONERS
IN QUEENSTOWN**

UNDER THE Resource Management Act 1991 (“**Act**”)
IN THE MATTER 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 (**PA Schedules**)
AND IN THE MATTER OF a submission on the PA Schedules
BETWEEN **THE MILSTEAD TRUST (OS82)**
SIR ROBERT STEWART (OS84)
TPI 1 LTD (OS78)
MCLINTOCK TOPP FAMILY TRUST (OS76)
HYDRO ATTACK LTD (OS135)

AND Submitter
QUEENSTOWN LAKES DISTRICT COUNCIL
Planning authority

STATEMENT OF PLANNING EVIDENCE

OF

BLAIR JEFFREY DEVLIN

*Before a Hearing Panel: Jane Taylor (Chair),
Commissioner Peter Kensington and Councillor Quentin Smith*

1. INTRODUCTION

1.1 Background, qualifications and experience

1. My full name is Blair Jeffrey Devlin.
2. I hold the position of Senior Planner / Director at Vivian and Espie Limited (Vivian+Espie), a Queenstown based resource management and landscape planning consultancy. I have been in this position since September 2018.
3. I hold the qualifications of Bachelor of Arts (Geography) and Masters of Regional and Resource Planning (Distinction), both from the University of Otago. I have been a Full Member of the New Zealand Planning Institute since March 2006.
4. I have over 23 years' experience as a planner. This experience comprises thirteen years in local government in the United Kingdom and New Zealand (Dunedin City Council and the Queenstown Lakes District Council). I have worked in Central Government for approximately two years as a policy analyst at the Ministry for the Environment. I have worked as a senior consultant planner for over eight years at private consultancies based in Queenstown. I have practised in the Queenstown Lakes district since 2007.
5. Prior to my current role with Vivian+Espie, I was employed by the Queenstown Lakes District Council (QLDC) as Manager of Planning Practice. I have also held the role of Acting Planning Policy Manager, Resource Consents Manager, and prior to that, as a Senior Policy Planner during my employment at the Council between 2011 and 2018.
6. I have been involved with multiple planning policy processes, with specific involvement as an expert planning witness on QLDC Plan Change 36 (Industrial B zone), Plan Change 39 (Arrowtown South Special Zone) and Plan Change 44 (Hanley Downs Special Zone). I have had a range of roles in completing other plan change processes during my time as a Senior Policy Planner and Acting District Plan Manager at the Queenstown Lakes District Council.
7. I am currently working on a proposed private plan change application adjoining Pisa Moorings at the Parkburn Quarry, in the Central Otago District Council. This private plan change is currently progressing through the public notification and hearing process.
8. I am familiar with the land owned by the submitters, having visited all of the sites on several occasions.
9. Of particular relevance to this brief of planning evidence are the following documents that I have read:
 - (a) The notified plan variation including the s32 report
 - (b) Relevant chapters of the PDP
 - (c) Relevant parts of the Partially Operative Otago Regional Policy Statement (POORPS) and the Proposed Otago Regional Policy Statement (PORPS).
 - (d) Council's s42A report and associated expert landscape evidence.
 - (e) The evidence of landscape experts for the submitters.

1.2 Purpose and scope of evidence

10. I am providing planning evidence in relation to the submissions by Milstead Trust (**OS82**), Sir Robert Stewart (**OS84**), TPI 1 Ltd (**OS78**), McLintock Topp Family Trust (**OS76**), and Hydro Attack Ltd (**OS135**).
11. I refer to the landscape evidence of Ms. Nikkie Smetham with regard to the Milstead Trust submission (**OS82**), and
12. I refer to the landscape evidence of Mr Espie with regard to Sir Robert Stewart (**OS84**), TPI 1 Ltd (**OS78**), McLintock Topp Family Trust (**OS76**), and Hydro Attack Ltd (**OS135**).
13. My evidence covers the following matters:

General evidence applicable to all submissions

- (a) Section 6(b) of the Resource Management Act
- (b) The Preamble text
- (c) Capacity rating scale for the Landscape Schedules
- (d) Mapping of the Priority Areas

Specific evidence on the Schedules for each submitter

- (e) Evidence on Schedule 21.22.6 – ONF Slope Hill – **Milstead Trust (OS82)**
- (f) Evidence on Schedule 21.22.15 – ONL Central Whakatipu – **Sir Robert Stewart (OS84)**,
- (g) Evidence on Schedule 21.22.4 – ONF Morven Hill – **TPI 1 Ltd (OS78)** and **McLintock Topp Family Trust (OS76)**
- (h) Evidence on Schedule 21.22.13 – ONL Queenstown Bay and Environs – **Hydro Attack Ltd (OS135)**

1.3 Expert witness code of conduct

14. I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's 2023 Practice Note. While this is not an Environment Court hearing, I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

2. SUMMARY OF EVIDENCE

15. I support many of the changes in the S42A version of the Preamble and Schedules. The addition of text from the s32 landscape methodology report that confirms the Schedules are for the PA as a whole, and should not be taken as prescribing the capacity of specific sites within a PA, is supported. I consider from a planning perspective that identification of a PA in a Schedule as having “no” capacity presents a very significant barrier to any consent application. I prefer the less absolute capacity rating scale proposed by Mr Espie. I have recommended a small number of changes to five of the schedules to assist the Panel with making the Schedules reflect as well as possible the attributes and values of the five Priority Area schedules.

3. STATUTORY CONSIDERATIONS

16. I concur with the evidence in the S42A report of Ms Ruth Evans with regard to:
- (a) The relevant sections of the RMA
 - (b) Part 2 of the RMA, however I add further comment below
 - (c) National Policy Statements and Regulations
 - (d) Iwi Planning Documents, and
 - (e) Regional Policy Statements

3.1 Section 6(b) RMA

17. Section 5 is to promote sustainable management, which includes the use and development of natural and physical resources which enables people and communities to provide for their social, economic, and cultural well-being.
18. Section 6(b), which requires that all persons exercising functions and powers under the RMA to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.
19. In that regard, I would re-iterate to the Panel that section 6(b) is focused on protection of ONF/Ls from “inappropriate” development, and in the alternate, “appropriate” development should not be unduly constrained. In fact, appropriate development can result in additional protection of, or the enhancement of, ONF/Ls.
20. Some ‘appropriate’ residential developments in the ONL that have resulted in very large-scale ecological restoration and enhancement projects include:
- (a) Matukituki Trust – RM030325 – located on Roys Peninsula, Lake Wanaka. As part of a residential development the proposal included ecological restoration of Roys Peninsula including pest and weed control, wetland creation, revegetation of the site in identified key areas and significant native revegetation.
 - (b) Emerald Bluffs – <https://www.emeraldbluffs.co.nz/> - RM041235 – as amended by Consent Order – located off West Wanaka Road. As part of a residential development the proposal included ecological restoration and

pest / predator management of the eight lots within the Emerald Bluffs area (partly Rural ONL, partly Rural Lifestyle).

- (c) Treespace Queenstown Limited – RM181638 – Lower slopes of Mt Dewar, Coronet Peak Road. As part of a residential development the approved proposal was to plant 79,800 beech seedlings in stages over a period of 10 years in five 'zones' in the backcountry. The application also proposes to plant 63,920 beech seedlings across the lower part of the front faces above Arthurs Point and to the west of Coronet Peak Road. A large part of this area is covered in wilding pines.
- (d) Redemption Song – RM120007 to undertake a two-lot subdivision and construct three dwellings at Littles Road, including ecological restoration. Extensive ecological restoration was undertaken as part of the proposal, including restoration, conservation and preservation of 19.7 hectares of land.

21. All of the above applications were carefully considered by independent commissioners under section 6(b) RMA provisions and granted consent, and thereby found to be 'not inappropriate' in the ONF/L. They have all resulted in an enhancement of natural character.

22. The examples also illustrate that serious restoration of ONLs (as per the new wording of the System Outcome in section 5(2)(b) of the Natural and Built Environment Act 2023) is normally part of an 'appropriate' development proposal.

23. People tend not to just go out and restore ONF/Ls other than as part of an 'appropriate' development. This is a true win-win that will be may be prevented if the landscape schedules are too absolute in their terminology, and 'no capacity' is treated like 'avoid'.

4. OBJECTIVES AND POLICIES

24. I agree with the S42A report in paragraph 4.4 that the variation does not propose to change any objectives or policies. This means that the objectives and policies are to be applied in their current form to consideration of the Schedules subject to any consequential changes that may arise. I comment briefly on whether the Priority Area mapping is open to submission in section 7 to follow.

25. The focus of my evidence is on the Preamble text and the Schedules themselves.

5. PRE-AMBLE TEXT (S42A REPORT VERSION)

26. I support the changes made to the Preamble for Schedule 21.22, as set out in the S42A report amendments version. The changes made address a large number of the points raised in submissions.

27. In particular, the addition of text from the s32 landscape methodology report that confirms the Schedules are for the PA as a whole, and should not be taken as prescribing the capacity of specific sites within a PA, is supported. Notwithstanding this, I still consider from a planning perspective that identification of a PA in a Schedule as having "no" capacity presents a very significant barrier to any consent application. It risks being interpreted or applied as similar to a prohibited activity status.

28. In my **Attachment [A]** I have proposed some further minor refinements to the Preamble text. These include:

- (a) Replacing “should” with “shall” in two locations to provide greater certainty that the PA schedules shall not be taken as prescribing the attributes and values of specific sits within the PA.
- (b) Changing the capacity scale in accordance with the evidence of Mr Espie (as I elaborate on in the following section).

6. CAPACITY RATING SCALE

29. The S42A version of the Preamble amends the text to describe the new five point capacity rating scale as follows:

- (i) Some landscape capacity
- (ii) Limited landscape capacity
- (iii) Very limited landscape capacity
- (iv) Very limited to no landscape capacity
- (v) No landscape capacity

30. The scale above is an increase from the four point scale that was notified, with the addition being “very limited to no”. I support the addition of the new category of “very limited to no” as it better aligns with the nature of landscape capacity, and the higher level nature of the Schedules which cover the PA as a whole. It also better recognises that it is impossible to provide such definitive capacity ratings for the very broad range of activities listed, which I elaborate on further.

31. As noted in the written submissions, the use of the five point scale for landscape *capacity* is more absolute than the seven point scale used to assess landscape *effects* shown below:

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

32. The section 32 report states that the (then) four point scale was “less absolute” than the seven-point scale for assessing effects. This is incorrect and the amended five point scale remains a ‘more absolute’ scale that provides limited room to move and does not recognise the PA level scale of the assessment.

33. As stated in submissions, despite the Preamble statement, in the future once the debate regarding this plan variation has died down, the “no capacity” statement will be taken to mean just that, and risks being tantamount to a prohibited activity status with the associated ‘avoid policies’.

34. I prefer the capacity descriptions of Mr Espie whose scale is less absolute and better reflects the high level nature of the Landscape Schedules. I have put the two capacity scales side by side in Table 1 below:

Table 1: Comparison of Espie Evidence and Preamble S42A version

<i>Espie Evidence</i>	<i>Preamble S42A version</i>
Likely to be capacity for this activity in various locations within the PA. Where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; <i>then list the landscape values of the PA that have the potential to be degraded by the particular activity;</i>	Some landscape capacity: typically this corresponds to a situation in which a careful or measured amount of sensitively located and designed development of this type is unlikely to materially compromise the identified landscape values.
Likely to be capacity for this activity in a few locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; <i>then list the landscape values of the PA that have the potential to be degraded by the particular activity;</i>	Limited landscape capacity: typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a modest amount of sensitively located and designed development is unlikely to materially compromise the identified landscape values.
Unlikely to be capacity for this activity in more than a very few locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; <i>then list the landscape values of the PA that have the potential to be degraded by the particular activity;</i>	Very limited landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very small amount of sensitively located and designed development is likely to be appropriate.
Unlikely to be capacity for this activity in any locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; <i>then list the landscape values of the PA that have the potential to be degraded by the particular activity;</i>	Very limited to no landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely small amount of very sensitively located and designed development is likely to be appropriate.
Very unlikely to be capacity for this activity in any locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; <i>then list the landscape values of the PA that have the potential to be degraded by the particular activity.</i>	No landscape capacity: typically this corresponds to a situation where development of this type is likely to materially compromise the identified landscape values.

35. I prefer the use of the term 'likely' in the capacity descriptions, as this better reflects the high level nature of the Landscape Schedules, and the difficulty in trying to consider the capacity for unspecified activities within large Priority Areas for broadly defined terms such as 'commercial recreation activity'.
36. Commercial Recreational Activity is a good example. The Queenstown lakes district is all about commercial recreational activities, enabling people to be outside enjoying our amazing environment. The term is defined in the PDP below:

Commercial Recreational Activities	Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.
------------------------------------	---

37. Commercial Recreational Activity is permitted in the Rural zone (to which the Priority Areas mostly apply), provided activities meet the one standard (21.9.1) requiring activities to be undertaken on land, outdoors and not involve more than 15 persons in any one group. Any buildings associated with Commercial Recreational Activities require consent.
38. This term captures a very wide variety of activities, for example:
- (a) guided walking / biking
 - (b) zip lining
 - (c) bungee jumping
 - (d) gondola for sight seeing
 - (e) a theme park
 - (f) hot pools / sauna complex
39. This example illustrates the difficulty in trying to capture an overall capacity rating when there are such widely divergent possibilities. I concur with Ms Smetham's evidence that "it is in practice, impossible to predetermine whether the values of the ONL will be adversely affected by every possible future proposal to a degree that no proposal could proceed without unduly undermining the values of an ONL, without the details of a proposed development in terms of scale, extent, nature etc"¹.
40. I prefer Mr Espie's capacity scale as it better reflects the wide range of possibilities within most of the listed activities. It also better reflects what I understand to be the guidance of the Supreme Court in NZ King Salmon that it is not necessary to prohibit activities that have only minor adverse effects. Although in practice, there seems to be a significant risk that activities with minor effects only are being turned down.
41. I now move to specific planning evidence on the Schedules relevant to the submitters I am representing.

7. MAPPING OF PRIORITY AREAS

42. The Priority Areas Variation was notified on 30 June 2022. The public notice states "*This proposal is a variation to Chapter 21 Rural Zone of the PDP, to introduce proposed landscape schedules 21.22 and 21.23*" (underlining added).
43. Included with the public notice was a link to a QLDC webpage which led to a link to ArcGIS map that shows the various Priority Areas across the District.
44. I am not aware of any disclaimer or notice given with the public notification that the maps were not open to submission, however I acknowledge the section 32 report does state this in paragraph 1.6.

¹ Paragraph 7(a), Statement of Evidence of Evidence of Nicola Smetham

45. My understanding of the Priority Areas variation is that it is a First Schedule process and that is necessary to change the Proposed District Plan including by the insertion of the Priority Areas onto the planning maps.
46. In my opinion it is reasonable that the mapping of the Priority Areas is within scope, particularly where the mapping includes non-Rural zones. I note that none of the submitters I present evidence for are in non-Rural zones. However, as I discuss in paragraph 74 below, the mapping of the Priority Areas in relation to land owned by Sir Robert Stewart appears to have changed from what was in the Joint Witness statement.
47. In the following sections I focus on the specific schedules.

8. SCHEDULE 21.22.6 – ONF SLOPE HILL – SUBMISSION OF MILSTEAD TRUST (OS82)

48. I refer to the evidence of Ms Smetham with regard to Schedule 21.22.6 for the Slope Hill ONF.
49. As noted above, Ms Smetham and Mr Espie are in agreement about the nature of the capacity ratings being too absolute when considering the scale of the Priority Areas. In paragraph 8, Ms Smetham notes that “the use of the word ‘no’ as a capacity rating is absolute, determinative, and misleading with onerous implications for applying the schedules at a site level”, and also that “No’ means no in much the same way ‘avoid’ means avoid”² from the King Salmon decision. As set out in my paragraphs 29-41 above, I have therefore amended the capacity rating scales to use the scale set out in Mr Espie’s evidence which is less absolute in its terminology.
50. Ms Smetham recognises the tension between the Schedules which make permitted farming activity difficult, because earthworks, and farm buildings on the Slope Hill ONF are identified as ‘very limited’.
51. The status of a *farm house* is unclear, as dwellings are excluded from the definition of farming activity and farm building.³ Yet the definition of ‘rural living’⁴ which is identified as ‘very limited to no capacity’ excludes residential development for farming or other rural production activities. Capacity for farm houses might, where they have been considered, need to be provided separately to farming activity and rural living, as by definition, they are neither.
52. This may be a gap in the plan, but also illustrates the tension between the values of the ONF that have been enhanced by traditional farming practises over the last 100 or so years, and the Schedules that include capacity ratings that will be applied to farm houses that may be necessary to continue those farming activities.
53. Many land holdings such as that by Milstead Trust are large and steep, and do require farming management while not being large enough to be stand-alone economic farming uses.

² Paragraph 8, *ibid*.

³ The PDP definition of Farm Buildings excludes buildings used for residential purposes.

⁴ Rural living has the same meaning as rural living in Chapter 3 Section 3.1B.5 - ‘Rural Living’ means residential-type development in a Rural Character Landscape or on an Outstanding Natural Feature or in an Outstanding Natural Landscape, including of the nature anticipated in a Rural Residential or Rural Lifestyle Zone but excluding residential development for farming or other rural production activities;

54. Ms Smetham also recognises that the ability to provide mitigation, offsets or environmental enhancement as part of an application is not really contemplated by the capacity ratings used. For example, significant weed removal and native plant restoration will enhance natural character and may alter the capacity of the landscape to absorb a development in a way that ONL values remain intact. This may only be imposed as a condition of consent, with development overall enhancing the values of the ONL.
55. In Schedule 21.22.6 I have also identified the historic Glenpanel Homestead under the heading of 'Important historic attributes and values'. The Glenpanel Homestead is a listed historic feature (Item #122) and was constructed in 1909.



Figure 1: Glenpanel Homestead (Item #122 – Category 3)

56. While the Glenpanel Homestead is just outside of the Priority Area boundary, I consider it relevant to the heading 'Important historic attributes and values' as the open pastoral landcover that reveals the roche moutonnée feature is the result of over 100 years of farming associated with these historic holdings (the same as Threepwood) and important to acknowledge.
57. I have made the changes described above to the amended Schedule 21-22-6 in my **Attachment [B]**, except that I have not attempted to separate out the attributes from the values as recommended by Ms Smetham.
58. In the Milstead Trust submission, it was noted that under the heading of 'Importance ecological features and vegetation types' that numerous pest species were listed. The changes to the Preamble have addressed this to some degree. In her evidence Ms Smetham considers to avoid confusion the Schedule headings could be reworded to separate the attributes from the values, for example, "Physical Attributes and Values" could become "Physical Attributes", and so on for the Associative and Perceptual headings⁵.
59. This would mean the attributes can capture a comprehensive description, including the less desirable qualities (i.e., pest species) that exist, but do not necessarily contribute to the key values of a particular ONFL. Ms Smetham considers the values can then more appropriately replace the 'Summary of Landscape Values' as simply 'The Key Landscape Values'.
60. My Section 32AA re-assessment is appended as **Attachment [F]**.

⁵ Paragraph 34, Evidence of Nikki Smetham

9. **SCHEDULE 21.22.15 – ONL CENTRAL WHAKATIPU BASIN – SUBMISSION OF SIR ROBERT STEWART (OS84)**

61. Sir Robert Stewart has an interest in land at Arthurs Point, legally described as Lots 1 and 2 DP 515200, Part Lot 2 DP 16632 and Sections 16, 17 and 19 SO 416447 (shown in red below, collectively, the **Site**).



Figure 2: Site location

62. The Pods consent (RM200960) location is labelled 'A', and was granted for four visitor accommodation cabins and one residential unit in the (then) Rural Visitor zone under the Operative District Plan. The Pods are located below the consented Treespace development.
63. Sir Robert's existing house (which includes the former Bordeau's Store and Cottage) is labelled 'B', and the former Bordeau's Store and Cottage is a listed heritage item (Item 57 – Category 2).
64. The Ruins site is labelled 'C'. "The Ruins" site refers to the ruins of the former Skippers Hotel, which are located on the site. This is not a listed building, but as the images in Figure 3 below illustrate, the site has significant heritage value, recognising that the original Skippers track went through the site via the hotel, prior to the road being realigned to its current location.



Figures 3: The former Skippers Hotel (The Ruins)

65. The Priority Area mapping applies over the Rural zoned parts of the site as shown in Figure 4 below:



Figure 4: Central Wakatipu Basin Priority Area mapping

66. By way of background, Sir Robert has owned the Site for 45 years. During this period, he has restored the historic buildings on Lot 1 (marked 'A' on Figure 2) for the purpose of visitor accommodation. These works have led to the historic Jules Bordeau Store (**Store**) and Jules Bordeau Cottage being listed by QLDC and Heritage New Zealand as Category 2 historic buildings and have brought the Store, constructed in 1860, up to current earthquake standard regulations.
67. Sir Robert has always intended to build one house on the Ruins Property and as part of that development, restore the historic ruin (potentially as part of a boutique lodge) and recognise the part of the old road from Skippers used by the miners and Jules Bordeau.
68. Mr Stewart has worked to ensure nearly all the adjoining neighbours are satisfied and would not object to the construction of a house on the flat land in the middle of the Ruins Property. This part of The Ruins site has capacity to absorb development, as evidenced by how hard it is to see The Ruins themselves from Malaghans or the Coronet Peak Road due to intervening topography and tree planting. Council have also approved legally in writing the road entrance from Coronet Peak Road and the two entrances to the property on Malaghans Road.
69. Mr Stewart has also improved the safety and landscape and visual amenity values of the Priority Area and wider landscape by undertaking significant replanting of trees and working alongside QLDC to achieve the following practical outcomes for the benefit of the wider community:
 - (a) Road realignment and boundary frontage changes to extend the parking area at the Skippers Road/Malaghans Road intersection;
 - (b) Widening and straightening of Malaghans Road (including forfeiting land);

- (c) Removing 90-year-old wilding pines from the Site, including a large number of pines above Skippers Road / Malaghans Road carpark at QLDC's request;
 - (d) Planting native trees along the Coronet Peak Road boundary; and
 - (e) Maintaining a canal through the Site to drain the water from the swamp on the property so it runs down its natural gully and into the wetlands alongside Littles road.
70. I have reviewed the changes to Schedule 21.22.15 as a result of consideration of the submissions, including the changes made in response to the submission of Sir Robert Stewart (OS84)
71. The changes address many of the concerns raised in the original submission, and I support these changes including:
- (a) Paragraph 21 – where it is recognised that small scale rural living and visitor accommodation development is present across the lower southern slopes of Mt Dewar. Sir Robert Stewart holds resource consent for 'The Pods' (RM200960) which is located below the Treespace development.
 - (b) Paragraph 65 – as above, which recognises The Pods and Treespace consented developments.
 - (c) Paragraphs 75 and 76 – which recognises that the lower southern slopes of Mt Dewar have a lesser sense of wildness, as this is where rural living and visitor accommodation development is consented, including The Pods.
72. I consider further changes to the Schedule 21.22.15 are required so that the Schedule better captures the attributes and values. In my **Attachment [C]** I have appended a track changed version that covers the changes described below:
- (a) 'The Ruins' site contains an important heritage feature (Skippers Hotel and former Skippers Road pack track) which is not listed in the Schedule. While these features are not listed in the PDP, as the photographs above illustrate, the Skippers Hotel was once a significant building and has been maintained / held up by scaffolding by Sir Robert in order to prevent its further collapse. Sir Robert's vision for The Ruins site has always been to restore the hotel as part of a sensitive development on The Ruins site (possibly a boutique lodge). I consider that the Bourdeau's Store (PDP Heritage Feature 57), the nearby ruins of the Skipper's Hotel and associated remnant sections of the original Skipper's Road should appropriately be included in the Schedule under the heading of "Important Archaeological and Heritage Features". These elements combine with the Cockburn Homestead (PDP Heritage Feature 125) to give historic significance to the vicinity at the base of Skipper's Road (the lower section of which is now known as Coronet Peak Road), which was at one time a busy base for travel to the Skipper's goldfields. Elements of this sort give a layer of meaning to the landscape.
 - (b) I consider amended wording regarding the capacity for visitor accommodation and rural living that is co-located with existing development or existing built form is required. "Development" is not defined and could potentially be interpreted to mean only recent subdivision and/or building.

Mr Espie considers the intention of the notified schedule is that where new built development is appropriate, it is likely to be co-located with existing buildings and structures (subject to the relevant ONL provisions of the PDP in any event). The suggested wording makes this clearer.

- (c) As described in the evidence of Mr Ben Espie, the PA schedules describe the Priority Areas at a very large scale and cannot take account of the detailed characteristics of individual sites, nor can they take account of the details of potential future proposed activities. This has implications for the way that landscape capacity for activities is expressed. I prefer the evidence of Mr Espie and his revised scale:

73. I consider The Ruins site has landscape capacity to absorb a sensitive development that incorporates / links to the remains of the Skippers Hotel, and have amended the Schedule 21-22-15 Central Whakatipu accordingly in my **Attachment [C]**. My Section 32AA re-assessment is appended as **Attachment [F]**.
74. Finally I note there is a mapping anomaly that may require addressing. In the Joint Witness Statement dated 29 October 2020 which identified the PAs for the Court, the boundary of the PA as it related to the Sir Robert Stewart site is shown in the dark green line below. Also, this was the boundary for the PA that was provided during the informal consultation. However, when the PA maps were notified for the formal submission process, the boundary was amended as per the below light brown shading.



Figure 5: Joint Witness Statement 29 October 2020 PA boundary (dark green) and notified boundary (light brown)

10. SCHEDULE 21.22.4 – ONF MORVEN HILL – SUBMISSIONS OF TPI 1 LTD (OS78) AND MCLINTOCK TOPP FAMILY TRUST (OS76)

75. The submitters have interests in land within the Morven Hill ONF. As the combined PDP zoning and aerial photography image below shows, the Topp family residence is unusual in that it is the only property along Alec Robins Road that is not within the Lifestyle Precinct Sub-Zone of the Wakatipu Basin Rural Amenity Zone:

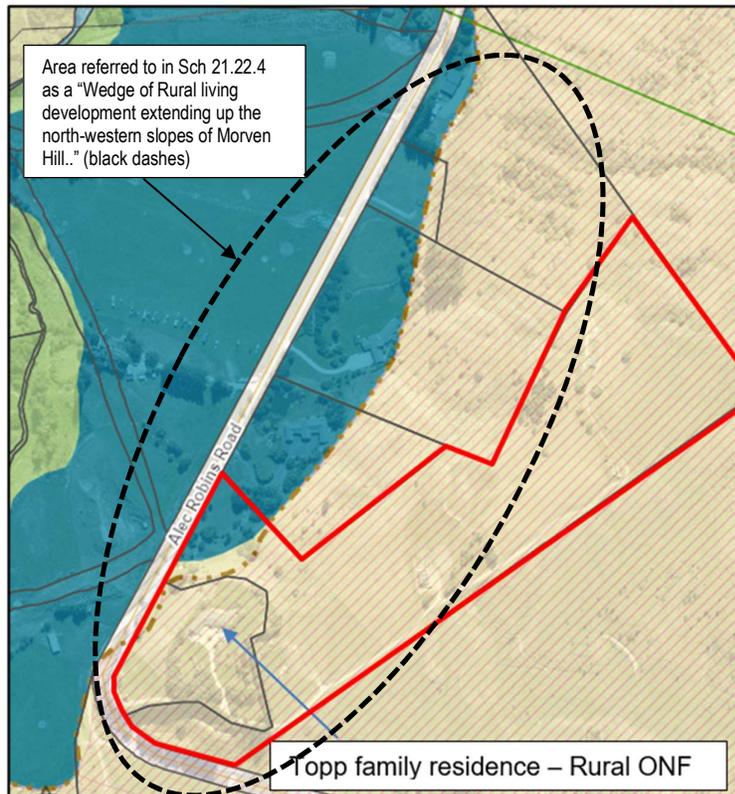


Figure 6: Topp family residence is the only property along Alec Robins Road

76. The upper slopes are farmed and contain farm buildings, access tracks and water tanks.
77. I have reviewed the changes to Schedule 21.22.4 as a result of consideration of the submissions, including the changes made in response to the TPI 1 Ltd (**OS78**) and McIntock Topp Family Trust (**OS76**) submissions.
78. The changes address many of the concerns raised in the original submissions, and I support these changes including:
- (a) Paragraph 8 – Recognising that several dwellings and consented unbuilt platforms are located on the lower part of the ONF, accessed off Alec Robins Road.
 - (b) Paragraph 11 – Recognising the “the wedge of rural living development extending up the north western slopes”.
 - (c) Paragraph 27 – Recognises the ONF is highly modified by farming activities which has resulted in a mosaic of pasture and native scrub cover.
79. In my section 5 above, I have commented on the s42A version recommended changes to the Preamble, many of which I support with the changes described in section 5 of my evidence.
80. For the reasons set out in my section 6, I consider the summary of capacity criteria put forward by Mr Espie to be preferable because it more accurately reflects the approach

set out in the Preamble that the Schedules are not site specific. In particular, rather than stating “No Capacity”, I prefer Mr Espie’s approach with the terminology of “Very unlikely to be capacity”.

81. As consent decision RM191216 (which was for a 897m² house) illustrates, this is an example of a residential dwelling located within the Morven Hill ONF Priority Area stated has having ‘no capacity’. However, the residential dwelling is located in a portion of site that in fact has capacity to absorb development, that is of recessive design to complement the topography of the surrounding landscape; and to be hidden from views.

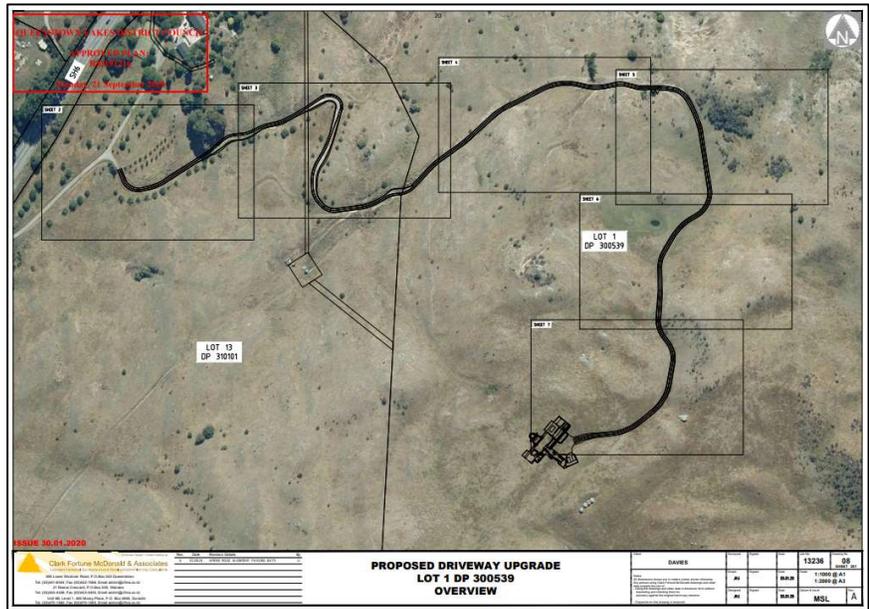


Figure 7: Approved plan from RM191216 – Morven Ferry ONF (897m²)

82. I have made the changes described above to the amended Schedule 21.22.4 in my **Attachment [D]**. My Section 32AA re-assessment is appended as **Attachment [F]**.

11 SCHEDULE 21.22.13 – ONL QUEENSTOWN BAY AND ENVIRONS – SUBMISSION OF HYDRO ATTACK LTD (OS135)

11.1 Amendments to Schedule 21.22.13 in S42A report

83. I have reviewed the changes to Schedule 21.22.13 as a result of consideration of the submissions, including the changes made in response to the Hydro Attack Ltd (**OS135**) submission.

84. The changes address many of the concerns raised in the original Hydro Attack submission, and I support these changes including:

- (a) Paragraph 16 – which recognises that the neighbouring central Queenstown and Queenstown Bay area has an obvious influence on the landscape character of the area, including the wharves and jetties around the Queenstown Bay area. The presence of jet boats, hydro attack ‘sharks’,

fishing charters, water taxis, the Earnslaw, and commercial sightseeing craft such as the Spirit of Queenstown and Million Dollar Cruise are all based out of Queenstown Bay and frequently travel through the PA ONL every single day of the year.

- (b) Paragraph 58 – which recognises under the heading of ‘Transient attributes and Values’ that there is a lot of human activity on the lake and its margins, with this ONL being right beside the Queenstown Bay and Queenstown central business district. It is important that the transient nature of commercial recreational activities such as jet boats, hydro attack ‘sharks’, fishing charters, water taxis, the Earnslaw, and commercial sightseeing craft such as the Spirit of Queenstown and Million Dollar Cruise are recognised.
- (c) Paragraph 60 – which recognises under the heading of ‘Remoteness and wildness attributes and values’; that any localised sense of remoteness is only available in parts of the lake edge trails within the PA. For example the many trails near to or adjoining this PA ONL are in full sight of the Queenstown central business area and the activity within Queenstown Bay, and the associated commercial recreational activities that occur in Queenstown Bay and in the PA ONL every day.
- (d) Paragraph 62(b)(v) – which recognises under the heading of ‘Aesthetic Attributes and Values’ that human activity on and around the bay, along with some of the surrounding buildings and marine craft within the bay, contribute to the aesthetic appeal. Visitors enjoy watching the Hydro Attack sharks entering and exiting Queenstown Bay, and the jet boats performing 360 degree turns.
- (e) Paragraph 65(d) – which recognises under the heading of ‘High Perceptual Values’ that the localised sense of remoteness and wildness is limited to the Queenstown Gardens and Kelvin Heights lake edge trails. Near Queenstown Bay, remoteness and wildness is not apparent as the area is immediately adjoining Queenstown Bay and the Queenstown central business district.
- (f) Changes to the Landscape capacity Ratings for commercial recreational activities which recognises there is capacity for small scale and low key activities. However as I comment further below, I consider this capacity rating risks threatening commercial recreational activities, around which the Queenstown tourism industry is based. As noted in section 6 of my evidence, the defined term ‘commercial recreational activity’ is very broadly defined.

11.2 Further amendments to Schedule 21.22.13

- 85. I have commented on the s42A version recommended changes to the Preamble, many of which I support with some further changes as described in section 5 of my evidence.
- 86. For the reasons set out in my section 6, I consider the summary of capacity criteria put forward by Mr Espie to be preferable because it more accurately reflects the approach set out in the Preamble that the Schedules are not site specific. In particular, rather than stating “No Capacity”, I prefer Mr Espie’s approach with the terminology of “Very unlikely to be capacity”.

87. In paragraph 15 of Schedule 21.22.13 it talks about uses on the lake and states:

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).¶
--

88. As can be seen, 'tourism' is mentioned, but not 'commercial recreational activities'.

89. Tourism related activities are now defined in the Preamble to mean the same as 'Resort':

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.
--------	---

90. I therefore consider that there is no mention of *commercial recreation activities* in terms of uses on the lake at the start of paragraph 15. In my amended provisions for Schedule 21.22.13 I have added reference to commercial recreational activities, as these are readily apparent 365 days of the year and are a key part of what makes Queenstown an adventure tourism destination.

91. I have made a similar change to paragraph 45 to recognise that water based activities are frequently also commercial recreational activities.

92. I have made the changes described above to the amended Schedule 21.22.13 in my **Attachment [E]**. My Section 32AA re-assessment is appended as **Attachment [F]**.

12. CONCLUSION

93. In conclusion, the S42A version of the Schedules including the Preamble has addressed a number of the issues raised in submissions.

94. From my planning perspective I prefer the landscape evidence of Mr Espie with regard to his capacity rating scale, which also aligns with the landscape evidence of Ms Smetham, as I find this scale less absolute and better reflect the high level nature of the PA Schedules.

95. In my opinion, the PA maps are within scope of the plan variation, although I acknowledge the s32 report states this not to be the case.

96. I have proposed further changes to the Preamble and following schedules to better reflect the nature of the environment within those areas:

- Schedule 21.22 – Preamble (Attachment [A])
- Schedule 21.22.6 – ONF Slope Hill – Milstead Trust (OS82) (Attachment [B])
- Schedule 21.22.15 – ONL Central Whakatipu – Sir Robert Stewart (OS84) (Attachment [C])
- Schedule 21.22.4 – ONF Morven Hill – TPI 1 Ltd (OS78) and McLintock Topp Family Trust (OS76) (Attachment [D])

- Schedule 21.22.13 – ONL Queenstown Bay and Environs (OS135) – Hydro Attack Ltd (**Attachment [E]**)

11 September 2023

Blair Devlin

Attachments

[A] – Track changed version of Schedule 21.22 Preamble

[B] – Track changed version of Schedule 21.22.6 – PA Slope Hill ONF

[C] – Track changed version of Schedule 21.22.4 – PA Morven Hill ONF

[D] – Track changed version of Schedule 21.22.15 – PA Central Wakatipu Basin ONL

[E] – Track changed version of Schedule 21.22.13 – PA Queenstown Bay ONL

[F] – S32AA re-evaluation

Key:

Normal text – notified version of Schedule 21.22 (June 2022)

Black underline and ~~strikethrough~~ text – recommended amendments based on submissions (August 2023)

21.22 Schedule of Landscape Values: Outstanding Natural Feature and Outstanding Natural Landscape Priority Areas

Preamble

Purpose

Schedule 21.22 identifies and describes 24 Outstanding Natural Features (ONF) or Outstanding Natural Landscape (ONL) priority areas (PA), as set out in Strategic Policy 3.3.36.

The PA Schedules are a tool to assist with the identification of the landscape values that are to be protected within each priority area PA and related landscape capacity. They contain both factual information and evaluative content and are to inform plan development and plan implementation processes.

The description of each priority area must be read in full. Each description, as a whole, expresses at a high level, the landscape values and the attributes on which those values derive.

Landscape Attributes and Values

The landscape attributes and values identified, relate to the PA as a whole and should shall not be taken as prescribing the attributes and values of specific sites within the PA.

The PA Schedules refer to plant and animal pests. Plant and animal pests are a negative landscape value. Few, if any of Aotearoa's ONF/Ls are pristine, with varying levels of modification evident (including pests). This means that landscape restoration and enhancement (which can include the management of pests) is typically a highly desirable outcome. The inclusion of pest information is intended as helpful information to guide appropriate future landscape management within the PA. (For example, where a resource consent or plan change is proposed within the PA, the proposal or provisions may seek to specifically address the management of pests).

Given the relatively high level landscape scale of the PAs, A finer grained location-specific assessment of landscape attributes and values would will typically be required for plan development or plan implementation purposes (including any plan changes or resource consent applications). The PA Schedules are not intended to provide a complete record and Other location specific landscape values may be identified through these finer grained assessment processes.

Landscape Capacity

The landscape capacity ratings used in the PA Schedules, which are described below, are intended to reflect the capacity of the landscape or feature to accommodate various types or forms of development, without compromising the identified landscape values. The definition of landscape capacity applied in the PA Schedules is set out in 3.1B.5(b).

The capacity ratings, and associated descriptions, are based on an assessment of each PA as a whole, and should shall not be taken as prescribing the capacity of specific sites within a PA.

- Commented [BG1]:** Added for clarity
- Commented [BG2]:** Added for clarity
- Commented [BA3]:** Typographical correction
- Commented [BA4]:** Typographical correction
- Commented [BG5]:** Additional text addresses (at least in part) issues raised in:
OS 169.5 CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd.
OS146.4 Alpine Deer NZ LP.
OS 137.9 Robert and Pamela McRae.
OS 173.6 Motuihe Trustees Ltd.
OS 167.4 Chilcotin Holdings Limited.
OS 172.5 Arthurs Point Trustees Limited.
OS172.5 Arthurs Point Trustees Limited.
OS172.7 Arthurs Point Trustees Limited.
OS 167.4 Chilcotin Holdings Limited.
- Commented [BG6]:** Added for clarity
- Commented [BG7]:** Added for clarity
- Commented [BG8]:** Added for clarity
- Commented [BG9]:** OS 67 Julian Haworth on behalf of UCESI.
- Commented [BD10]:** Added to assist clarity.
- Commented [BG11]:** Added to assist clarity.
- Commented [BG12]:** OS 166.27 Real NZ.
OS 82.12 Blair Devlin on behalf of Milstead Trust.
OS67.19 Julian Haworth.
OS 182.9 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
OS 182.4 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
OS 182.25 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
OS 114.9 Woodlot Properties Ltd.
OS 145.3 Jon Waterston.
OS 142.6 Hansen Family Partnership.
OS 145.6 Jon Waterston.
OS 85.7 Sipka Holdings Ltd.
OS 85.8 Sipka Holdings Ltd.
OS 138.4 Off Road Adventures Queenstown Limited.
OS 138.9 Off Road Adventures Queenstown Limited.
OS 118.8 Robina Bodle Trust.
OS 84.9 Sir Robert Stewart.
OS 84.10 Sir Robert Stewart.
OS 174.9 Redemption Song LLC.
OS 174.10 Redemption Song LLC. ... [1]
- Commented [BG13]:** Grammatical correction.
- Commented [BG14]:** Added for clarity
- Commented [BG15]:** Grammar correction.
- Commented [BG16]:** Added for clarity.
- Commented [BA17]:** OS6.2 Michael & Bridget Davies and others
- Commented [BD18]:** Added to assist clarity

The descriptions in the PA Schedules are relatively 'high level' and focus on describing potential outcomes that would likely be appropriate within each PA. These descriptions are not a replacement for any relevant policies, rules or standards in the District Plan, and are intended to provide guidance only. Landscape capacity is not a fixed concept, and it may change over time as development occurs or landscape characteristics change. In addition, across each PA there is likely to be variation in landscape capacity, which will require detailed consideration and assessment through future plan changes or resource consent applications.

For the purposes of the PA Schedules, landscape capacity is described using the following five terms:

Some landscape capacity: typically this corresponds to a situation in which a careful or measured amount of sensitively located and designed development of this type is unlikely to materially compromise the identified landscape values.

Limited landscape capacity: typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a modest amount of sensitively located and designed development is unlikely to materially compromise the identified landscape values.

Very limited landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very small amount of sensitively located and designed development is likely to be appropriate.

Very limited to no landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely small amount of very sensitively located and designed development is likely to be appropriate.

No landscape capacity: typically this corresponds to a situation where development of this type is likely to materially compromise the identified landscape values.

Likely to be capacity for this activity in various locations within the PA. Where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; *then list the landscape values of the PA that have the potential to be degraded by the particular activity.*

Likely to be capacity for this activity in a few locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; *then list the landscape values of the PA that have the potential to be degraded by the particular activity.*

Unlikely to be capacity for this activity in more than a very few locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; *then list the landscape values of the PA that have the potential to be degraded by the particular activity.*

Unlikely to be capacity for this activity in any locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; *then list the landscape values of the PA that have the potential to be degraded by the particular activity.*

Very unlikely to be capacity for this activity in any locations within the PA. If and where such development is appropriate, it will have been located and designed so that it protects the following key landscape values; *then list the landscape values of the PA that have the potential to be degraded by the particular activity.*

It is intended that the use of this five-tier landscape capacity terminology, along with a description of the characteristics that are likely to frame development that is appropriate (from a landscape perspective), and the description of the landscape attributes and values of the PA will assist in providing high level guidance with respect to the scale, location and characteristics of each landuse type that will protect landscape values in each PA ONF/L.

The capacity descriptions are based on the scale of the priority area and should not be taken as prescribing the capacity of specific sites; landscape capacity may change over time; and across each priority area there is likely to be variations in landscape capacity, which will require detailed consideration and assessment through consent applications.

The PA schedules have been prepared to reflect that the PA mapping extends beyond the Rural Zone. The application of the PA schedules is as follows:

- Other than the Ski-Area Sub Zone (see below), the PA schedules apply (as relevant) to any proposal requiring resource consent in the Rural Zone, including the Rural Industrial Sub Zone.
- The PA schedules apply (as relevant) to any activity in the Ski-Area Sub Zone that is not provided for by that sub-zone.
- The PA schedules do not directly apply to proposals in other zones, but may inform landscape

Commented [BG19]: OS 166.27 Real NZ.

OS 82.12 Millstead Trust.
OS67.19 Julian Haworth.
OS 182.9 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
OS 182.4 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
OS 182.25 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.
OS 114.9 Woodlot Properties Ltd.
OS 145.3 Jon Waterston.
OS 142.6 Hansen Family Partnership.
OS 145.6 Jon Waterston.
OS 85.7 Sipka Holdings Ltd.
OS 85.8 Sipka Holdings Ltd.
OS 138.4 Off Road Adventures Queenstown Limited.
OS 138.9 Off Road Adventures Queenstown Limited.
OS 118.8 Robina Bodle Trust.
OS 84.9 Sir Robert Stewart.
OS 84.10 Sir Robert Stewart.
OS 174.9 Redemption Song LLC.
OS 174.10 Redemption Song LLC.
OS 36.2 Suzanne Rose.

assessments for proposals involving any land within a PA.

Commented [BA20]: OS84.7, OS89.1, OS113.7, OS113.8, OS119.4, OS129.2, OS129.3, OS130.1, OS133.6, OS133.10, OS153.13 and others

Activities listed in Policy 3.3.38

Activities listed have the same meaning as their defined term in Chapter 2. Where an activity is not defined by Chapter 2, the following meanings apply:

- **Tourism related activities:** has the same meaning as 'Resort' in Chapter 2.
- **Urban expansions means:**
 - a change from a rural activity to urban development; or
 - a change (including any proposed change) in zoning to an urban zone, including any change to the urban growth boundary or any other zone changes (or proposed changes) that would provide for urban development.
- **Intensive agriculture:** has the same meaning as 'Factory Farming' in Chapter 2.
- **Mineral extraction:** has the same meaning as 'Mining Activity in Chapter 2.
- **Farm scale quarries:** means mining of aggregate for farming activities on the same site.
- **Renewable energy generation:** has the same meaning as Renewable Electricity Generation and Renewable Electricity Generation Activities in Chapter 2.
- **Forestry:** has the same meaning as Forestry Activity in Chapter 2.
- **Rural living:** has the same meaning as rural living in Chapter 3 section 3.5B.5.

Commented [BA21]: OS121.4 Andrew Donaldson and others
Note there are multiple submissions seeking alignment clarity regarding terminology used in the schedules)

The range of landuse activities addressed in the capacity section of the PA Schedules corresponds to the series of activities known to be of relevance at the time of the drafting of the schedules. It is acknowledged that this does not span the full array of landuse activities that may be contemplated in the PAs over time. In the case of a future application for a land-use activity that is not addressed in a PA Schedule, an assessment of landscape attributes, values and capacity applying the principles set out in 3.3.43, 3.3.45 and 3.3.46 would be required.

Commented [BG22]: OS121.4 Andrew Donaldson and others regarding terminology used in the schedules, and for clarity

OS 166.27 Real NZ.

OS 82.12 Blair Devlin on behalf of Milstead Trust.

OS67.19 Julian Haworth.

OS 182.9 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

OS 182.4 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

OS 182.25 Jeremy Burdon, Jo Batchelor and Andrea Donaldson.

OS 114.9 Woodlot Properties Ltd.

OS 145.3 Jon Waterston.

OS 142.6 Hansen Family Partnership.

OS 145.6 Jon Waterston.

OS 85.7 Sipka Holdings Ltd.

OS 85.8 Sipka Holdings Ltd.

OS 138.4 Off Road Adventures Queenstown Limited.

OS 138.9 Off Road Adventures Queenstown Limited.

OS 118.8 Robina Bodle Trust.

OS 84.9 Sir Robert Stewart.

OS 84.10 Sir Robert Stewart.

OS 174.9 Redemption Song LLC.

OS 174.10 Redemption Song LLC.

OS 36.2 Suzanne Rose.

21.22.6 PA ONF Slope Hill: Schedule of Landscape Values

General Description of the Area

The Slope Hill PA ONF encompasses the elevated roche moutonnée landform of Slope Hill.

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 roche moutonnée glacial landform of Slope Hill, formed by the over-riding Wakatipu glacier, with a smooth 'up-glacier' slope to the southwest and a steeper rough 'plucked' (down-glacier) slope to the east adjacent to Lake Hayes. Rock outcrops throughout the elevated north-western flanks. Highest point: 625m.
2. The Slope Hill roche moutonnée is recognised in the NZ Geopreservation Inventory as one of the best examples of this type of landform in Otago and one of the most easily seen and accessible. It is identified as a site of national scientific, aesthetic and recreational values and is considered to be vulnerable to significant damage by human related activities.

Important hydrological features:

3. Three steep (unnamed) stream gullies draining the southern faces of Slope Hill.
4. A gully draining the north-eastern side.
5. A small kettle lake on the elevated south-western flanks.
6. The irrigation race along the western flanks.

Important ecological features and vegetation types:

7. Particularly noteworthy indigenous vegetation features include:
 - a. Remnant native vegetation comprising matagouri shrubland in the stream gullies and on some adjacent slopes on Slope Hill.
8. Other distinctive vegetation types include:
 - a. Grazed pasture with scattered shelterbelts and clusters of exotic shade trees throughout the elevated slopes.
 - b. Amenity and shelter plantings around the two dwellings and wetland on the north side.
 - c. Poplar plantings around the flanks.
9. Animal pest species include feral cats, hares, rabbits, ferrets, stoats, weasels, possums, rats and mice.

9a. Exotic plant pests such as willow, hawthorne and broom in gullies.

Commented [BG1]: OS 82.21 Milstead Trust.
OS 140.18 Maryhill Ltd.

Important land-use patterns and features:

10. Slope Hill PA ONF is predominantly in pastoral use with very limited rural living use. Modification is limited to a network of farm tracks across the landform, other infrastructure (eg water tanks, fencing, utilities), a trig point and communication tower on the highpoint and two dwellings and associated farm buildings on the northern sides of Slope Hill. Built development is generally characterised by very carefully located and designed buildings, accessways, and infrastructure, which is well integrated by a mix of established and more recent vegetation features and reads as being subservient to the 'natural' landscape patterns.

Commented [BG2]: OS 59.10 Anna Hutchinson Family Trust.
OS 59.11 Anna Hutchinson Family Trust.

Commented [BG3]: OS 139.36 Grant Stalker Family Trust.

Commented [BG4]: OS 82.16 Milstead Trust.

10a Other neighbouring landuses which have an influence on the landscape character of the area due to their scale, character and or proximity include: the rural living development throughout the western, southern and northern lower flanks of the roche moutonnée, outside the PA, and the existing or anticipated urban development associated with the Ladies Mile area.

Commented [BG5]: OS 82.14 Milstead Trust.
OS 139.9 Grant Stalker Family Trust.
OS 140.6 Grant Stalker Family Trust.

Commented [BG6]: OS 139.1 Grant Stalker Family Trust.
OS 139.8 Grant Stalker Family Trust.
OS 139.9 Grant Stalker Family Trust.
OS 140.6 Grant Stalker Family Trust.

Important archaeological and heritage features and their locations:

11. No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the ONF.

Mana whenua features and their locations:

12. 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:

13. 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:

14. Slope Hill has contextual value for its association with Threepwood Farm, one of the Wakatipu Basin's earliest farms. The historic Glenpanel Homestead (listed Item 122) is located at the southern side of the Priority Area.

Commented [BD7]: OS82 Milstead Trust

Important shared and recognised attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

16. 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.
17. Indigenous gully plantings which reinforce the legibility and expressiveness values within the gullies on Slope Hill.

Particularly important views to and from the area:

18. Highly attractive framed mid-range views eastbound on SH6, west of the Shotover Bridge to the south-western smooth 'up ice' flanks of Slope Hill. The composition comprises an attractive patterning of the Shotover River terraces and their layered tree plantings (a mix of evergreen and exotic species including Lombardy poplars) below the highly legible and more 'natural' pastoral elevated slopes of the roche moutonnée and backdropped by (often) snow-capped mountain ranges of Cardrona and the Crown Range. The large-scale road cuttings that frame the highway add to the structure and distinctiveness of the vista. Overall, the outlook impresses as an engaging and memorable gateway to the Wakatipu Basin and seemingly more spacious 'rural' landscape beyond Queenstown/Frankton.
19. Appealing mid to long-range views westbound on SH6 on the elevated section of the highway east of the intersection with Arrowtown Lake Hayes Road to the south-eastern flanks of Slope Hill. The open pastoral character of the rough 'plucked' slopes of the landform in this view forms a bold contrast with the exotic vegetation and building-dominated low-lying terraces of Ladies Mile and Frankton to the left of view. From this orientation, the roche moutonnée blends seamlessly with the layered patterning of dramatic mountains and roche moutonnée that frame the western side of the Wakatipu Basin and Lake Wakatipu more generally. The depth of the outlook together with its 'classic' elements that include a structured layering of mountainous landforms and the gateway impression (enabling first glimpses of Queenstown) contribute to the memorability of the vista. It is possible that anticipated urban development throughout Ladies Mile may obscure views of the lower margins of the landform feature, adjacent Ladies Mile.
20. Highly attractive close to long-range views from the Lake Hayes Trail / Wai Whaka Ata, the necklace of reserves around the edge of Lake Hayes, Arrowtown Lake Hayes Road and the residential area properties around Waiwhakaata (Lake Hayes) (outside the ONF), across the lake (ONF) to the dramatic and generally undeveloped roche moutonnée, the undeveloped ridgeline framing the western side of the lake and/or the more distant surrounding mountain backdrop.
21. Attractive mid to long-range views from the eastern western side of the Wakatipu Basin (including Tuckers Beach, Domain Road, Hawthorn Triangle, Dalefield, parts of the Shotover River corridor, the Hawthorn Triangle, the eastern end of Slope Hill Road and parts of the Queenstown Trail) to parts of the smooth pastoral elevated south-western flanks and the more rugged north-western flanks. From this these orientations, the open and generally undeveloped landform forms a marked contrast with the rural living development context in the foreground of view.
22. Attractive long-range views from the Remarkables Ski Field Access Road (and lookouts), the Queenstown Trail on Christine's Hill and from Arrowtown Lake Hayes Road at McIntyre's Hill to Slope Hill beside the highly attractive glacial lake of Waiwhakaata (Lake Hayes) and viewed within a broader ONL mountain context.
23. Attractive close, mid, and long-range views from Ladies Mile, Lake Hayes Estate and Shotover Country to the south side of Slope Hill. From this orientation the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough

Commented [BG8]: OS 139.28 Grant Stalker Family Trust.

Commented [BG9]: OS 140.25 Maryhill Ltd.
OS 139.69 Grant Stalker Family Trust.

Commented [BG10]: OS 139.42 Grant Stalker Family Trust.

Commented [BG11]: OS 139.42 Grant Stalker Family Trust.

Commented [BG12]: OS 139.42 Grant Stalker Family Trust.

Commented [BG13]: OS 139.42 Grant Stalker Family Trust.

'plucked' character. It is possible that anticipated urban development throughout Ladies Mile may obscure views of the lower margins of the landform feature, adjacent Ladies Mile.

Commented [BG14]: OS 139.28 Grant Stalker Family Trust.

- 24. 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 with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

- 25. The seemingly 'undeveloped' character of Slope Hill which conveys a relatively high perception of naturalness. While modifications related to its pastoral use are plainly visible, the very low number of buildings, the relatively modest scale of tracks and limited visibility of infrastructure (excluding the airport radar structure at the very summit of the roche moutonnee) kerts their influence on the character of the landform as a natural landscape element.

Commented [BD15]: OS82 Milstead Trust

Commented [BD16]: OS82 Milstead Trust

Memorability attributes and values:

- 26. The appealing and engaging views of the largely undeveloped and legible roche moutonnée landform of Slope Hill. The close proximity of Waiwhakaata (Lake Hayes) ONF in the outlook, collectively seen within a relatively developed immediate context serves to enhance the memorability of the outlook.

Transient attributes and values:

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

Aesthetic qualities and values:

- 29. The experience of the values identified above from a wide range of public viewpoints.
- 30. More specifically, this includes:
 - a. The highly attractive large-scale composition created by the generally undeveloped and distinctive roche moutonnée landform, juxtaposed beside a rural living and urban context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the clearly legible roche moutonnée landform profile and character;
 - ii. the open and pastoral character of Slope Hill;
 - iii. the very limited level of built modification evident through the ONF; and
 - iv. the poplars around the flanks of Slope Hill, 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 ONF Slope Hill and Lake Hayes Remarkables can be summarised:

31. **Very High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
32. **High associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The historic associations of the area.
 - c. The strong shared and recognised values associated with the area.
 - d. ~~The significant recreational attributes of Waiwhakaata (Lake Hayes).~~
33. **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 distinctive and appealing composition of natural landscape elements. The visibility of the area from Lake Hayes Estate, Shotover Country, the Ladies Mile corridor, the eastern side of the Wakatipu Basin, the scenic route of SH6, Arrowtown Lake Hayes Road, the Remarkables Ski Filed Access Road and the Queenstown Trail, along with the area's transient values, play an important role.
 - c. The identity of the roche moutonnée as a natural landscape backdrop to Ladies Mile and the western and central portion of the Wakatipu Basin and as a gateway feature to Queenstown/ the Wakatipu Basin.
 - d. A high perception of naturalness arising from the dominance of natural landscape elements and patterns at Slope Hill.

Commented [BG17]: OS 139.56 Grant Stalker Family Trust. OS 140.57 Maryhill Ltd.

Landscape Capacity

The landscape capacity of the PA ONF Slope Hill for a range of future activities is set out below.

- i. **Commercial recreational activities** – ~~very limited unlikely to be landscape capacity in more than a very few locations~~ 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 protects the area's ONF values.~~
- ii. **Visitor accommodation and tourism related activities** – ~~no landscape capacity. very limited. Unlikely to be capacity in more than a very few locations 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; are 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).~~ ~~No-Very unlikely to be capacity for this activity in any locations~~ landscape capacity for visitor accommodation elsewhere in the PA. ~~Very unlikely to be capacity for this activity in any locations No-landscape capacity~~ for tourism related activities within the PA.
- iii. **Urban expansions** – ~~Very unlikely to be capacity for this activity in any locations no-landscape capacity.~~

Commented [BD18]: Evidence of Nicola Smetham OS

Formatted: Font: Bold

Commented [BG19]: OS 77.5 Kai Tahu ki Otago.

Commented [BG20]: Consequential amendment arising from OS 74.2.

Commented [BG21]: OS 74.2. John May and Longview Environmental Trust.

Formatted: Font: Bold

Formatted: Font: Bold

Commented [BG22]: OS 139.62 Grant Stalker Family Trust.

- iv. **Intensive agriculture** – Very unlikely to be capacity for this activity in any locations ~~no~~-landscape capacity.
- v. **Earthworks** – ~~unlikely to be very limited landscape~~ capacity in more than a very few locations for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed integrate with existing natural landform patterns.
- vi. **Farm buildings** – ~~in those areas of the ONL with pastoral land uses,~~ very limited unlikely to be landscape capacity in more than a very few locations for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – Very unlikely to be capacity for this activity in any locations ~~no~~-landscape capacity.
- viii. **Transport infrastructure** – **very limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area’s ONF values. Very unlikely to be capacity for this activity in any locations ~~No~~-landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of 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.
- x. **Renewable energy generation** – Very unlikely to be capacity for this activity in any locations ~~no~~ landscape capacity for commercial scale renewable energy generation. **Very limited to no** landscape capacity or discreetly located and small-scale renewable energy generation.
- xi. **Production fForestry** – Very unlikely to be capacity for this activity in any locations ~~no~~-landscape capacity.
- xii. **Rural living** – Unlikely to be capacity for this activity in more than a very few locations. very limited to Very unlikely to be capacity for this activity in any locations ~~no~~-landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a ‘low-key’ rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

Commented [BG23]: OS 139.66 Grant Stalker Family Trust. OS 140.67 Maryhill Ltd.

Commented [BG24]: OS 70.18 Transpower New Zealand Limited. OS 86.9 Melissa Brook

Commented [BG25]: OS 140.7 Maryhill Limited.

Commented [BG26]: Typographical correction.

Commented [BG27]: OS 139.68 Grant Stalker Family Trust.

Commented [BG28]: OS 139.68 Grant Stalker Family 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 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) is 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 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.

x. [Skippers Hotel \(Part Lot 2 DP 16632\)](#)

Commented [BD8]: OS84 – Sir Robert Stewart - Evidence of Blair Devlin

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 field) as one of New Zealand's earliest commercial ski fields.

Commented [BG9]: 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 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 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 [BG10]: OS 165.31 NZSki Ltd.

Important recreation attributes and values:

48. Very popular year-round destination for skiing, walking, running, mountain biking, paragliding, hiking and enjoying the view from the various lookouts and café/restaurant facilities at Coronet Peak.
49. 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.

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 out over the Whakatipu Basin, Waiwhakaata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), the Remarkables and the broader mountain context.

Commented [BG11]: OS 165.31 NZSki Ltd.

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.
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 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 field is lit for night skiing.
62. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski 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

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

Commented [BG14]: OS 165.31 NZSki Ltd.

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 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 field access road, ski 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.

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 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 field/access road are located and across the lower southern slopes of Mount Dewar where rural living and visitor accommodation development is consented.

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.

Commented [BG15]: OS 165.31 NZSki Ltd.

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.

- 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 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~~ **Likely to be some** landscape capacity **in various locations** 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 tourism related activities** – ~~no very unlikely to be~~ landscape capacity for tourism related activities. **Very limited/Likely to be** landscape capacity **in a few locations** for visitor accommodation activities that are: co-located with existing development **including historic heritage**; 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 protect the area's ONL values.~~
- iii. **Urban expansions** – ~~no very unlikely to be~~ landscape capacity.
- iv. **Intensive agriculture** – ~~very unlikely to be no~~ landscape capacity.
- v. **Earthworks** – ~~Likely to be very limited~~ landscape capacity **in a few locations** for earthworks associated with farming, existing recreational facilities, **sensitive development associated with historic heritage, 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 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 ~~very limited likely to be~~ landscape capacity **in a few locations** for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – ~~very unlikely to be no~~ landscape capacity.
- i. **Transport infrastructure** – ~~likely to be very limited~~ landscape capacity **in a few locations** 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 ONL values.~~ **Limited landscape capacity for transport infrastructure associated with Coronet Peak Ski Area provided it is positioned in a way that is sympathetic to the landform, is located and designed to be recessive in the landscape and protect the area's ONL values.** ~~No landscape capacity for other transport infrastructure.~~
- viii. **Utilities and regionally significant infrastructure** – ~~likely to be limited~~ landscape capacity **in a few locations** 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, likely to be limited** landscape capacity **in a few locations** **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.

Formatted: Font: Bold

Commented [BD25]: OS84 Sir Robert Stewart – Evidence of Blair Devlin

Commented [BG26]: OS 167.7 Chilcotin Holdings Limited.

Formatted: Font: Bold

Commented [BD27]: OS84 – Sir Robert Stewart – Evidence of Blair Devlin

Commented [BG28]: OS 96.11 Treespace No. 1 Limited Partnership.
OS 167.8 Chilcotin Holdings Limited.
OS 172.14 Arthurs Point Trustees Limited.

Commented [BG29]: OS 165.39 NZSki Ltd.

Commented [BG30]: Roman numeral numbering correction required (and subsequent numbering correction for the subsequent capacity items).

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

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

Commented [BG33]: OS 165.40 NZSki Ltd.

Commented [BG34]: OS 70.29 Transpower New Zealand Limited.

- ix. **Renewable energy generation** – ~~very unlikely to be no~~ landscape capacity ~~for large scale renewable energy developments.~~ **Very limited-Unlikely to be** landscape capacity for discreetly located and small-scale renewable energy generation.
- x. **Production fForestry** – ~~very unlikely to be no~~ landscape capacity.
- xi. **Rural living** – ~~very limited to very unlikely to be no~~ landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development including historic heritage; 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 [BG35]: OS 96.12 Treespace No. 1 Limited Partnership.
OS 165.42 NZSki Ltd.

Commented [BG36]: Typographical correction.

Commented [BD37]: OS84 – Sir Robert Stewart

Commented [BG38]: 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.

21.22.4 PA ONF Morven Hill: Schedule of Landscape Values

General Description of the Area

Morven Hill PA ONF comprises the summits and slopes of the large roche moutonnée between Te Whaka-ata (Lake Hayes) and the Kawarau River in the Whakatipu Basin. The PA excludes the semi-circular area of the north-western slopes, which has been developed for rural living, and the ice-eroded plateau extending from the eastern slopes.

Physical Attributes and Values

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

Important landforms and land types:

1. Prominent large roche moutonnée landform that is the highest and most extensive of the roches moutonnées protruding from the Whakatipu Basin floor (Morven Hill, Slope Hill, Ferry Hill and Feehlys Hill). The landform extends south-west to north-east, with the lower western summit (559 m) separated from the main eastern summit (750 m) by a shallow saddle. This landform is recognised in the NZ Geopreservation Inventory having national importance. The underlying schist bedrock is exposed in places on the hill slopes, particularly on the north-eastern and eastern faces.

Important ecological features and vegetation types:

2. Predominantly rough pasture with scattered matagouri, sweet briar, hawthorn, elderberry and other exotic weeds in places. Dense cover of weeds (the previously mentioned species as well as buddleia, gorse and broom), with some matagouri and mānuka, on the shadier southern slopes leading down to the river. Conifer shelterbelts and woodlots in the saddle area and one larger radiata pine plantation adjacent to the river.
3. Natural spring on the southern side of the saddle, with associated farm ponds and an ephemeral watercourse running down to the Kawarau River.
4. The denser patches of matagouri towards the river provide suitable habitat for grey warbler, fantail and silvereye. The rocky terrain on the higher sunnier faces in combination with the rough pasture and pockets of matagouri provides suitable habitat for skinks and geckos.
5. Potential for enhancement of ecological values on the southern faces through weed control and indigenous regeneration. Some indigenous plantings have been established along the cycle trail.
6. Animal pest species include rabbits, possums, stoats, rats, and mice.

Important land use patterns and features:

7. Predominantly used for extensive pastoral farming (sheep or deer), baleage or hobby farming. Limited farming infrastructure, including farm tracks, fencing, stock yards, water tanks and four farm sheds.
8. A farm quarry on the upper southern slopes of the main hill.
9. Several dwellings are located on Morven Hill including consented, unbuilt platforms concentrated largely on the lower part of the ONF accessed off Alec Robins Road / SH6~~Two dwellings on the toe slopes adjacent to the Alec Robins Road and SH6, respectively,~~ with associated gardens and domestic curtilage.

Commented [JH1]: OS 70.14 Transpower NZ Ltd

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

10. Radio and telecommunications infrastructure on the summit and the Cromwell - Frankton A 110kV overhead transmission line that forms part of the National Grid Transpower high-voltage Transpower-high-voltage transmission corridor on the toe of the southern slopes.

Commented [JH3]: OS 70.15 Transpower NZ Ltd

11. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, nature and proximity include: the wedge of rural residential and lifestyle living development extending up the north-western northern slopes of Morven Hill and Little Morven Hill respectively and the hill; the working farmland including the occasional rural dwelling and farm building on the ice-eroded plateau extending from the eastern slopes, which provides a relatively unmodified rural buffer and foreground to the ONF.

Commented [JH4]: OS 76.13 McLintock Topp Family Trust

Commented [JH5]: OS 76.13 McLintock Topp Family Trust

Commented [JH6]: OS 76.13 McLintock Topp Family Trust
OS 78.13 TPI 1 Limited

Commented [JH7]: OS 76.13 McLintock Topp Family Trust
OS 78.14 TPI 1 Limited

Important archaeological and heritage features and their locations:

12. Stone chimney breast and house site belonging to 19th century orchardist Henry Steele at the south-western side of the PA, close to Hayes Creek.

13. Mature trees (walnut, chestnut and other species) associated with early European settlement and farming.

Mana whenua features and their locations:

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

15. At its southern extent, the ONF overlaps the mapped wāhi tūpuna Kawarau River.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

17. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-Waimāori Whakatipu-wai-māori (Lake Whakatipu) and Mata-au (the Clutha River).

Commented [JH8]: OS 77.37 Kai Tahu ki Otago
OS 188.37 Te Rūnunga o Ngāi Tahu

18. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.

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

Important historic attributes and values:

20. Historical significance of early primary industry around Morven Hill (pastoral farming, fruit growing, fishing at Te Whaka-ata (Lake Hayes).

21. Contextual significance as a landscape feature that has defined communication routes in the Whakatipu Basin, with early tracks and roading around its base.

Important shared and recognised values:

22. Important values as a widely visible and relatively open landmark that contributes strongly to the identity and sense of place of the Whakatipu Basin.

Important recreation attributes and values:

23. No public access to the PA, but the popular Twin Rivers cycle and walking trail is adjacent to the southern toe of the hill and allows users to view and experience the ONF.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

24. Very prominent distinctive landform. The pastoral openness means that undulating ice-eroded slopes and rocky outcrops are displayed and the formative glacial processes are clearly legible.

Particularly important views to and from the area include:

25. A prominent and distinctive component of views from surrounding areas of the Whakatipu Basin and in particular from SH6 to the east, from Lake Hayes and surrounds, from Lake Hayes Estate, from the Crown Escarpment zig-zag and lookout and from the Remarkables skifield road. The bulky muscular and barren form of the hill dominates views from SH6 as it skirts the hill and from the Twin Rivers Trail. From the basin to the north, the hill forms a significant foreground feature in views towards the Remarkables.
26. Expansive and spectacular views from the slopes and summit of the hill (no public access) across the Whakatipu Basin floor to the enclosing mountains and lakes, enhanced by transient changes in light conditions, vegetation colours and seasonal snow and ice patterns.

Naturalness attributes and values:

27. Moderate-high level of naturalness due to the distinctive largely unmodified landform (within the PA), including a mosaic of pasture and native scrub cover and the low level of built modification and domestication. Rural living development outside the PA on the north-western hill slopes has degraded the naturalness and coherence of the landform to some extent but this area of modification is subservient to the overall scale, bulk and visual integrity of the hill.

Commented [JH9]: OS 76.16 McLintock Topp Family Trust
OS 78.7 TPI 1 Limited
OS 78.16 TPI 1 Limited

Memorability attributes and values:

28. Highly memorable landform due to its height and bulk, isolation within the basin, open barrenness and elongated form.

Transient attributes and values:

29. Varying colours of pasture across the seasons and effects of light and shade on the open hummocky or craggy topography.

Aesthetic attributes and values:

30. High aesthetic attributes due to the visual prominence, openness and legibility of the landform, its memorability and visual coherence, and its role as the largest of the roches moutonnées within the Whakatipu Basin floor.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

The physical, associative and perceptual attributes and values described above for the PA ONF Morven Hill can be summarised as follows:

- (a) **High** physical values relating to the prominent and largely unmodified roche moutonnée landform and the mana whenua features associated with the area.
- (b) **Moderate** associative values relating to the mana whenua associations of the area, the historical associations with early European settlement and strong shared and recognised values as part of the local sense of place and identity.
- (c) **High** perceptual values relating to the visual prominence, coherence and memorability of the hill, its openness, legibility and naturalness, and its role as the largest of the roches moutonnées within the Whakatipu Basin floor.

Landscape Capacity

The landscape capacity of the PA ONF Morven Hill for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity to absorb small scale and low key activities that are: located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access (where appropriate); and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities - very limited** landscape capacity to absorb visitor accommodation within existing buildings or building platforms **No** landscape capacity for tourism-related activities.
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with additional trails or access tracks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – very limited** landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.
- vii. **Mineral extraction – very limited** landscape capacity to absorb additional quarrying within the area of historic quarry activity, with remediation to enhance the naturalness of the landform.
- viii. **Transport infrastructure – no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, cell phone towers, navigational aids and meteorological instruments where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks co-located with existing utilities and is designed and located so that it is not visually prominent. In the case of the National Grid there is limited landscape capacity for the upgrade of existing infrastructure within the same corridor.

Commented [JH10]: OS 77.5 Kai Tahu ki Otago

Commented [JH11]: OS 74.2 John May and Longview Environmental Trust.

Commented [JH12]: OS 70.16 Transpower New Zealand Limited

Commented [JH13]: OS 86.8 Queenstown Airport Corporation

Commented [JH14]: OS 70.16 Transpower New Zealand Limited

- x. **Renewable energy generation** – no landscape capacity for commercial-scale renewable energy generation. **Very limited** landscape capacity for discreetly located and small scale renewable energy generation that is barely discernible from public places.
- xi. **Production Forestry** – no landscape capacity.
- xii. **Rural living** – no landscape capacity, except within existing approved residential building platforms.

Commented [JH15]: Typographical correction.

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 Kāi Tahu ki Ōtago 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 km², 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-commercial recreation 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 [BD2]: OS135 - Hydro Attack Ltd evidence of Blair Devlin

Commented [BG3]: OS 166.2 RealNZ Limited. OS 166.28 RealNZ Limited.

Commented [BG4]: OS 135.2 Hydro Attack Ltd.

Commented [BG5]: 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 [BG6]: OS 77.40 Kai Tahu ki Otago.
OS 188.40 Elisha Young-Ebert.

Commented [BG7]: 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 [BG8]: 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 [BG9]: 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 but not limited to: swimming, kayaking, sailing, paddle boarding, boating, jet skiing, and sightseeing. A significant portion of the water-based recreational activities which contribute to the character of the Queenstown Bay environs are commercial in nature.
- 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 [BG10]: OS 166.33 RealNZ Limited.
OS 166.2 RealNZ Limited.
OS 135.5 Hydro Attack Ltd.

Commented [BD11]: OS135 - Hydro Attack Ltd - Evidence of Blair Devlin

Commented [BG12]: 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 [BG13]: OS 166.34 RealNZ Limited.
OS 166.2 RealNZ Limited.

Commented [BG14]: 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 [BG15]: 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 [BG16]: 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 [BG17]: 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 [BG18]: 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 [BG19]: 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.

Commented [BD20]: OS135 - Changes to reflect Espie capacity scale - multiple submitters

Formatted: Font: Bold

- i. **Commercial recreational activities** – limited likely to be capacity in a few locations 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.

Commented [BG21]: OS 77.6 Kai Tahu ki Otago.

Commented [BG22]: OS 166.39 Hydro Attack.

Commented [BG23]: OS 166.39 Hydro Attack.

Commented [BG24]: Consequential amendment arising from OS 166.39.

- ii. **Visitor accommodation and tourism related activities** – Very unlikely to be capacity for this activity in any locations no landscape capacity.

Commented [BG25]: OS 166.39 RealNZ Limited.

Formatted: Font: (Default) +Body (Arial)

- iii. **Urban expansions** – Very unlikely to be capacity for this activity in any locations no landscape capacity.

Formatted: Font: 8 pt

- iv. **Intensive agriculture** – Very unlikely to be capacity for this activity in any locations no landscape capacity.

- v. **Earthworks** – Unlikely to be capacity for this activity in more than a very few locations very limited landscape capacity for earthworks associated with 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** – Very unlikely to be capacity for this activity in any locations no landscape capacity.

- vii. **Mineral extraction** – Very unlikely to be capacity for this activity in any locations no landscape capacity.

- viii. **Transport infrastructure** – Unlikely to be capacity for this activity in more than a very few locations 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. Unlikely to be capacity for this activity in more than a very few locations Very limited to Very unlikely to be capacity for this activity in any locations no landscape capacity if associated with water-based transport or the TSS Earnslaw. Very unlikely to be capacity for this activity in any locations No landscape capacity for other transport infrastructure.

Commented [BG26]: Consequential amendment arising from OS 74.2.

Commented [BG27]: OS 74.2. John May and Longview Environmental Trust.

Commented [BG28]: OS 166.42 RealNZ Limited.

- ix. **Utilities and regionally significant infrastructure** – Unlikely to be capacity for this activity in more than a very few locations 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, likely to be capacity in a few locations 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 [BG29]: OS 70.27 Transpower New Zealand Limited.

- x. **Renewable energy generation** – Very unlikely to be capacity for this activity in any locations no landscape capacity for commercial scale renewable energy generation. Unlikely to be capacity for this

~~activity in more than a very few locations Very limited to Very unlikely to be capacity for this activity in any locations no~~ landscape capacity for discreetly located and small-scale renewable energy generation.

Commented [BG30]: OS 166.44 RealNZ Limited.

xi. ~~Production forestry – Very unlikely to be capacity for this activity in any locations no~~ landscape capacity.

Commented [BG31]: Typographical correction.

xii. Rural living – ~~Very unlikely to be capacity for this activity in any locations no~~ landscape capacity.

xiii. ~~Jetties, and boatsheds, lake structures and moorings – Unlikely to be capacity for this activity in more than a very few locations very limited~~ landscape capacity for additional jetties and boatsheds that are co-located with existing features, designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement (where possible); ~~and~~ enhance public access; ~~and protects the area's ONL values.~~

Commented [BG32]: OS 77.28 Kai Tahu ki Otago.

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

Commented [BG34]: OS 74.2. John May and Longview Environmental Trust.

Attachment [F] – S32AA Evaluation

Section 32AA of the RMA aims to ensure that any changes to plan provisions during the hearing process are subject to a similarly high level of analytical rigour and transparency as the original evaluation. A further evaluation under section 32AA must include all the matters in section 32, but only in relation to the changes that have been made to the proposal since the evaluation report for which it was completed.

In accordance with section 32AA, this further evaluation is undertaken at a level of detail that corresponds to the scale and significance of the change. Under 32(1)(b), the changes to provisions I have assessed below are detailed in Sections 5-11 of my evidence.

Schedule 21.22 Preamble – Changes to Utilise Espie scale of Capacity rather than S42A version			
32(1)(a) The plan variation does not include any new objectives.			
32(1)(b) Other Reasonably Practical Options to achieve the Objectives (3.2.5.1, 3.3.29)			
<ul style="list-style-type: none"> • S42A capacity assessment scale • Espie evidence capacity assessment scale • Other scales 			
<i>Efficiency & Effectiveness</i> ^{(32(1)(b)(ii) and 32(2)(a))}	<i>Benefits</i> ^{(32(2)(a))}	<i>Costs</i> ^{(32(2)(a))}	<i>Risk Acting/Not Acting</i> ^{32(2)(c)}
The amended provisions: <ul style="list-style-type: none"> • Better reflect the PA scale of the Landscape Schedules • Contain less absolute terminology, particularly with regard to the “no landscape capacity” statement. • Recognise the broad range of activities possible within the listed activities, for example commercial recreation activity, and that it is impossible to accurately assess the capacity for such broadly defined activities at a Priority Area scale. • Better recognise that the PA scales are not site specific, so stating ‘no capacity’ could be misleading. • Avoids potential for ‘no capacity’ to be treated like a prohibited activity • More likely to enable ‘appropriate’ development including significant 	As per <i>Efficiency and Effectiveness</i> .	Nil.	Not applicable as the Court has stated the Schedules must be completed.

restoration of natural character.			
Opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)(i) and (ii))	<p>The revised capacity rating scale is less likely to prevent 'appropriate' development including significant restoration of natural character. Appropriate development created opportunities for economic growth and employment.</p> <p>The broad statements of 'no capacity' for many activities with the PA's is likely to reduce economic growth and employment as the land is effectively only able to be used for grazing. The Queenstown Lakes district is all about commercial recreation activities, with visitors out enjoying the environment for which the Queenstown Lakes district is famous. The S42A schedules frequently specify a 'limited' or 'very limited' capacity for commercial recreation activities. This could reduce the ability of the district to provide for new commercial recreation activities in the Priority Areas and reduce employment and economic growth.</p>		

Changes to Schedule 21.22.6 in relation to Slope Hill ONF			
32(1)(a) The plan variation does not include any new objectives.			
32(1)(b) Other Reasonably Practical Options to achieve the Objectives (3.2.5.1, 3.3.29)			
<ul style="list-style-type: none"> S42A Schedule Amended provisions as per Attachment [B] of Devlin evidence 			
<i>Efficiency & Effectiveness</i> ^{(32(1)(b)(ii) and 32(2)(a))}	<i>Benefits</i> ^{(32(2)(a))}	<i>Costs</i> ^{(32(2)(a))}	<i>Risk Acting/Not Acting</i> ^{32(2)(c)}
<p>The amended provisions:</p> <ul style="list-style-type: none"> Better recognise the landscape values and attributes of the Slope Hill ONF The Espie Capacity scale better reflect the PA scale of the Landscape Schedules Contain less absolute terminology, particularly with regard to the "no landscape capacity" statement. Recognise the broad range of activities possible within the listed activities, for example commercial recreation activity, and that it is impossible to accurately assess the capacity for such broadly defined activities at a Priority Area scale. Better recognise that the PA scales are not site specific, so stating 'no capacity' could be misleading. 	As per <i>Efficiency and Effectiveness</i> .	Nil.	Not applicable as the Court has stated the Schedules must be completed.
Opportunities for economic growth and employment that are anticipated to be	The revised capacity rating scale is less likely to prevent 'appropriate' development including significant restoration of natural character. Appropriate development created opportunities for economic growth and employment.		

<p>provided or reduced (s32(2)(a)(i) and (ii)</p>	<p>The broad statements of 'no capacity' for many activities with the PA's is likely to reduce economic growth and employment as the land is effectively only able to be used for grazing. The Queenstown Lakes district is all about commercial recreation activities, with visitors out enjoying the environment for which the Queenstown Lakes district is famous. The S42A schedules frequently specify a 'limited' or 'very limited' capacity for commercial recreation activities. This could reduce the ability of the district to provide for new commercial recreation activities in the Priority Areas and reduce employment and economic growth.</p>
--	---

<p align="center">Changes to Schedule 21.22.15 in relation to Central Whakatipu ONL</p>			
<p>32(1)(a) The plan variation does not include any new objectives.</p>			
<p>32(1)(b) Other Reasonably Practical Options to achieve the Objectives (3.2.5.1, 3.3.29)</p> <ul style="list-style-type: none"> S42A Schedule Amended provisions as per Attachment [C] of Devlin evidence 			
<p><i>Efficiency & Effectiveness</i> ^{(32(1)(b)(ii) and 32(2)(a))}</p>	<p><i>Benefits</i> ^{(32(2)(a))}</p>	<p><i>Costs</i> ^{(32(2)(a))}</p>	<p><i>Risk Acting/Not Acting</i> ^{32(2)(c)}</p>
<p>The amended provisions:</p> <ul style="list-style-type: none"> Recognise the heritage values of the former Skippers Hotel and the historic context of the old Skippers Track and the surrounding heritage buildings. The Espie Capacity scale better reflects the PA scale of the Landscape Schedules Contain less absolute terminology, particularly with regard to the "no landscape capacity" statement. Recognises the broad range of activities possible within the listed activities, for example commercial recreation activity, and that it is impossible to accurately assess the capacity for such broadly defined activities at a Priority Area scale. Better recognises that the PA scales are not site specific, so stating 'no capacity' could be misleading. 	<p>As per <i>Efficiency and Effectiveness</i>.</p>	<p>Nil.</p>	<p>Not applicable as the Court has stated the Schedules must be completed.</p>
<p>Opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)(i) and (ii)</p>	<p>Recognising The Ruins / former Skippers hotel and other changes to the schedule will make a sensitive development of the site possible, which will create economic growth and employment. The Queenstown Lakes district is all about commercial recreation activities, with visitors out enjoying the environment for which the Queenstown Lakes district is famous. The S42A schedules frequently specify a 'limited' or 'very limited' capacity for commercial recreation activities. This could reduce the ability of the district to provide for new commercial recreation activities in the Priority Areas and reduce employment and economic growth. The broad</p>		

	statements of 'no capacity' for many activities with the PA's is likely to reduce economic growth and employment as the land is effectively only able to be used for grazing.
--	---

Changes to Schedule 21.22.4 in relation to Morven Hill ONF			
32(1)(a) The plan variation does not include any new objectives.			
32(1)(b) Other Reasonably Practical Options to achieve the Objectives (3.2.5.1, 3.3.29)			
<ul style="list-style-type: none"> S42A Schedule Amended provisions as per Attachment [D] of Devlin evidence 			
<i>Efficiency & Effectiveness</i> ^{(32(1)(b)(ii) and 32(2)(a))}	<i>Benefits</i> ^{(32(2)(a))}	<i>Costs</i> ^{(32(2)(a))}	<i>Risk Acting/Not Acting</i> ^{32(2)(c)}
<p>The amended provisions:</p> <ul style="list-style-type: none"> The Espie Capacity scale better reflect the PA scale of the Landscape Schedules Contains less absolute terminology, particularly with regard to the "no landscape capacity" statement. Recognises the broad range of activities possible within the listed activities, for example commercial recreation activity, and that it is impossible to accurately assess the capacity for such broadly defined activities at a Priority Area scale. Better recognise that the PA scales are not site specific, so stating 'no capacity' could be misleading. 	As per <i>Efficiency and Effectiveness</i> .	Nil.	Not applicable as the Court has stated the Schedules must be completed.
Opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)(i) and (ii))	A less absolute capacity scale will create economic growth and employment. The Queenstown Lakes district is all about commercial recreation activities, with visitors out enjoying the environment for which the Queenstown Lakes district is famous. The S42A schedules frequently specify a 'limited' or 'very limited' capacity for commercial recreation activities. This could reduce the ability of the district to provide for new commercial recreation activities in the Priority Areas and reduce employment and economic growth. The broad statements of 'no capacity' for many activities with the PA's is likely to reduce economic growth and employment as the land is effectively only able to be used for grazing.		

Changes to Schedule 21.22.13 in relation to Queenstown Bay and Environs ONL

32(1)(a) The plan variation does not include any new objectives.

32(1)(b) Other Reasonably Practical Options to achieve the Objectives (3.2.5.1, 3.3.29)

- S42A Schedule
- Amended provisions as per **Attachment [E]** of Devlin evidence

<i>Efficiency & Effectiveness</i> ^{(32(1)(b)(ii) and 32(2)(a))}	<i>Benefits</i> ^{(32(2)(a))}	<i>Costs</i> ^{(32(2)(a))}	<i>Risk Acting/Not Acting</i> ^{32(2)(c)}
<p>The amended provisions:</p> <ul style="list-style-type: none"> • Better recognise the presence of commercial recreation activities in Queenstown Bay and its environs • The Espie Capacity scale better reflect the PA scale of the Landscape Schedules • Contain less absolute terminology, particularly with regard to the “no landscape capacity” statement. • Recognise the broad range of activities possible within the listed activities, for example commercial recreation activity, and that it is impossible to accurately assess the capacity for such broadly defined activities at a Priority Area scale. • Better recognise that the PA scales are not site specific, so stating ‘no capacity’ could be misleading. 	<p>As per <i>Efficiency and Effectiveness</i>.</p>	<p>Nil.</p>	<p>Not applicable as the Court has stated the Schedules must be completed.</p>
<p>Opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)(i) and (ii))</p>	<p>The Queenstown Bay ONL is directly adjoining the Queenstown Bay and CBD, and opportunities for commercial recreational activities / associated infrastructure that create economic growth and employment should not be unduly constrained given the PA ONL location. The Queenstown Lakes district is all about commercial recreation activities, with visitors out enjoying the environment for which the Queenstown Lakes district is famous. The S42A Schedules frequently specify a ‘limited’ or ‘very limited’ capacity for commercial recreation activities. This could reduce the ability of the district to provide for new commercial recreation activities in the Priority Areas and reduce employment and economic growth.</p>		