

Appendix B

Preliminary Consultation Summary
Tables with Landscape Comments

Priority Area: Arrow River

Feedback	Comment BG 25/04/22
<p>'I have been working with community groups including the Arrowtown Village Association, Promotions & Business Association, Arrowtown Choppers, QLDC and ORC to improve how central Arrowtown connects with the Arrow River (crossing Bush Creek).</p> <p>Whilst the river is indeed an Outstanding Natural Feature, this is less true at the central Arrowtown interface where most people see and engage with the river. The redirection of the rivers natural flow away from the town with the flood berm (in the 1990s), has created a barren wasteland which has been the preserve of 4x4s, stagnant water pools and visitors struggling to navigate crossing Bush Creek to reach the river.</p> <p>Recent interventions by a small local group has included;</p> <ul style="list-style-type: none"> - Placement of rock steps to cross Bush Creek. - Engaging with ORC to repair flood berm and reinstate the banks/water flow of Bush Creek. - Engagement with additional stakeholders including QT Trails Trust, property owners and businesses to create a masterplan for a "Mana Whenua Gateway" in the area for trails and tracks. - Limiting access points by 4 wheel drive vehicles in partnership with QLDC & Soho Properties. - Removing fallen branches and creek blockages. - Growing 1000+ riparian plants for placement in the area to protect banks, direct human engagement and provide a more amenable natural environment. - Weed whacking. <p>In other conversations regarding the river, concerns have been raised about the water levels and the extraction of water. It has been particularly low during this dry summer.</p> <p>The engagement we have had from QLDC has been great on the smaller picture elements of our</p>	<p>Theme of this comment is covered in schedule.</p>

<p>work but it would be great to have full commitment to join-up all activity in the area to drive and invest in the improvements we have been working on.</p>	
<p>Arrow River sits well beneath our property at the rear boundary (approximately 100m below in the gorge) so this landscape feature would be unaffected by appropriate subdivision & development.</p>	<p>Comment does not relate to the values of the feature.</p>
<p>This has scenic, recreation and educational values for our family. We walk along the river and Cubs and Scouts use it for outdoor education activities. We also value the historic mining aspects of the Arrow River.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>See prior comments for Shotover River</p>	
<p>Think any large scale or high density development should be very limited.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The arrow river should be protected from structures and used for recreation use only - no commercial use</p>	<p>Theme of this comment is covered in schedule.</p>
<p>As per Shotover River comments.</p>	
<p>The Arrow River offers beauty, quiet, connection, a doorway to our goldmining history, and immense wellbeing to all visitors, walkers, bikers and swimmers. It needs to retain all it's present features. The trails around Arrowtown allow a lot of interaction with this space, allowing connection with nature and a sense of adventure and wild. 4WD trails to Macetown also allow a magical getaway and some excitement. It's a lovely balance of natural beauty and thoughtful subtle development. It contributes hugely to the wellbeing of this town. Main Problem - fertiliser and pesticides washing into the river. Need to maintain water quality.</p>	<p>General theme of this comment is covered in schedule. Water quality issues beyond the scope of the PA Landscape Schedules work.</p>
<p>My wife and I have been running Royalburn Station, a highly productive 460ha farm for the last 3 seasons. In this time we've significantly</p>	<p>This relates to East Wakatipu Basin PA ONL. Farming is acknowledged as an important part of the landscape character of that ONL. General theme of comments is targeted at policy regime</p>

improved infrastructure, building sheds, water systems, a market garden etc. This is one of the last major farms left in the district, certainly at least, where agriculture is the central focus. Royalburn came with underlying resource consents when we purchased it, we had the right to build eleven houses, we chose to ignore residential development, focusing instead on food production and distribution. We now supply 35x local restaurants and cafes, plus have our own retail store in Arrowtown.

My single greatest issue with how property development is managed by the QLDC, is that we, as farmers are trying to manage the land as 'pastoral'. Yet, we are dealt the same ridiculous RMA rules as a residential developer would be. This is costly, time consuming and stressful. It is also, utterly pointless.

We've spent more tens of thousands to get consent to build a shed, a glasshouse and renovate a quarters for shearers. I'd strongly encourage you to make allowance for us to do our jobs - and remove the red tape that's bogging us down from we are experts at - growing food.

The concept around landscape character units were derived in recognition that much of the basin is no longer rural productive land and were development to measure the appropriateness of a residential development against the character units. However, what is happening is that this is being interpreted as ANY development as the council planners consider that the construction of a farm building is a "development". They have forgotten that this is a rural area and should provide for rural activities. There should be acknowledgment that this is a working rural landscape and there are farming activities occurring throughout this landscape including residential dwellings associated with farms (which have a different character to rural living), staff accommodation, sheds, farm tracks, water tanks, fences, water races, silos, irrigation infrastructure, shelterbelts, and the like. If the plan doesn't assist the few farmers left, then there is no other option but to subdivide as the

and is therefore beyond the scope of the PA Schedules project.

<p>costs to build a farm building (with peer reviews etc etc) are not sustainable. In our opinion this was NOT the intention of the PDP provisions however this is what is happening at the processing level.</p> <p>Consequently, there needs to be recognition that farming activities should be able to occur on the few farms that are left in the district and that consents for a decent sized farm shed should not be subject to the same requirements as a residential or other commercial development.</p> <p>One way would be for Royalburn to have its own landscape character unit that recognizes that it will be farmed and that farming infrastructure, shelter belts etc will be required to ensure rural production can and will be continued. Farming infrastructure should be able to be located in practical positions. For example, a silo, a traditional open sided hay barn should NOT need to be hidden from the road as this only reinforces that it is a working farm, is pastoral and is in keeping with rural character of the area. These areas are the areas that should continue to use shelterbelts for example to protect stock. Only urban development or commercial development for example should be subject to more onerous assessment.</p> <p>This is particularly important when in the background national standards are being development to ensure productive land is use for that purpose. At a consent level making it costly and difficult to obtain consent for farming activities is therefore not aligned to what they are trying to achieve at a National level either.</p> <p>The few farms that are left need to be recognized and provided for so that they can continue their farming activity and retain pockets of the basin in true rural character.</p>	
<p>Like it as it is</p>	<p>General theme of this comment is addressed via the Landscape Capacity section of the schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad</p>	<p>Pests acknowledged in schedule.</p>

<p>for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	
<p>Fish and Game Locally significant fishery, spawning habitat</p>	<p>Theme of this comment is covered in schedule.</p>

Priority Area: Central Wakatipu Basin

Feedback	Comment BGLA 26/04/22
<p>This landscape has significant scenic and recreation values for our family. We see Coronet Peak from our lounge and front yard, and it provides a strong sense of place for us. We love watching the changes in the landscape with the seasons, particularly the changes in snow cover. We also ski on the Coronet Ski Field, so it has strong recreational values for us too. The physical formation of this particular landscape, enclosing the northern extent of the Basin, is also valued by us.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>This has to remain as a fantastic local resource. Natives planting would be amazing here to replace the pines and give some wind cover to the hill-sides and ski- field without hindering the main lines of site for the impressive views.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>very keen to see some control of broom, rosehip, scotch thistle, lupin and other weed species which are taking over the hillside. We are keen to support native planting if the area is cleared. We love living on the coronet peak hillside and value the views and hope there are no large-scale housing developments allowed in future to preserve the rural aspects of the land.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The QMTBC manage an extensive network of mountain bike trails within this area, including Rude Rock, Hot Rod and Pack 'n Sack. Several other recreational trails also exist for walkers and mountain bikers under the control of others (such as Coronet Peak, Bush Creek and potentially parts of the new Coronet Loop). This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>General theme of this comment is covered in schedule. Some aspects relate to policy queries which are beyond the scope of the PA Landscape Schedules project.</p>
<p>Love the work you are doing with QTMBC and Trails Trust to make this beautiful landscape more accessible to everyone. Excited to see the Treespace planting grow. Reiterating my comments about keeping housing development contained to existing areas, I think it is important to keep the areas around Malaghans Rd as free from housing as possible to retain these open natural landscapes rather than slowly spreading and making our whole district covered in housing. The UK model where housing is clustered into villages works really well and adds rather than detracts from the beauty of the regions.</p>	<p>Theme of this comment is covered in schedule.</p>

<p>Keeping the landscapes we view and treasure is important and to be preserved.</p> <p>To View, keep & experience these landscapes is important to us all. They also provide many activities that Qtown represents - mountain biking, walking/hiking, kayaking, paddle boarding, picnics and more.</p> <p>The surrounding hills & mountains are all scenic and memorable landscape features that are undeniably stunning.</p> <p>The Internationally recognised landscapes in this area are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. We run a local business and exhibit stunning old images of the Qtown landscapes, mountain range and scenic beauty that we like to remember and preserve for all generations.</p> <p>I am currently learning my Maori history and our cultural & historical connections to the Landscapes in Queenstown. Including the West Wakatipu Basin.</p> <p>Any new proposed development will detract from all we have enjoyed & treasured over the last few centuries. These areas are too treasured to be treated in such a mindless fashion.</p> <p>Any unchecked development, or developers ignorant of what the people / locals respect and enjoy, will negatively affect how we all enjoy this scenery and land. We need to pause and take a long term view to consider the greater good for our land and people.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The Central Wakatipu Basin Coronet Area does have significant landscape values on the higher slopes of Mt Dewar and Coronet Peak, however, it should be acknowledged that the lower slopes of this area (particularly around the Littles Road area) are used for rural residential and pastoral farming purposes. It should be acknowledged that this is a rural residential and working rural landscape and there are associated buildings and infrastructure occurring throughout including residential dwellings, sheds, farm tracks, water tanks, ponds, fences, water races, silos, shelterbelts, stables, fences and the like. Provision should be made for these activities to continue to be developed in the future in order to preserve this rural residential and working pastoral landscape.</p>	<p>General theme of this comment is covered in schedule.</p> <p>Some aspects relate to policy queries which is beyond the scope of the PA Landscape Schedules project.</p>
<p>Where current skylines are free from structures the skyline should be preserved. For example, Advance terrace in Arrowtown should have been protected</p>	<p>General theme of this comment is covered in schedule.</p> <p>NB Advance Terrace is not in the PA.</p>
<p>It's great that there is so much open space at the moment. Please keep this in mind when allowing development. The natural beauty of Queenstown and the Central Wakatipu is so attractive to tourists and people moving to Queenstown.</p>	<p>General theme of this comment is covered in schedule.</p>

<p>Undeveloped grandeur to be retained</p>	<p>General theme of this comment is covered in schedule.</p>
<p>As previously commented this area appears incorrect on your mapping that you are asking for feedback on - this area due to the elevation is highly visible from public places, whilst the flats have been developed the backdrop of this area creates a natural boundary and retains the rural aspects unique to Arthurs Point.</p>	<p>Unsure of meaning/context to this comment. Importance as a backdrop to Arthurs Point is acknowledged in the schedule.</p>
<p>Landscaped should not be impinged on especially where there are no plans for community facilities.</p> <p>'Introduction</p> <p>Context</p> <p>Treespace are currently undertaking a large rural living development on the flanks of Mt Dewar. The development is also commonly known as Treespace. This development was approved under resource consent RM181638 and the consent holder is presently proceeding with the development.</p> <p>The development is occurring on land legally described as Lot 7 DP 477149 which has a land area of approximately 360 hectares.</p> <p>The Treespace development itself consists of 43 cabin sites, 10 chalet sites, a lodge site, an amenity building, and associated infrastructure.</p> <p>The development also consists of a large area of ecological restoration. While the development does involve significant ecological enhancement, it also introduces a large domestication element to an ONL.</p> <p>Treespace land is contained within the Central Wakatipu Basin Coronet ONL Priority Area.</p> <p>Feedback</p> <p>Treespace considers it important that Schedules are identified as the current 'one size fits all' assessment criteria for ONLs is not deemed to be appropriate. Within the District there are ONLs which clearly have higher landscape values than others. Conversely, there are ONLs that have the capacity for some development, whereas others have a much more restricted capacity.</p>	<p>General theme of this comment is covered in schedule.</p>

<p>As the specific Landscape Priority area covers such a large area, particular consideration should be given to the Treespace development and the anticipated change this will bring to the landscape it is located within over the coming years.</p> <p>This change not only includes the establishment of buildings, but also a significant area of ecological restoration.</p> <p>The current landscape attributes are likely to change rapidly as development and ecological restoration proceeds in accordance with the land use consent. It is not likely that the Treespace land has the same attributes, values, and capacity as the rest of the Priority Area, which includes the southern flanks of Coronet Peak which is highly visible from many vantage points in the Wakatipu Basin.</p> <p>It could be worth exploring whether the Treespace land should have its own Schedule as it is clearly different from the remainder of the Priority Area. These differences will become more evident in the years to come as the Treespace development and ecological restoration progresses. Applying the same Schedule across the entire Priority Area would not make sense unless the Treespace development was specifically acknowledged within the Schedule.</p> <p>The eventual Schedule that will apply to Treespace land, whether it is in its own Schedule or not, needs to make it clear that rural living and associated effects associated with rural living are anticipated in this area. In addition, it will also be important to note that the landscape attributes and values of the Mt Dewar ONL are not as high as other ONLs in the District – including the rest of the Central Wakatipu Basin Coronet Priority Area.</p> <p>Conclusion</p> <p>In conclusion, Treespace requests that the Schedule as it relates to Treespace land clearly sets out an expectation for residential use of the Mt Dewar ONL based on the existing environment.</p>	
<p>The Ski areas (Both Coronet Peak and Remarkables Ski Area) have Sub-Zones to show where commercial recreation activities are appropriate and provide for their growth and development as outlined in the plan:</p> <p>These Sub-Zones recognize the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area Sub-Zones is to enable the continued development of Ski Areas as year round destinations for ski area, tourism and recreational activities within the identified Sub-Zones where the effects of the development are</p>	<p>General theme of this comment is covered in schedule.</p>

<p>cumulatively minor.</p> <p>The landscape character units as proposed include areas inside and outside the subzone which are not the same and should have a different landscape character. The Ski Subzones should either be removed from the Landscape Character Units (as they have their own assessment values under the subzone) or should be separated and their character and use for skiing activities or commercial recreation be recognized, and provided for. The landscape character of Coronet Peak is very different to that of Brow Peak and yet they are in the same landscape character unit. These differences need to be identified and text include to enable the continued use of these sub zone for commercial recreation activities.</p>	
<p>Happy with how it is</p>	<p>General theme of this comment is covered in schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment.</p> <p>There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters?</p> <p>Many thanks.</p>	<p>General theme of this comment is covered in schedule.</p>
<p>Morning Star Reserve</p> <p>We enjoy walking along this public track and taking in the views over the top of Arthurs's Point and over the Morning star Reserve and Mount Dewer. This walk is really serene and with stunning landscapes. The Oxenbridge Historic Tunnel walk is another beautiful location to experience the River from. ...</p> <p>The reserve is a great space for locals to enjoy walking or cycling through and to get down to the waters edge. We enjoy taking the dog down here passing the scenery and greenery and being able to access the River directly where you can walk all the way along the beach front. The peace and quite is lovely down here.</p>	<p>Relates to Kimiākau (Shotover River). NB General theme of this comment is covered in the relevant schedule.</p>
<p>Referenced as part of the setting and backdrop of the Shotover River – Arthurs Point area</p>	<p>General theme of this comment is covered in schedule.</p>

Priority Area: East Wakatipu Basin Crown Terrace

Feedback	Comment BGLA 14-04-22
<p>This landscape is prominent when you travel out of Queenstown towards the east. It tells us so much about the glacial history of the area and we value it significantly for this reason. It also holds recreational value, as we go for walks in the area.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Several recreational trails exist for walkers and mountain bikers in this area. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Lake Hayes region is an outstanding landscape. The lake and his surroundings are unique for different reasons. There are a lot of possibilities for outdoor adventures. Tourists from anywhere of the world visit and enjoy this predominantly natural and rural site. Further big developments could destroy this natural habitat and disturb the ecological balance. Peoples are coming to this region to find calm in nature and escape the stress from the city. Further heavy developments would destroy this outstanding symbol of natural calm and peaceful environment.</p> <p>In times of climate changes and energy crises further developments should be carried out carefully. Sustainability and low energy consumption and preservation should be the first priority's. Business driven development will destroy this outstanding natural region whit impact for further generations. In our opinion the landscape can't absorb more big subdivision without losing his unique natural and rural appeal.</p>	<p>Relates to Lake Hayes ONF.</p>

Priority Area: Peninsula Hill

Feedback	Comment BGLA 14/04/22
<p>I believe the removal or poisoning of the Wilding Pines is the wrong application for this magnificent feature of Queenstown Hill. The WP trees are very invasive, however, could these be biologically modified somehow so they didn't spread?? They could then control them without having to cut them down and risk erosion on the steep slopes. When they are sprayed aerially, they die and leave a grey forest of sticks which is visually worse than the green WP trees themselves. Visitors to this area love the trees for the added beauty they bring. The hiking is something that travellers from all over the world come to these parts for. The killing of the trees thus far looks so terrible. A bit like a war zone. Such are the hills near Roaring Megs river. The NZ Govt needs to plant out areas they have been poisoned with native species to control erosion and attract native birds.</p>	<p>Wilding Pines noted in PA ONF Schedule. Suggested control methods are not a landscape value as such.</p> <p>Schedule modified to acknowledge that control of plant pests can temporarily detract from aesthetic values.</p>
<p>I like to preserve the natural environment & trees around The Platinum Villas at Queenstown.</p>	<p>Theme of this comment is covered in schedule and ONF/L policy context.</p>
<p>This is an iconic landscape feature close to the airport and is visually prominent as you head west towards Queenstown. It has visual and scenic importance to us and helps with understanding the glacial history of the area, especially when viewed in the context of the other mountains surrounding the Basin. The rocky outcrops, cliffs, and low scrub vegetation are very dramatic.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Peninsula Hill is an Outstanding Natural Feature (ONF). Jardine Park is an Informal Recreation Reserve (IRR). The land between the two is currently an undeveloped Lower Density Residential Zone (LDRZ).</p> <p>The boundary between the ONF and the LDRZ, drawn over 20 years ago, is straight-lined suggesting a totally arbitrary allocation of land, without reference to landscape values.</p> <p>The landscape values associated with Peninsula Hill, in particular when viewed from Jardine Park with the backdrop of The Remarkables - the way the area looks or feels, including how open and scenic the landscape is - would be significantly diminished by residential and infrastructure development in the LDRZ space between the two.</p> <p>The natural feature needs to have a 'base' which integrates the 'natural' feature into the landscape from where it is viewed. Very</p>	<p>Comment relates to (significant) ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p>

few viewpoints achieve this, but one such place is Jardine Park where the flat land rises to meet the hill and the 'Natural Feature' can be viewed in its entirety. At present this view will be drastically eroded of the zoned land between Jardine Park and Peninsula Hill is built on.

As we understand more about landscape values now, and expressly ONL and ONF qualities, it is clear this boundary line is in the wrong place: not enough thought has gone into the Peninsula Hill ONF line: it needs to reach down to Jardine Park to express adequately the landscape values.

KPCA asks that Council address this issue by way of a variation to its Proposed District Plan.

Priority Area: West Wānaka

Feedback	Comment BGLA 26/04/22
The landscape is spectacular, and should be totally preserved. I am surprised that The Peninsula area is not also included.	General theme of this comment is covered in schedule. Mapping query is beyond the scope of the PA Landscape Schedules project.
West Wānaka is a key part of Lake Wānaka's shoreline, offers stunning vistas of the lake and should be preserved in a natural state.	General theme of this comment is covered in schedule.
Keep it wild and undeveloped	General theme of this comment is covered in schedule.
best as it is right now	General theme of this comment is covered in schedule.
Wilding pines	General theme of this comment is covered in schedule.
We support limited development of West Wanaka with the proviso that any development falls within the overarching values of ONL. Applications for resource consent for development should be considered on a case by case basis rather than being subject one set of rules for all cases. A minimum land parcel of 10 hectares on ONL (with the exception of smaller parcels which have already been consented) feels about right. Some areas may absorb greater density but not without compelling evidence that the ONL values would not be compromised.	General theme of this comment is covered in schedule. Some aspects (density) relates to a policy query which is beyond the scope of the PA Landscape Schedules project.
<ul style="list-style-type: none"> • The landscape creates a sense of serenity, calmness / quietness, and safety. • The landscape is uninterrupted and stunning that changes through the seasons. • The existing landscape contains significant remnants of native vegetation that are recovering and regenerating that enhances the landscapes naturalness. Overall, this landscape is natural and undisturbed. • The dark night sky (i.e. lack of light pollution) is an important feature of this landscape. 	General theme of this comment is covered in schedule.

<ul style="list-style-type: none"> • The landscape contains many important natural landscape formations such as rock formations, Roche Mountanee and Lake Wanaka. • The many unbuilt landforms create a sense of openness. • West Wanaka is the gateway to the Mt Aspiring National Park. • There is an increasing feeling of remoteness with the distance travelled from Wanaka along Wanaka – Mount Aspiring Road. • Ease of enjoying a wide and varied range of outdoor activities within the stunning surrounds. • The privilege of immersing oneself in the natural habitat and appreciation of the related unique native flora and fauna. <p>Reference to JWS for Env-2018-Chc-141 Topic 23 – PA ONL West Wānaka – Schedule of Landscape Values</p>	
<p>Nationally Significant Fishery (Lake Wānaka), Spawning Habitat (Fern Burn), Game Bird Habitat (Paddock Bay)</p> <p>Nationally significant fisheries include Lakes Hāwea, Wānaka and Whakatipu. These major lakes, in addition to Lake Dunstan, made up for approximately 50% of total angling efforts in the Otago Region, however, this value is becoming increasingly threatened through intensified development around the edge of the lakes. These nationally significant fisheries are included in the QLDC Landscape Schedule Outstanding Natural Landscapes (ONL) of West Wānaka, Roys Bay, Dublin Bay (Lake Wānaka), Hāwea South and North Grandview (Lake Hāwea), and Homestead Bay (Lake Whakatipu).</p> <p>The natural landscapes and freshwater resources of the QLDC furthermore provide for a number of significant sports fish spawning habitats. There is an outstanding need for these spawning habitats to be recognised and protected from the adverse effects of development activity. A mix of field observations from Fish and Game staff and best estimates indicate that spawning habitats within the QLDC Landscape Schedule include the Cardrona Valley Catchment, Arrow River, Hāwea River (West of Hāwea River, Upper Clutha RCL) , Luggate Creek (Lake McKay Station), Fern Burn (West Wānaka) and Quartz Creek (Upper Clutha RCL). 9 However, this should not be read as a comprehensive list as spawning will occur where water quality, flows, temperature, gravel substrate and fish passage are optimal. Where those conditions are presented, spawning activity should be recognised and protected.</p> <p>Paddock Bay (West Wānaka) provide significant habitat for game bird species, with Paddock Bay offering opportunities for public recreational game bird hunting. Both locations should be recognised, and the habitat and recreational value of these</p>	<p>General theme of this comment is covered in schedule.</p>

resources should be protected within the QLDC Landscape Schedule.	
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Priority Area: Queenstown Bay and environs

Feedback	Comment BGLA 27/04/22
<p>Please do not destroy the landscape around Lake Wakatipu. There has been substantial commercial development along the Frankton Road. This includes the Marina development , the walkway down by the Lake...this is fabulous for bikers and walkers alike. This area adds value and gives tourists places to go for recreation, eating out and just enjoying the walks and fresh air and natural beauty.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The QMTBC manage an extensive network of mountain bike trails within the 7 Mile Reserve. Several other recreational trails also exist for mountain bikers under the control of others within this area. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>General theme of this comment is covered in schedule. Some aspects relate to policy queries which are beyond the scope of the PA Landscape Schedules project.</p>
<p>Keeping the landscapes we view and treasure is important and to be preserved. To View, keep & experience these landscapes is important to us all. They also provide many activities that Qtown represents - mountain biking, walking/hiking, kayaking, paddle boarding, picnics and more. The surrounding hills & mountains are all scenic and memorable landscape features that are undeniably stunning. The Internationally recognised landscapes in this area are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. We run a local business and exhibit stunning old images of the Qtown landscapes, mountain range and scenic beauty that we like to remember and preserve for all generations. I am currently learning my Maori history and our cultural & historical connections to the Landscapes in Queenstown. Including the West Wakatipu Basin. Any new proposed development will detract from all we have enjoyed & treasured over the last few centuries. These areas are too treasured to be treated in such a mindless fashion. Any unchecked development, or developers ignorant of what the people / locals respect and enjoy, will negatively affect how we all enjoy this scenery and land. We need to pause and take a long term view to consider the greater good for our land and people.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The primary attraction of Queenstown is its location - a lakeside setting amongst mountains. Everything else (tourist attractions etc) is dependent on this location. The location is values by locals</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>and tourists alike. Essentially, the location is all that Queenstown, the town, has, everything else has moved to five mile. So the location is essential to Queenstown. It must be valued as a counterweight to all else. For the lakeside and Queenstown bay, the fundamental values of a natural, peaceful, undeveloped environment must be maintained with no lakeside development (buildings, signs etc) and no more noisy commercial operations (shark attack, jet boats and so on) in the lake. Queenstown Bay is not an amusement park.</p>	
<p>Love the bay and the Botanic Gardens.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Happy leave out harmful developments</p>	<p>Theme of this comment is covered in the schedule.</p>

Priority Area: Church Road/ Shortcut Road

Feedback	Comment BGLA 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>Theme of comment covered in Schedule.</p>
<p>no more development</p>	<p>Comment relates to policy rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>
<p>We own a plot of land on the Luggate Triangle and are concerned about the implications of a rural zone priority area being superimposed on this important area of the Luggate settlement. We were active participants in the recent QLDC spatial planning exercise where the importance of Luggate as a settlement and the need for utilising existing infrastructure were discussed.</p> <p>The Triangle has two State Highways running down two sides and an industrial zone on the third. There is a number of new subdivisions and a proposed new commercial development in the township and it is a logical area to provide future affordable housing or vital infrastructure for the region. The recently approved Film studio will put even more pressure on the region.</p> <p>Regarding the rural amenity value of the view over the Triangle we believe that a passenger in a vehicle gets a glimpse of the land when travelling over the brow of the hill having come past the Wanaka Airport heading south. There would be no way a driver of a vehicle would appreciate the landscape character, as that section of road requires the driver's full attention.</p> <p>This point was dealt with in the abandoned Resource Consent RM 20096 and previously successful Slab Ltd RM170388. In this work,</p>	<p>Comment generally relates to policy rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

<p>experts agreed that there was a small portion of the triangle that might be potentially important to maintain the rural landscape amenity. The view shafts are shown to be able to be protected within the existing RMA framework.</p> <p>We note that the environment court has reached a interim decision but would ask that this be reviewed for the Luggate Triangle in light of the importance of land for development, the existing rights of property owners to carry out acceptable development and the economic case for development close to town centers, like Luggate to leverage existing infrastructure and amenities.</p> <p>We do not accept that the entire line triangle should be covenanted in this way and wish to register our opposition for the current planned zoning.</p>	
<p>In my opinion Luggate and the surrounding district is going to be (should be) a thriving township in the near future. It has everything going for it, The beautiful Clutha river and Luggate Creek with walking and biking tracks and the recreational activities such as swimming and picnics.</p> <p>I live not far from Luggate and value a thriving community close by, I feel that Luggate would be able to be grown with more sections for housing and commercial building. The likes of Upper Clutha transport setting up a new yard on Church road is great for the region and longevity of industry in this town and district.</p> <p>Having more shops, area's for commercial buildings such as Transport yards, Mechanic Workshops, Joinery, Building/Builders, Window and framing places in a place like Luggate seems logical much like Cromwell has become a hub for Queenstown.</p> <p>I disagree that Church road and Shortcut road should be classified as Rural Character Landscapes.</p>	<p>Comments largely relate to policy and urban zoning queries rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

We have so many other area's that could fall under this category that are not the logical choice for future development. The land at Luggate is close by to Wanaka Airport which will become a huge hub for activities reaching this region. There is also a major intersection at the bottom of the airport hill which should be changed to accommodate commercial activities such as a fuel station, Food and retail. There is a thriving start up Berry farm business which shows what can be done in this area.

We certainly don't need another Northlake or Shotover Country here but giving people the opportunity to bring up a family or create a business in Luggate should not be hindered by a pointless Rural Character landscape in an area which isn't appropriate.

Please do not close the door to future community by not letting Natural development of appropriate area's not take place.

Priority Area: Hāwea South and North Grandview

Feedback	Comment BGLA 28-04-22
Further development in Hāwea should not be developer-led, particularly as Hāwea already suffers from a lack of infrastructure, such as waste water treatment. The community has set out the natural limits for development in the area and the community's desires should take priority over commercial interests.	Theme of this comment covered in Schedule.
Hawea has a huge increase in population - no more development should be allowed	Theme of this comment covered in Schedule.
Wilding pines	Theme of this comment covered in Schedule.
what part of the map is Hawea south and north Grandview, the grey or the green. a KEY for the map would be useful	N/A.
<p>Consistent with the Ngai Tahu mapping of land in this area, where Wilding Pines are considered to be inconsistent with their values, the QLDC needs to work alongside property owners to encourage the removal of Wilding Pines that are self-seeding with the prevailing northerly from the Lake Hawea Motor Camp south to Maungawera.</p> <p>The QLDC needs to have an approved list of native replanting, so that it works towards the elimination of seed spread of environmentally destructive wilding pines with natives that are fire retardant. While Manuka and Kanuka may natively regenerate, it only serves to replace one exotic fire source with a native fire inducing plant source.</p> <p>Engage with the volunteer fire brigades to find out the areas that they will not travel to, due to the vegetation on the property, to understand what properties vegetation is a potential fire hazard in the area.</p> <p>The QLDC needs to work with property owners to further ensure that there is ongoing management in this area of scrub such as broom, blackberry and to ensure that any Resource Consents approved are not for properties that do not have a management plan for fire-inducing material such as bracken, broom, blackberry.</p> <p>The more development, the more fire risk and with water restrictions such as those experienced by Lake Hawea over Summer, even further fire risk is created. While there is a lake and helicopters to manage fire risk in the area, if a fire occurs at night, then the choppers don't fly.</p>	<p>Comments generally relate to policy approach for ONL rather than its values.</p> <p>Wilding pines acknowledged in Schedule.</p>
<p>Dear Sir/Madam</p> <p>Landscape Schedules</p> <p>1. This feedback is provided on behalf of Lesley and Jeremy Burdon (Burdon) in relation to the proposal to include</p>	The PA Landscape Schedules authors disagree with some aspects of the comments particularly in relation to the

<p>landscape schedules in the Queenstown Lakes Proposed District Plan (PDP) (Proposal).</p> <p>2. Burdon has an interest in land at 1576 Makarora-Lake Hawea Road, Albert Town (Land). The Land is currently included within the Hāwea South and North Grandview Outstanding Natural Landscape (ONL) and proposed to be included within the Hāwea South and North Grandview landscape schedule. Due to the reasons set out below, the Burdons wish their land to be excluded from the ONL.</p> <p>3. Burdon understands this feedback will be treated as public information.</p> <p>Feedback</p> <p><i>Lack of material on which to provide feedback</i></p> <p>4. Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them. The consultation documents are limited to the landscape schedules maps. As such, the Burdons have little to no indication of the values on which they are providing feedback.</p> <p><i>Landscape</i></p> <p>5. The Hāwea South landscape has been highly modified by damming, farming, residential development, roading and other human activities and is not in a natural state.</p> <p>6. Lake Hāwea, and its shoreline, are highly modified and cannot be accurately be described as either 'outstanding' or 'natural'. The lake level was artificially raised by 20 metres in 1958 as part of the Clutha hydroelectric power scheme, eroding the southern end of the lake and significantly altering its size, shape and appearance. Attached as Appendix A are photos demonstrating this level of modification and unnaturalness.</p> <p>7. The Land, and the Glen Dene land immediately to the north, are capable of absorbing additional change and development. The properties face the Johns Creek subdivision across the lake, and are appropriately positioned as an end point for development at Hawea. This would provide for a 'horse shoe' of development around the town. The Land is screened from Hawea by a prominent hill, meaning development would not be visible from the township. Similarly, development would not be seen from the road due to the topography of the Land.</p> <p>8. The Land is freehold land and is suitable for development. The Mt Burke Station land across the road is pastoral lease land meaning there is little risk of development creep.</p> <p><i>Values</i></p> <p>9. The modification of the Hāwea South landscape has degraded its values, with its most dominant physical and</p>	<p>naturalness values of the area. Comments in relation to the mapping of the ONL and its fundamental rating as an ONL are beyond the scope of the PA Landscape Schedules project.</p> <p>The landscape modifications identified in the comments are covered in the Schedule. The Schedule acknowledges a tolerance for a limited or very limited level of specific types of additional development in some locations within the PA ONL, subject to location specific characteristics and outcomes.</p> <p>Many of the comments are site specific and therefore differ in scale to the PA scale of the values articulated in the ONL Schedule. Nevertheless, the Schedule has been carefully reviewed to incorporate aspects of the comments where appropriate.</p>
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<p>aesthetic attribute being manmade. It is imperative that any values included within the landscape schedule recognise the low level of naturalness of this part of the landscape.</p> <p>10. The values of the Hāwea South landscape for the Land are:</p> <ul style="list-style-type: none"> (a) its capability to absorb additional change and development; and (b) its suitability for farming activities. <p>11. The wider landscape that forms the background to the Land has the following values, but the Land does not contribute to those values:</p> <ul style="list-style-type: none"> (a) its vastness, openness and relative emptiness; (b) its dramatic and sublime aesthetic attributes, particularly very long views across the lake surface to dramatic surrounding mountain ranges, peaks and skylines, which are not themselves included within the Hāwea South and North Grandview ONL; (c) the relative legibility of formative processes; and (d) the constantly changing and dramatic transient attributes (largely aesthetic) associated with the seasons, changing light throughout the day, atmospheric and climatic conditions. <p>12. Lake Hawea receives a comparatively low level of public use (by boats) given the high prevalence of strong winds. Accordingly, there is a very limited public viewing audience, and little weight can be placed on any amenity or aesthetic values, when viewed from the lake.</p> <p><i>Mapping</i></p> <p>13. The ONL boundary is not defensible and should be amended to reflect the high degree of modification. The Land is neither 'natural' nor 'outstanding' and should be excluded from the ONL.</p> <p><i>Willingness to collaborate</i></p> <p>14. The Burdons are willing to collaborate with Council in order to address the matters raised in this feedback.</p>	
<p>The general values associated with Hāwea South and North Grandview are:</p> <ul style="list-style-type: none"> - Recreation values – many recreational uses of this area including the campgrounds (Lake Hawea Holiday Park) as well as for hunting, fishing, tramping, and boating activities. - Economic values – related to farming activities as well as complimentary commercial and tourism activities operating within the Hāwea South and North Grandview area. 	

- Aesthetic values - the scenery around Lake Hāwea out to the lake and mountains, this also contributes to the recreation and economic values.

A landscape assessment has been recently undertaken for the Lake Hawea Holiday Park as part of the appeals on the rural visitor zone sought for the property¹. This notes the area is a very large-scale landscape due to many the extensive flat lake surface allowing very long views with the dramatic, steep, enclosing mountain ranges. The info has been very briefly summarized below.

The physical attributes summarized in the report are:

“those of a vast high-country lake set amongst steep, rugged, extensively-farmed mountain faces that contain it. The lake has been very significantly raised and has an expansive surface, making for a large-scale landscape with high, jagged, ice-weathered peaks and ridges forming the skylines. In terms of the perimeter of the lake there is relatively little human occupation, but where it does exist, it is easily evident and recognisable.”

The associative attribute are summarized as:

“the associative attributes of the Lake Hawea landscape are such that people are likely to have some knowledge and appreciation of colonial high-country history and perhaps pre European travel. Many will associate the area (at least in part) with recreation, being it holidaying, tramping, hunting or swimming/boating. For this reason, they will value the parts of the landscape that allow interaction with it, as well as the landscape’s scenic qualities.”

The perceptual attributes are summarized as:

“the Lake Hawea landscape is of very high aesthetic value. The physical attributes lead to a very expansive landscape of dramatic, sublime aesthetics. The few areas that are characterised by more legible human influence, in the form of improved pasture or human occupation/activity, are recognisable as such, and appear as a small subset of the overall majestic landscape.”

The landscape values identified are:

- Vastness, openness and relative emptiness
- Generally apparently minimally modified character, tempered by Lake Hawea being controlled and lake level higher than natural. Therefore the most dominant physical and aesthetic attribute of the landscape is manmade.
- Dramatic and sublime aesthetic attributes
- Relative legibility of formative processes

¹ Comment on the values of the relevant landscape in relation to the appellant’s proposed relief, Ben Espie, March 2022.

- Constantly changing and dramatic transient attributes (largely aesthetic) associated with the seasons, changing light throughout the day, atmospheric and climatic conditions.

The Lake Hawea Holiday Park forms parts of the landscape however is very different from the broader landscape it is contained within. Identification of values should allow for landowners to develop their properties in a way that is complimentary to the landscape values and allows for visitors and residents to enjoy the landscape particularly as recreation is a large value for many of the landscape areas including Hāwea South and North Grandview.

Richard, my husband is third generation to grow up on Mt Burke/Glen Dene Station. I have resided in New Zealand for 22 years. I have a Bachelors degree Technology (Ecotourism). The first years were living in a farm cottage on Glen Dene Station, followed by 2 years in the Lake Hawea Township and then returning to Glen Dene Station in 2003 where we started our family. We have resided in the homestead for 18 years. Our children are now 17 & 18 years old. One is doing a farming cadetship and one is at University studying Agricultural Innovation. Both are keen at this stage to return to the farm and if not still to have input.

There have been many changes within my time and previous years. The lake was raised in the 50's losing a lot of productive farming country, the main road tar seal was only completed in 1998 so tourism was very minimal. The Treaty of Watangi resolved some of the Maori historic issues providing land at the Neck (was later sold) and a number of Nohoanga sites. We have been through Tenure Review. Because of this and the fall in the wool prices we changed our farming practices from merinos to cross breeds and also diversified our business offering hunting along with farming. We bought The Camp in 2009. This was after the GFC and international tourism has only started lifting in the last 4 years due to overflow from Queenstown and Wanaka. In 2017 we started the process to add more accommodation into the camp and in 2021 we opened Cross Hill Lodge and Domes. The Camp has become a destination within itself offering outdoor accommodation at its best and a food truck and bar.

The homestead was built in 1979. There were no trees on the site and now the area is surrounded by a mixture of natives and exotic species to form a rural hub for the Burdon Families including farm workshops and wool shed, staff cottages and two homesteads, the 2nd one being built in 2003. For me the quality and quantity of

vegetation is a positive addition from the brown top that lay there prior. The feeling of driving down the drive way and being met but The Burdon family was exceptional and today our visitors still experience the high country spirit.

Glen Dene, The Camp and Cross Hill Lodge and Domes is our Taonga and our Wairua is High Country Spirit which we share with our family, friends and visitors. Regenerative tourism to us is about hospitality, welcoming strangers, sharing what we have with others so that they can experience our Taonga and take the feeling, spirit and memories home with them. We are the Kaitiaki of the land, history, the people and the environment. The land has been in the family for three generations and it is our goal to continue to make a difference so that the next generation can continue the legacy and continue to share our beautiful place our taonga.

We have been extremely privileged to have lived on the lakefront but this has been important for our well being and as the kiatiaki of the land it has been important to be able to live and breathe and understand the area. We can share our experiences with visitors and we can also enjoy the energy the area provides. The high country spirit incorporates the land, the air the water, the animals, the vegetation, the people. Its part of our make up that we like to share to our visitors.

Although we are so close we are isolated from the townships. However we do not see this as the case in the future as we see that urban communities will spread further out around the lake. Not through the traditional developments but more a subsistence approach, those that want to be part of the land will contribute a lot more to ensure that the evolution is in line with the values of the community and the landowner and that it continues to flourish in all aspects.

High Country farmers have lived in the mountains and lakes regions for nearly over 150 years and there have been many changes prior to their arrival and since. Farming practices continue to evolve and it is important that these properties can continue to diversify and the properties be retained in ownership by those that have passion and spirit. Regenerative agriculture and tourism is to ensure that not only that sustainability occurs but that the people adapt and evolve to ensure that the land and the people continue to flourish.

Examples of Changes such as

- Raising the lake
- Irrigation, improved pastures
- Regenerative farming practices
- Reduction of bracken fern
- Diversification of animals

These all have affects on the landscape but many of these are subtle changes that occur over time. What is interesting that as a landowner many of these changes are necessary in order to be financially viable, but also to sustainable or so that we can be regenerative.

When looking at the landscape areas as landowners we see that development can occur in these outstanding natural landscapes. That the overall image of the dramatic mountains and the lakes are not altered as such but with careful planning and having passionate custodians the landscapes will continue to incorporate more people, changes in agriculture practices etc. We feel that the district plan needs to align with these changes and what we have seen happen with tourism is to have more communication around the table as many of the lines do not take into the future considerations of regenerative agriculture and tourism or the opportunities that are part of that evolution. Not all development is bad and we as a district should be allowed to be innovative and propose new ways.

Eg. Regenerative farming practices, rural tourism, eco settlements It is important there will continue to be changes to the way we produced things such as food, and these changes will be based on the well being of the people, the global effects etc. These need to be taken into consideration when considering the landscape rules and looking at the wider landscape rather than being very narrow and zooming in to close. It is important that the lake quality and farming practices are environmentally sound but the landscape should not dominate over everything but should be aligned with the practices and evolve accordingly.

These new innovations provide opportunities for communities to develop around the lake in these areas rather than be locked up. It also provides opportunities for more people to be able to share the land and work together with common goals and principles and values. Joining communities together is about working together and incorporating each others values and collaborating. This provides certainty in the future and gives people assurance that the practices are in line with sustainability goals and changes are transcended into new forms. A positive approach and embellishment.

As a community continues to grow as we expect to see development having a horseshoe affect and this is important so that people can enjoy to habitat the areas as this is where well being plays a part. It is important that as these areas do grow that the growth is stimulated by eco options to ensure that developments are shared communities in that they take on

technologies such as solar, central heating, passive homes, communal facilities and services and that these are planned. We see that there will be changes to the vegetation especially on the foreshore and lower country and this will be in tune with the changes in food production. We see more food forests created and more exotic species will be planted to ensure that this can occur. We are European eater and therefore European species will need to be planted to ensure nutrient dense production. This is a fact and therefore needs to be incorporated into evolving landscape changes.

High Country farming is not financially viable and hence the reason that we have had to diversify. It is still really important for the landowners to be able to look after the land diversify further and be able to take hold of opportunities for the right reasons rather than out of desperation. The pressures of selling to wealthy people is not the answer. The introduction of agri tourism and tourism allows the farmers to host visitors, employ more people and invest further into the land. Currently it is very expensive and difficult to pursue these opportunities and the pressure also puts pressure on the well being of the farmer and the well being of the land.

The benefits returned to the visitors the locals is huge not only recreationally but also in the knowing that the land is continued be looked after in every way. The positives are a thriving community with visitors participate, are educated and respectful to the area. A small example is The Camp itself offering a range of outdoor accommodation options at its best. The impact The Camp has on the community is positive as the tourism doesn't encroach on residents and it provides employment. The locals are able to enjoy the environment also. Future aims are to expand the customer experience, adding more accommodation options and facilities options, food foraging throughout the park, incorporating farm tours of the local area etc All of these are a positive approach adding value to the guest and the people that reside here.

So in summary, it is important the lines are not put on the map to stop development but are there to ensure that the development that does occur occurs in a way that benefits our community, protects are environment and allows the land owners to remain and continue to evolve practices to ensure that conservation continues but not to the detriment of the landowner.

Incorporating more buildings, more people into the environment will not change the ONL but allow more people to be able to enjoy the area, share the area and be part of the prosperity of the area.

Alignment of the communities values is key and everyone wants to see the area flourish. A lot of this starts with round table

<p>discussions that are facilitated with rural and urban. There has been too much emphasis on landscape architects views that are not in line with the real world and what the community wants. The change needs to start there.</p>	
<p>Nationally Significant Fishery (Lake Hāwea)</p> <p>a. Nationally significant fisheries include Lakes Hāwea, Wānaka and Whakatipu. These major lakes, in addition to Lake Dunstan, made up for approximately 50% of total angling efforts in the Otago Region, however, this value is becoming increasingly threatened through intensified development around the edge of the lakes. These nationally significant fisheries are included in the QLDC Landscape Schedule Outstanding Natural Landscapes (ONL) of West Wānaka, Roys Bay, Dublin Bay (Lake Wānaka), Hāwea South and North Grandview (Lake Hāwea), and Homestead Bay (Lake Whakatipu).</p>	<p>Theme of comment covered in Schedule.</p>

Priority Area: Lake Hayes

Feedback	Comment BGLA 28/04/22
<p>Lake Hayes has scenic, ecological and recreation values to our family. We love to walk around the Lake on the track and wade in the water at the beaches. We enjoy keeping an eye on the ecological restoration at the western/outlet end of the lake and love seeing which birds we can spot as we walk through that area. It is a location for education too - Cubs and Scout groups use it for rafting and other outdoor education activities. It also provides important values in terms of 'sense of place', as it is such an iconic feature in the landscape.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Think any large scale or high density development should be very limited.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The land scape and the skylines around Lake Haynes should be protected, including that to the north of slope hill</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>A natural beauty that is enjoyed by many. Please be conservatives on how you develop the local area as too much development will ruin the natural landscape. The current track around is perfect for people to enjoy the area biking or walking.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Lake Hayes is located in a natural rural area and that's why people enjoy relaxing there. By building high-rise apartments to accommodate 10,000 more residents on Ladies Mile, it will have a massive negative impact on Lake Hayes. The lake will become extremely heavily used, as it is within walking distance of these extra 10,000 residents. This will negatively impact on the wildlife, flora and fauna and will no longer be a tranquil and relaxing place for locals or tourists to visit. It's one of New Zealand's, if not the world's, most beautiful lakes and must be protected and kept this way at all costs.</p>	<p>Theme of this comment is covered in the schedule. Aspects relate to rezoning concerns of land outside the scope of the PA Landscape Schedules project.</p>
<p>Regionally Significant Fishery, Spawning Habitat (Mill Creek), Game Bird Habitat</p>	<p>Theme of this comment is covered in the schedule.</p>

Lake Hayes region is an outstanding landscape. The lake and his surroundings are unique for different reasons. There are a lot of possibilities for outdoor adventures. Tourists from anywhere of the world visit and enjoy this predominantly natural and rural site. Further big developments could destroy this natural habitat and disturb the ecological balance. Peopled are coming to this region to find calm in nature and escape the stress from the city. Further heavy developments would destroy this outstanding symbol of natural calm and peaceful environment.

In times of climate changes and energy crises further developments should be carried out carefully. Sustainability and low energy consumption and preservation should be the first priority's. Business driven development will destroy this outstanding natural region whit impact for further generations. In our opinion the landscape can't absorb more big subdivision without losing his unique natural and rural appeal.

Theme of this comment is covered in the schedule.

Priority Area: Shotover River

Feedback	Comment BGLA 28-04-22
<p>This is a recreation area for our family, as well as a feature that grounds and links us to the area. It has a life force or mauri that is very powerful. We love to walk and ride along the banks of the river and play on the beaches. We love to watch the channels change their course and size with rainfall and snow melt.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Keep the wild spaces, limit vehicular activity and commercial jetboats</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>First of all I want to say thank you for opening up the Shotover River for non-motorised watercraft this summer. It has been a total joy to SUP/kayak down the river for a view of that incredible canyon. It feels like a world away and it's an activity visitors love – can't beat looking up and seeing nothing but rock and trees! We have also seen falcons circling around this area which is very exciting. Living in AP, my feedback is mostly on the section of the river surrounding Arthurs Point which is the part I enjoy most regularly. The tracks down around the river (on both sides) are a sanctuary given there isn't too much reserve land within the subdivision and few quiet roads to walk on. Every time I walk these trails there are people walking and riding, enjoying the incredible views over the river and surrounding mountains. We can't wait for the new trail! Driving into AP, I love that you don't see many houses until you hit the bridge – just river, rock, trees and mountains. For me, containing the spread of development/housing (visually) as you drive in from Gorge Rd or Malaghans Rd is really important and is what will keep Arthurs Point's character as a small ski village dominated by its natural surroundings and not the other way around. After all, this is why most AP locals choose to live here and not in town or Shotover Country et al! While I'm in favour of the Treespace development, I hope that there will not be more development in the region that changes the balance of natural landscapes and housing.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The area opposite our residence is the Arthurs Point Outstanding Natural Landscape. In the basin we are seeing shrinking green area and natural landscape and more development. The Council need to consider the preservation of the existing landscape and prevent further degradation of the promontories and hills in the area. To allow development on these raised areas and promontories is ludicrous and creates eyesores that ruin the vistas and allow visual pollution which will spoil the views and the areas unique nature for years to come.</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>Good stewardship and management would suggest preservation of outstanding natural landscapes must be maintained for future generations to allow those who follow on from us are allowed to experience the same sense of beauty and wonder that we experience now.</p> <p>I sincerely request that the council both current and future pay attention to the maintenance and preservation of ALL Outstanding natural landscapes identified and ensure they are not developed other than to enhance their natural values.</p>	
<p>Our local river - provides beauty, activities, outdoor fun with whanau and all. Provides a visual environmental benefit to us all. An historic view - in all seasons. Walks and relaxation for us all</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The Shotover River ONF is an important community asset that sets to provide a frame to the Arthur's Point urban community within it's largely rural and alpine setting. The ONF is enjoyed on many fronts. It is a source of recreation, whether that be the use of the river itself, for kayaking or other forms of passive recreation. Walking on a number of formal and informal tracks and mountain biking on a number of trails that have been built within it's boundaries. It has a mix of native and exotic vegetation that helps to define both the origins of the area and it's more recent human habitation and history. Significant work is ongoing within the ONF by community groups to enhance the wildlife and increase the native revegetation. APCA & KAPOW are working on a landscape plan that will set the over arching strategy to</p> <p>The current boundaries help to protect the "wild" and largely untouched feeling for river users as development is set back (in most instances) from it's boundaries.</p> <p>It is not considered to be appropriate to allow this largely undeveloped frame to be encroached by further development and I do not support further development in the Shotover ONF</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>There is existing and consented rural residential development within this area. Activities associated with existing and consented development in the area should be recognised and provided for. There should be provision for well designed development within the area.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The banks of the Shotover river as it passes through the Arthurs Point and towards Watties Track is of special interest to me as a property owner in that area. I have lived in this area for 40 years initially drawn to it by the spectacular views of mountains and river. They are iconic and deserve to be protected against any development which destroys the outstanding natural features and</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>landscapes by increasing noise, traffic and visual pollution.</p> <p>I love the opportunity the area gives me to walk and explore, picnic and just gaze with awe on the beauty that surrounds me. Visitors exclaim when they first see the outstanding view. In days past, tourist buses would draw up to look across and down the river. We have had people from all over the world stay in our house with everyone overwhelmed at the beauty they see around them. It is a very special landscape.</p> <p>Think any large scale or high density development should be very limited.</p>	
<p>The Shotover River Gorge is an iconic NZ landscape with significant cultural, historical and scenic values. I believe it is our responsibility to protect this unique landscape both within the designated area and around its margins. The Shotover River Gorge area has been enjoyed by millions of visitors and features as an iconic Queenstown location and is conveyed as such in print and other media that people around NZ and the world recognise and connect with. Historically the Gorge is one of the most significant areas in our region with the discovery of gold and the development of tourism. As a Queenstowner of over thirty years and having worked in tourism all my life I place real importance on protection of our vistas. I wish to see them protected for the future from insensitive and sporadic development that will degrade our local living experience and the experience of our visitors. After all we brand ourselves as a destination of outstanding landscapes and unique experiences within them.</p> <p>I have lived in Arthurs Point for 21 years at our current address 104 Atley Road. My wife and I purchased this property as it was a unique section in a subdivision with larger sections and the houses well spread for privacy. Our section borders the cliffs above the Shotover River and provides us with a unique opportunity to enjoy an area below the subdivision that is private - a haven for relaxing and viewing the river. In general the houses at the western end of Atley Road in Arthurs Point are spread out by the topography and because of this it retains unique and inherent values that are specific to the area. It is with concern that we see insensitive development proposals bordering the Shotover River ONF/L that are totally out of character and do not meet the current District plan requirements. One such proposal is the proposed Canyon Ridge development on Atley Road. Another is the Gertrude Saddlery development which is currently an ONL area, BUT on viewing the map that QLDC have provided is not included! If QLDC is to provide a transparent process for submission then the consultation process should provide submitters correct information.</p> <p>Another proposed project that will degrade the area is the</p>	<p>Theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>

<p>proposed new Road Bridge and cycling swing bridge. Placing an additional two bridges down stream of the Edith Cavell Bridge will turn the canyon into an area of different structures all within a 400 metre section of an outstanding natural landscape. This makes no sense as it clearly degrades the area visually from inside and outside the gorge area. As a regular user of the Shotover River for Kayaking and rafting visible structures across, near or visible from the river should be discouraged to preserve the quality of the river user experience.</p> <p>Our family enjoy this area and have chosen to live here because of the place and how we feel within it. We are active people who enjoy biking, rafting,skiing and walking within the local area. We realise that change is part of life, but wish to state that development bears not only responsibility for preserving natural landscapes, but also retaining the character that those living within an area identify with as being important to their wellbeing.</p>	
<p>It's been a natural resource of Queenstown for years and should stay as natural as possible Any developments will drastically change this ONF.</p> <p>Tourism and local enjoyment is essential to jet boating, rafting, Wednesday and Friday floats, local wedding venues etc.</p> <p>Please don't allow any development on the river or it's banks to keep this natural beauty.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>It's great to keep the Shotover river landscape as natural as possible. So many people come to Queenstown to enjoy the Shotover River and it's banks and surrounding areas in it's natural state (Jet boats, Wednesday and Friday floats, weddings, walkers, bikers etc) - both tourists and locals.</p> <p>Please keep the Shotover River free of any further development to keep it attracting visitors to our region and supplying fun and enjoyment for us locals.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>I am very concerned to see that the ONL boundaries as shown within this Council documentation (appears to follow the DOC boundary) and does not align with the planning maps shown in the District Plan. This issue has already gone to the Environment Court where the council moved the ONL boundaries in the Shotover River area and the Council and the applicant Gertrude Saddlery lost the decision which require the ONL boundary to be put back to it's original location. Can you please explain</p>	<p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>
<p>The Shotover River ONF area and others like it in the region are of historical and scenic significance that should be protected with no further resource consents for any form of development, no new roads, no new bridges in any but the existing footprints. This will</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>insure the beauty, integrity and natural features of this landscape are maintained for all future generations. ONF recreational values should be enhanced to provide the wider public access to the ONF areas. This should be the only permissible future development within ONF area with fully consultative consultation always being sought subject to landowner and effected parties consent. The proposed trail trust walking bridge up River from Tucker Beach is one such example of good collaboration.</p>	
<p>The Shotover river is a treasure from anywhere you look and should remain an ONF.</p> <p>I particularly like floating down the gorge and swimming at the Western end of Tucker Beach, and the swimming holes to the true left of the river before the old bridge. I am hugely disappointed that the western end of Tucker Beach is to have a swing bridge. This will destroy the sense of remoteness and quiet, the wild beauty and ruggedness that makes it unforgettable. Through the summer my son and I bike down to swim there daily, mostly nights, some mornings. Friends also occasionally come and join us though they live farther away. Quietness, serenity and natural beauty is what people seek who go there and they find it in bucketloads as long as they don't visit during jet boating hours. It has also been wonderful that Wednesday and Friday nights have been opened up for all paddlers to float down the river from Arthurs point. I totally support all use of the river that has a light footprint. I believe that jet boat usage of the Shotover should be restricted to a maximum 3 days per week only, allowing 4 days for the inhabitants of the river, the flora and fauna that live in and around the river, to recover and thrive.</p>	<p>General theme of this comment is covered in the schedule.</p> <p>Some aspects relate to policy queries which is beyond the scope of the PA Landscape Schedules project.</p>
<p>We live in Arthurs Point and regularly walk down to the river via the DOC reserve under Redfern Terrace. Like many of the visitors and residents here, we very much value the natural unspoilt beauty of the area. We use the track down to the river regularly and it's a key feature benefit of living in an area that has the right mix of housing and open spaces to enjoy the outdoors. This is also a social space, with groups regularly heading down to hangout on the beach, picnic and dip feet in the shallows of the river. We also regularly use the reserve on Redfern Terrace and the below DOC land for community and family get togethers which adds to the wonderful social element for our community.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>I am very concerned about any changes or proposals for development within the Shotover ONF. I enjoy walking in and being a daily part if this beautiful environment. One particular feature is that there are still outlooks and views which remain unobstructed by housing development. The reason of course for</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>this, is the existence of the Shotover ONF. I would object strongly to any attempt to undermine or threaten this ONF in any way.</p>	
<p>The boundary depicted for Arthurs Point ONL appears incorrect - this area has been depicted as having been recognised as being an area of landscape importance prior to any development taking place on the northern side of the Shotover river prior to 2000.</p>	<p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>
<p>The areas listed in the schedule are key to the unique landscape of the Arthurs Point Kimiaahau area. Allowing any further development will both undermine and destroy existing landscape values and amenities. Especially as increased use of what community facilities there are in the area are destroying or risk destroying those limited and self made tracks already in place.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>My husband and I are originally from Invercargill and first bought property in Queenstown in 1985. From 1977 to present day we have skied every winter at Coronet Peak. Firstly with our family travelling frequently at weekends and school holidays and latterly as a couple. During the years as mentioned we very frequently travelled through Arthurs Point viewing the beautiful scenery and the beautiful trees on the Fairfax land and along the Shotover River. I do not wish to have this land rezoned and destroy that wonderful landscape. In 2003 we purchased a section in Atley Downs overlooking the iconic Shotover River. In 2006 we built a new home and have for 16 years enjoyed a quiet lifestyle in a wonderful neighbourhood, lots of sunshine and amazing views of the Shotover River.</p>	<p>Theme of this comment is covered in the schedule. NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>
<p>The view is very pretty I like walking the Shotover River with my Grandpa It is quiet I like the paddleboarding on the Shotover River I like looking at the stars at the night</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>The Shotover Gorge, as defined by topography, is an ONF1 . The Land is not part of the ONF nor is it part of an Outstanding Natural Landscape (ONL). The current landscape schedule consultation</p>	<p>Theme of this comment is covered in the schedule. NB the PA Landscape Schedules project has relied</p>

<p>mapping defines the upper lip of the Shotover Gorge and is a defensible landscape boundary. At the southern boundary of the Land, topography drops steeply to the Shotover River in the form of a gorge. This gorge accommodates a stretch of the Shotover River that is relatively complete and cohesive between the Edith Cavell Bridge and Tucker Beach.</p> <p>This is a rugged and scenic gorge, the extent of this ONF has some symmetry with the situation on the opposite (western) side of the river where Gorge Road sits at this level and marks the bottom edge of the LDRZ. The ONF boundary line marks a gradient change where the rolling topography of the Land changes to a falling escarpment landform; it is therefore a landform line, not a line of altitude.</p> <p>The Land, by contrast, is not particularly steep and is covered in wilding exotic tree cover; it is not as rocky and reads as distinctly separate from the Shotover River gorge.</p> <p>(a) its capability to absorb additional change and development; (b) It's degraded current state covered in self seeded wilding pines; and (c) Its distinctly separate character to that of the adjacent ONF, including its flatter topography, limited rocky outcrops, history of improved pastoral use.</p> <p>The Shotover River Gorge ONF values in the vicinity of the Land are: (a) its dramatic and steep incised cliffs; (b) the relative legibility of formative processes; (c) recreational and access attributes; and (d) the fact that all of the above values are exhibited within a currently modified environment, where users already see built development, roads, and other human modifications.</p>	<p>on the Decisions Version mapping of the ONF, which is understood to have been appealed.</p>
<p>The landscapes in the Arthurs Point area are sensational to look at and sit in. The scenery is breath-taking and the silence of it all is second to none.</p> <p>I particularly love the trees and the rocky outcrops that you see in the area.</p> <p>The landscapes in the Arthurs Point area are sensational to look at and sit in. The scenery is breath-taking and the silence of it all is second to none. Why would we let this rezoning change happen which will devastate the local landscapes and scenery in our area. I particularly love the trees and the rocky outcrops that you see in the area. These will be gone if rezoning happens. The proposal basically going to allow hundreds of vehicles to travel and park in our corner of paradise. That would be an atrocious decision by the</p>	<p>General theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>

council to let that happen. Regarding the cars the Labour Government, (who else) has allowed developments to go ahead without carparks being allocated. A senseless decision and my understanding is that the Queenstown Lakes District Council has adopted that approach. Why would we agree with this developer/landowner and the council to rezone and allow our beautiful landscape to disappear under the visual ugliness of houses, units, cars and hundreds more rubbish bins?

There are currently 6 large subdivision developments in the pipeline for Arthurs Point already which will put pressure on the landscape amenity and quality we enjoy. How can the landscape absorb these developments without degrading landscape features/qualities? When is enough, enough?? In this area alone we are talking possibly having an additional 600 cars or more, 600 more rubbish bins on the road and the silence and beauty is gone for ever!!!

I can remember the beautiful trees on Fairfax land as a child visiting the area for Christmas holidays with my parents and that's particularly memorable to me now that both of my parents have passed away. This proposal will replace that memory and the tree laden iconic look with buildings, units, cars and rubbish bins. How very sad. The reality is Mr Fairfax is hoping the rezoning get's through so he can sell the land. My belief is that he has no interest in "developing the land for the Arthurs Point community", and absolutely no interest in the damage to the landscape and the natural features this will cause. His care factor once sold will be zero and our beautiful landscape will change forever.

Since moving to this area we've had some great experiences. We walk our dog most nights and we're always stopping to have a quiet chat to people walking with other dogs and children. We ride our bikes most weekends on Atley road and the surrounding streets seeing neighbours. How can we do that with hundreds of cars flying around? We have often ridden on the Shotover Jetboats and the ride takes in the outstanding natural features along the river and up on the hills. That experience will disappear to a very large degree with this development. Who wants to ride a jetboat to look at houses??

The Internationally recognised landscapes in Arthurs Point are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. Do we really possess the desire to remove links to that history forever because that's what's going to happen. We will never see rubbish bins featured on stamps!!

Is it appropriate that new developments are allowed within the margins of the Shotover River ONF? If allowed this will detract from my enjoyment of the scenery/amenity of the river. Please see the two photos I have attached above. The first one captures the beauty of the area with houses in Arthurs Point surrounded by

<p>treess on the hill. That memory for me will disappear. The other photo is one I took from a helicopter ride and I remember saying to the pilot how beautiful Arthurs Point is. That ring of trees sitting on the hill above the current Arthurs Point community is fantastic to look at and even protective and calming. That's why we moved to Arthurs Point and successful rezoning will remove that feeling of calmness and serenity for ever.</p>	
<p>The submitter seeks to ensure that the landscape values of the Shotover River ONF, the Queenstown Hill ONF and wider ONL's the Arthurs Point settlement is nested within are appropriately described and the related landscape capacity of the area for development is rated as very low. This is to ensure the landscape values of the Shotover River ONF, the Queenstown & Ferry Hill ONF and wider ONL's surrounding Arthurs Point are appropriately protected from inappropriate subdivision development.</p> <p>The Shotover River ONF requires protection from inappropriate development and there is development pressure for the expansion of residential subdivision and development into the slopes of the Shotover River ONF south of Arthurs point at the Shotover Loop and along the true left bank of the river.</p> <p>The submitter considers that the landscape schedule for the Shotover River ONF should include a description of the low capacity for urban expansion and rural living developments into the margins of the Shotover River ONF and the wider Rural Zone ONL areas</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>My brother and I grew up just near this piece of land. It was an amazing place to have on our doorstep. We made treehouses, we built huts, chased birds and played hide-go-seek. I don't think there would be many other places in Queenstown or anywhere with that on your doorstep. It was a natural playground. We don't have enough places we can explore nature. It is a natural resource that should be kept. All the children would get together and have imagery games through the trees and throw rocks in to the river. It was and still is a place to explore. I now walk under trees and sit on the rocks and look down at the river and gorge. It allows me access to the river without having to cross busy roads. It's a place of peace and tranquillity. The drawback is the natural aspect of it. You wouldn't know there are houses just down the road. The established mature trees provide a real buffer and are beautiful and should be maintained. If it was changed to a housing development the natural gorge's beauty would be compromised and this is already happening in our area enough. It is my understanding there are six large subdivisions in the pipeline for Arthurs Point we must keep some natural beauty to ensure we have balance, that's what our area is about. The Shotover River</p>	<p>General theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>

<p>Gorge is stunning and to have a natural buffer to ensure its continued integrity is so important.</p> <p>I couldn't imagine it becoming a hill of houses. It would be like pimples on the landscape as it is so exposed. It wouldn't get much sun so couldn't imagine what it would be like to live there.</p>	
<p>As a child we lived in Southland and spent our summer holidays in the Wakatipu area. I remember driving from Queenstown the back way to Arrowtown and being in awe of the beautiful landscape as you come from George Rd out to Arthurs Point. Driving around the corner and seeing the big trees on the hill and the first glimpse of the Shotover River, amazing outstanding natural landscapes that should always be protected. I shudder at the thought of that drive only to be looking at houses and units on that beautiful landscape.</p> <p>This particular area had a postage stamp coined in its honour of being such a beautiful landscape, if QLDC don't protect this land and allow development you will never get this beauty back. That would be a tragedy for future generations not to have the opportunity to live in such a beautiful area and to have the visual beauty ruined with houses and units on every spare piece of land that a developer wants to sell off for housing.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>Property owners and residents are drawn here because of the recognised outstanding natural landscapes and outstanding natural features, along with the amenity and the ease of access, that allows for increased enjoyment of them.</p> <p>The topography of Arthurs point gives it a sense of enclosure at a massive scale but there are many viewpoints, which are highly valued by residents and visitors alike, that afford views over and through river features with distant mountain backdrops that have very high scenic values. Arthurs Point has many tracks and trails that enable walkers, hikers, bikers and climbers that allow access into these Landscapes within the local area.</p> <p>Every year many, many thousands of people enjoy their visit or stay in the alpine village of Arthurs Point. People come from all over the world and all over New Zealand to enjoy the hospitality and activities that are offered here. Many successful tourism businesses are based in Arthurs Point as they enjoy the advantage of selling a unique experience that is heightened because it is located within an ONF and/or and ONL.</p> <p>Some activity/adventure based tourism businesses have clients that enjoy the following activities at Arthurs Point; Paddling or Rafting the river. Jet boating, Swinging across Canyons, Biking or</p>	<p>Theme of this comment is covered in the schedule.</p>

Hiking along/down the tracks and trails. Climbing the hills and mountains, and. Skiing at Coronet Peak as the gateway is at Arthurs Point.

Other hospitality tourism businesses have clients that enjoy the following at Arthurs Point; Hotel, BnB and Lodge accommodation, Restaurants and Bars, Getting Married at a wedding venue, soaking in a hot pool. Special events. People are drawn to the scenic beauty of this special area that is distinct and strongly memorable even for those driving through it for the first time. The terrain and the geology are complex and have characteristics that are unique to this area. The formative processes of glacial movement and retreat over millennia have carved out the landforms in Arthurs Point in a process which is clearly legible and is regarded as a rare example which is outstanding in its own right. The landscapes are highly dynamic and have high scenic value; rain in the upper river catchments distinctly raises and lowers the water level of the river with highly visible indicators of increased flow rates. Seasonal variation is reflected in the changing colours of the leaves on the poplars and pines forming a highly aesthetic backdrop, Low clouds and fog float at low level across the rivers, canyons and mountains giving an temporary sense of enclosure. Snow falls on the peaks of the surrounding hills/mountains for most of the winter and spring. The angle of the sunlight as it moves from behind ridgelines and arcs through the sky brings different features of the landscape into strong relief at different times of the year.

Exotic vegetation including poplars, conifers accentuate the alpine feel and scenic quality and have an extremely high aesthetic value especially when, as the seasons change, the leaf colours turn from green to gold. This blaze of colour is highly anticipated and appreciated by tourists and locals alike. Even without the trees the vista would expose the formative geological process that formed this outstanding landscape/feature. Many parts of Arthurs Point are sufficiently removed from an urban setting and enjoy a peaceful quietness which is unusual given that the suburb is only 5 minutes drive from the centre of Queenstown.

Some parts of Arthurs Point located outside the urban growth boundaries where members report enjoying an extremely dark night sky with virtually zero light spill from traffic and buildings within the urban growth boundary. Some of these areas, typically on the south side of the river, have a degree of enclosure allowing them to enjoy a sense of Wildness/remoteness.

Historical Features and Cultural Associations

The maori name for the Shotover River is Kimi-akau, which means looking for the coast, which is probably a reference to the area as a route to the West Coast in search of Pounamu.

<p>The Shotover River has a rich history associated with gold mining. Gold was discovered in the river at Arthurs Point in 1862 which led to the establishment of Arthurs Point as a settlement. Over time the Shotover River has become one of the richest gold bearing rivers in the world and has been panned, cradled, sluiced, and dredged. Today people still look for gold along the river and its tributaries.</p> <p>For over a century the ONL's and ONF's at Arthurs Point have been the subject of choice for many artists and photographers seeking to capture a snapshot of the aesthetic and scenic qualities that regard as culturally iconic and worth preserving and sharing with others.</p> <p>A good example of this which is of particular iconic importance, is the view from Gorge Road and the properties accessed from Watties Track looking to the east with the gentle curves of the river in the foreground towards Big Beach up to Coronet Peak in the distance. Numerous paintings of this view have been produced by recognised New Zealand artists including Peter McIntyre. In 1981 New Zealand Post produced a NZ Scenery Series of Stamps showing the same view of the Shotover River from the same vantage point.</p> <p>[Reference to the Read Landscape Boundaries Report April 2014]</p>	
<p>My wife and I have lived in the areas for 40+ years. The property has a level 2 Heritage Category (Local and Otago Interest). We like the peace and quiet as it is now. Long may it continue. Our property is one of the oldest in the area.... It has not changed since we have owned it and we hope it will remain the same.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p>I have been visiting this area for over 50 years and have lived in it for nearly 20. The reason for both is because of the stunning natural beauty of the area.</p> <p>To have the Shotover River ONF so close to one of the worlds premium holiday destinations is not to be taken for granted. It is the duty of the QLDC, as guardians of the area, to preserve the natural amenity for future generations and not allow wholesale development for short term profit. Once it is gone it's gone forever eg Queenstown's sister city Aspen, Colorado who have repeatedly told us, via the Mountain Scene, don't make the same mistakes we did and let development run rampant.</p>	

<p>...these are the things I like about where I live in Arthurs Point. I like how when we go paddle boarding down the shotover river it is peaceful and with the big rocks around you and all the pretty trees. I also like how quiet it is. I like the view from my house with the big hills covered in the elegant christmas trees and the Shotover River right in front. I like how there is lots of space and room for my sheep so they can graze in various spaces and go all the way round my house, I enjoy the walk I go on with my grandpa to the river and back with my puppy Twinkle. But most of all I like how there is not a lot of pollution and people and chaos. I love the scenery though the most. I feel I am really lucky to be living here in this serene part of the country. I don't think any houses should be built along this River, if you build houses it will affect nearly everything I have just said when you go down the river it won't be nearly as peaceful as before because in the houses there will be noise and the Canyon Echoes a lot and noise could affect the people in the houses too. When my family went down the river my sister and I played on the beach in the sand and screamed at the rapids and shouted and made a lot of noise luckily no one lived there but if they did I don't think they would be thrilled as I wouldn't especially if they had kids. How do I know this because we don't live that close to the river but when people go down we hear them clearly so imagine those people they would hear it much more than we do. Plus it would affect the amount of calmness we have around here and that would mean Arthurs Point wouldn't be calm anymore and less open space and that would be a real shame.</p>	<p>Theme of this comment is covered in the schedule.</p>
<p><u>1) Shotover River and its immediate margins (Shotover ONF & Queenstown Hill /Ferry Hill ONL)</u></p> <p>This is a stunning river and walk ways down to it are a favorite for me to escape the busyness of life and to be able to clear my head and enjoy the peace and quiet along the banks of the river. We often walk the dog, take the kids down here to play on the beach, or with permission from Ngai Tahu float down the River after hours on paddleboards soaking in the Canyons features from that perspective and enjoying the quiet peacefulness of this landscape. The Canyon and Shotover River is one of the most stunning local ONFs in the area. Featured in numerous photos including the National Geographic. QLDC needs to protect these views from further development as the landscape on both sides of the river just cannot absorb any more and retain its unique features. It has a very low capacity for development. Just the noise alone from residential developments on or close to these ONFs would destroy the amenity we all enjoy here let alone the views and scenery.</p>	<p>Theme of this comment is covered in the schedule.</p>

2) ONL/ONF Looking East from 13 Watties Track directly over the Shotover River as also viewed from Gorge Road (Sometimes also described as the south side of Atley Road) (Landscape area - Shotover ONF/ONL and Queenstown Hill Ferry Hill)

I first came out here 20 years ago and was immediately struck in particular by this landscape and this view (picture below). I returned to visit every few years and was involved in the construction of the property overlooking this vista which was designed and orientated to take in this view. I moved here 5 years ago with my husband and children solely because we were coming to live and work in a place overlooking this landscape and it was the entire reason we moved our whole family here. We have a deep seated love of this place and want to protect this landscape which is unlike anything else we have seen anywhere in the world in all our travels.

[Reference to ongoing appeal in relation to the ONL line at Arthurs Pt]

A beautiful Canyons View with the Shotover River in a stunning S-bend set within an ONL. The mountains in front and hillsides to each side. Completely free from any visual development you feel you are immersed in the middle of the most stunning Natural Landscape and yet only a 5 minute drive to the center of town. At night there is no light spill in this landscape so you can see the stars and the Milkyway perfectly in the night sky. Any development here would completely change that. This is an incredible place of serenity in an otherwise busy Queenstown. The sun rises over Coronet casting the most incredible colures in the sky. This is a stunning part of New Zealand which is enjoyed by people around the world who come here to get married or just stay the night. We cannot imagine how this place will look when and if developers are allowed to rip out trees/drill stilts in the ground to put up yet more housing opposite (all over the hill on the left of this vista) and right on the boundary of an ONF river. This is the kind of landscape QLDC should be protecting against sprawling urban development which is being done simply in order to make a quick buck.

CULTURAL VALUE

This ONL Landscape (looking East from 13 Watties track or the

south side of Atley Road) has been photographed painted and recorded over the centuries. It is iconic and should be left untouched and free from development/ sub division. Photographs going back over 100 years are held in the New York public Library dating back to 1885 where this vista is called "Maori Point". It has featured on a National New Zealand Postage stamp. There are postcards of this vista detailing the importance of the ONL dating back to the gold rush. It has been photographed by numerous professional photographers with photos available for purchase on the web. It was also included in the 1985 NZ Official Yearbook.

Paintings – This landscape has been the subject of numerous paintings over the decades and here are just a few that have been done attesting to how iconic and outstanding this particular landscape is. In my view vistas such as this cannot absorb development and retain their landscape characters or visual amenity. Artists paint and photographers take pictures of landscapes such as these because of their pristine nature and would I am sure be horrified to think that they would go unprotected by our local council in this day and age.

VISITORS FROM NZ & AROUND THE WORLD

There is no doubt this view is one of the most beautiful Outstanding Natural Landscape and Features Queenstown has to offer. Several hundreds of visitors from around the world have used the following words to describe this landscape when staying with us in our home and small B&B over the last 5 years. Here are just a fraction of them - If you require screenshots of these actual reviews please let me know:

Lolipop Liz Trip Advisor: *"Unbelievably beautiful, stunning mountains going into the river, completely unspoilt !"*

Katie H - March 21 Tripadvisor - *"Queenstown, even with the international borders closed, is hell on earth, in my opinion. So we decided to stay outside the town....Away from the noise and traffic and people, with astonishing views of the Shotover river and Coronet Peak."*

Martina Dec2018 Tripadvisor: *"Photos can't do justice to the spectacular beauty of this place",*

<i>Rubsamo 2017: Perfect location, amazing views and very quiet. At night the sky was spectacular. "</i>	
<i>"Superb and magnificent views"</i>	
<i>"Breathtaking views"</i>	
<i>Jason M Tripadvisor - "...amazing view over the shotover...I hadn't been to Queenstown in about 15 years, and the amount of development has been extreme. It was so nice to be able to jump in a taxi and head back to this quiet oasis at the end of the night. "</i>	
<i>Britany N Tripadvisor - "A million dollar view of the shot over river. You feel secluded amongst the Queenstown mountains but only a 10 minutes drive from Queenstown!"</i>	
<i>Sankey 161 Tripadvisor - "The view is truly wonderful. Close vertical high rocky hill/mountain on the right, the Shotover River curving in front of you with bush scenes to the left. A photo cannot do it justice. Very quiet and peaceful - food for the soul."</i>	
<i>Kathryn 2021 - The views were stunning</i>	
<i>Izthar 2021 - "view from the river is magnificent"</i>	
<i>Sowmia -2020 - "Pristine views"</i>	
<i>John 2020: " A majestic view out over the Shotover river."</i>	
<i>Anna 2020 - "The view is spectacular"</i>	
<i>Adrian 2020 - "Sunrise overlooking the shotover canyon was magical even in chill of winter. ..and even managed an astrophotography shoot"</i>	
<i>Romaine 2020 - "The view are amazing, probably the best we ever had in NZ. Enjoying the view or stargazing is a must do"</i>	
<i>Sonja 2020 - "The location is absolutely breathtaking. ...the view every morning was really spectacular."</i>	
<i>Marte 2020 - "The view over the canyon ...is breathtaking."</i>	
<i>Richard 2020 - "It is in a stunning location - surrounded by mountains and a beautiful view of the river from the garden. It</i>	

<p><i>was so peaceful and quiet. "</i></p> <p>Vamsi 2020 - <i>"The best part is the view of the scenic river and surrounding woods and hills in the back yard. "</i></p> <p>Anthony 2019 - <i>"The views are unbelievable and it delivered everything I was looking for."</i></p> <p>Lyndsey 2019 - <i>"The location was fantastic, the view was unreal"</i></p>	
<p>This landscape is extremely visible from Watties Track, Gorge Road, McChesney Road, McMillian Road, Crows Nest Road, Arthur's point Road, from the shores of the Shotover River itself as well as Atley road etc .</p> <p>Morning Star Reserve – Arthurs Point – Shotover River ONF The reserve is a great space for locals to enjoy walking or cycling through and to get down to the waters edge. We enjoy taking the dog down here passing the scenery and greenery and being able to access the River directly where you can walk all the way along the beach front. The peace and quite is lovely down here...</p>	
<p>This Shotover River landscape that has had particular impact on me and was the reason why we first acquired the property off Watties Track in 2000. It is probably the only river valley/gorge view in the Queenstown area which has not been built on /developed. One of the few places that does not suffer from light pollution. Its beauty lifts my soul and brings me closer to God with gratitude and praise and joy. It brings peace and calm and spiritual meaning and wellbeing to my life. The only traffic one hears is the occasional jet boat. The colours of the trees and vegetation accompanying the changing seasons are simply spectacular and beautiful. I regularly view and hear birds such as Tui, paradise duck, peregrine falcon, and on occasions kingfisher, bell birds, flying onto the property from down the gorge and from the wood's opposite.</p> <p>we regularly recall the history of the area; the land terrace was formed by sand /alluvial pumped out of the river during the gold rush days</p> <p>I/We regularly go on walks along Watties track above the river walking towards Tucker Beach with the leaseholder of the land's permission, walks that allow views and appreciation of the Shotover gorge, and the Coronet Peak and Western Wakatipu</p>	<p>Theme of this comment is covered in the schedule.</p>

<p>Basin. I regularly walk down to the river from Arthurs Point , take the dog, picnic with the grandchildren.</p> <p>I walk nearly every day for an hour or so around the Arrow River Walk or up Tobins Track. I also cycle these routes on occasions. The ONF/ONL and landscapes in the Arrow RiverONF, and Eastern Wakatipu basin areas are simply wonderful and along sounds of the river refresh the soul and body.</p> <p>I/We and my also walk along the Moonlight track starting at the road opposite Shotover Jet.</p>	
<p>I wanted to reside in an area that offered a rural lifestyle whilst offering a small close supportive family community. As a child we lived in Southland and spent our summer holidays in the Wakatipu area. I remember driving from Queenstown the back way to Arrowtown and being in awe of the beautiful landscape as you come from George Rd out to Arthurs Point. Driving around the corner and seeing the big trees on the hill and the first glimpse of the Shotover River, amazing outstanding natural landscapes that should always be protected. I shudder at the thought of that drive only to be looking at houses and units on that beautiful landscape. This particular area had a postage stamp coined in its honour of being such a beautiful landscape, if QLDC don't protect this land and allow development you will never get this beauty back. That would be a tragedy for future generations not to have the opportunity to live in such a beautiful area and to have the visual beauty ruined with houses and units on every spare piece of land that a developer wants to sell off for housing.</p> <p>I choose to like in this area because I have a dog and we enjoy all the amazing areas we can walk around. Currently we can walk all around the Shotover river beds and my dog can take a swim in the river. We often walk down the track off Mithais Tce and the track off Atley Rd and walk down the river bed as far as you can walk. If QLDC allow this land to be redeveloped the natural landscape will change from that of natural NZ country beauty to that of houses and roof tops, no beauty in that.</p> <p>I have had many friends come and stay and often we pack a bite to eat and go for a walk to enjoy the scenery and surroundings. Friends that come and stay love coming for the beauty and scenery, they don't come here for a picnic around houses and rooftops and no scenery to look at.</p> <p>My house looks out onto the Shotover river and the beauty of the outstanding natural landscape would be ruined if QLDC allow this land zoning to be changed. I do not choose to live here to look at houses and roof tops.</p>	<p>General theme of this comment is covered in the schedule.</p> <p>NB the PA Landscape Schedules project has relied on the Decisions Version mapping of the ONF, which is understood to have been appealed. Some aspects of these comments relate to the implications of that appeal and are beyond the scope of the PA Landscape Schedules project.</p>

<p>Recently I rode down the Shotover river with The Shotover Jet Company and what an amazing visual trip that was. I don't know the statistics of how many people from around the world have completed this trip but I would have a guess it would be one of the most iconic trips in the WORLD. People choose to take this ride not just for the thrill of being on a boat, we choose to take this ride to get the opportunity to see such amazing scenery and outstanding natural landscape beauty. People, myself included would not choose to take that ride if it were to look at a house subdivision 😞 What a travesty if QLDC allowed that to happen.</p> <p>...</p> <p>Recently we have been allowed to take out water toys down the Shotover river from the Shotover Jet area. This is such a treat to have the ability to get on the water and take in that canyon scenery for ourselves. We don't get on the water to go and look at houses, we go to be in nature and look at natural canyons, trees and greenspaces.</p>	
<p>Our house was designed and built to maximise the views down the Shotover river looking north east toward Coronet Peak. The view is stunning and lifts the soul.</p> <p>...</p> <p>Although we live in Arthurs Point we live on the south side of the river at the bottom of the Shotover Loop in the rural zone. Our property is on a large lot and is perched on a terrace elevated above the river.</p> <p>The location we live has a lot of open space and a rural feel but at the same time feels enclosed on the north by the forested slopes of the property at 111 and 163 Atley Road which is elevated above us and is only a stones throw away over the river, and enclosed by the on the south by the distinctive Feature of Queenstown Hill sloping down to the River.</p> <p>We have always been impressed by the dramatic and high scenic quality of the landforms and the geology of the area which we understand to be a extremely legible and rare example of the formative processes of glacial movement and retreat. This Landscape quality was established as an outstanding in its own right at Arthurs Point in the landmark Environment Court decision C180/1999.</p> <p>We enjoy the highly dynamic nature of the landscape and appreciate the high scenic value; rain in the upper river catchments distinctly raises and lowers the water level of the river with highly visible indicators of increased flow rates, Seasonal variation is reflected in the changing colours of the leaves on the poplars and pines forming a highly aesthetic backdrop, Low clouds and fog float at low level across the rivers, canyons and mountains</p>	<p>Theme of this comment is covered in the schedule.</p>

giving an temporary sense of enclosure, Snow falls on the peaks of the surrounding hills/mountains for most of the winter and spring, The angle of the sunlight as it moves from behind ridgelines and arcs through the sky brings change features of the landscape into strong relief both at different times of the day and different times of the year.

Exotic vegetation including giant poplars, and conifers accentuate the alpine feel and scenic quality and have an extremely high aesthetic value especially when, as the seasons change, the leaf colours turn from green to gold. This blaze of colour is highly anticipated and appreciated by our family, our guests, locals and tourists. Many photographs are taken of this during April/May.

Even without the trees I believe the landscape is still of an outstanding quality as the formative geological process that shaped this outstanding landscape/feature would become easier to see.

As we were people are drawn to the scenic beauty of this special area that is distinct and strongly memorable even for those driving through it for the first time.

...

Values we enjoy at Arthurs Point

Arthurs Point has many tracks and trails that enable walkers, hikers, bikers and climbers that allow access into these Landscapes within the local area. We enjoy taking in the beautiful views while walking and hiking around many tracks including; The Moonlight Track, along the river foreshore up to the Oxenbridge tunnel (on both sides of the river), Watties Track, Gorge Rd, Old Arthurs Point, River foreshore access from the gate on Atley Rd (near Stables Place). For longer distance views we often head up Ben Lomond Scenic Reserve to Bobs Peak and enjoy the view past Queenstown Hill to towards Arthurs Point and Coronet Peak, Likewise we often look for Arthurs Point when skiing/boarding at Coronet Peak.

Typically in the warmer months we gain permission from the Shotover Jet H&S and we float and paddle down the Shotover River with family and friends. The different perspective and beauty of the landscape that is seen from river level looking around you and up is breathtaking. This activity is enjoyed immensely by my family.

At our property in the rural zone we are able to enjoy an extremely dark night sky with virtually zero light spill from traffic, street lights, and other buildings. This is because we are enclosed and shielded from this by the knoll on the rural property at 111 and 163 Atley Road.

Our house is sufficiently removed from an urban setting where we are able to enjoy a peaceful quietness that is a world away from the hustle and bustle of Queenstown.

On the south side of the river, we enjoy a degree of enclosure from the rural property at 111 and 163 Atley Road to the north and the high schist face of Queenstown Hill. This combined with the removal from an urban setting (we see virtually no other houses/buildings in our view), the quietness, the dark sky, the space, and the rural character, and the visual quality of the river and the vegetation, allow us to enjoy a very strong sense of wildness and remoteness.

...

Like many other successful tourism businesses are based in Arthurs Point we enjoy the advantage of selling a unique experience that is heightened because it is located within an ONF and/or and ONL

We have a licenced BnB business and every year people come to stay with us and enjoy their stay at our house. We have had visitors stay with us who have come from all over the world and all over New Zealand who have remarked how much they enjoy the unique mountain landscape and river views from our house. We often get repeat visitors for that reason.

Due to the high scenic quality of the views from our property we are often used as a wedding venue for larger groups of people, or, for special events.

During their stay our guests will typically enjoy the following adventures/activities offered by Businesses at Arthurs Point; Paddling or Rafting the river, Jet boating, Swinging across Canyons, Biking or Hiking along/down the tracks and trails, Climbing the hills and mountains, and, Skiing at Coronet Peak as the gateway is at Arthurs Point.

Historical Features and Cultural Association

The local history of gold mining is strongly associated with the river at Arthurs Point. There are stories from mining days that give context to how the settlement at Arthurs Point was established and run. Today people still try the luck looking for gold along the river and its tributaries.

In 1917 the Edith Cavell Bridge was constructed to cross the Shotover River to improve In 1987 the bridge was listed with the New Zealand Historic Places Trust.

<p>For over a century the ONL's and ONF's at Arthurs Point have been the subject of choice for many artists and photographers seeking to capture a snapshot of the aesthetic and scenic qualities that regard as culturally iconic and worth preserving and sharing with others.</p> <p>A good example of this which is of particular iconic importance, is the view from our property looking to the east with the gentle curves of the river in the foreground towards Big Beach up to Coronet Peak in the distance. Numerous paintings of this view have been produced by recognised New Zealand artists including Peter McIntyre.</p> <p>In 1981 New Zealand Post produced a NZ Scenery Series of Stamps showing the same view of the Shotover River from the same vantage point.</p> <p>We have many guests and visitors at our property who photograph, and even paint, the scenic landscape and river views.</p>	
<p>Fishery Resource</p> <p>The Cardrona Valley, Kawarau and Shotover Rivers also provide habitat for trout and salmon, contributing to angling value within the District. In the NAS for the 2014/15 season, these waterways cumulatively contributed between 1,120 and 2,840 angler days to total angling effort in the Otago Region.⁸</p>	<p>Theme of this comment is covered in the schedule.</p>

Priority Area: Slope Hill

Feedback	Comment BGLA 28-04-22
This has scenic and visual importance for our family, as well as ecological - we love to see the pukekos that make their home on the north side of the hill. We see this landscape feature out our lounge windows and the front yard of our house, so it signals 'home' to us.	Theme of this comment covered in schedule.
Think any large scale or high density development should be very limited.	Theme of this comment covered in schedule.
The slope hill area should be extended to the north and include protection of the skyline	Theme of this comment covered in schedule, although amendments to ONF mapping beyond the scope of the PA Landscape Schedules project.
The Slope Hill and Lake Hayes ONF will be negatively impacted by intensive development on the Ladies Mile. The Ladies Mile development should not proceed.	Visual importance of Slope Hill in relation to SH6 and surrounding area addressed in schedule.
7-storey, high-rise apartments, that are proposed to be built in front of Slope Hill, in the Masterplan will definitely have a huge negative impact on this ONL and the surroundings. All other housing has been built below SH6 as not to impact on the landscape. How can these high-rise apartments be allowed to proceed?	Visual importance of Slope Hill in relation to SH6 and surrounding area addressed in schedule.
<p><u>Slope Hill Values</u></p> <p>-</p> <ul style="list-style-type: none"> • Slope Hill is more natural above 450masl but below this level the land is modified and has limited natural values reflecting human use of the lower slopes below 450masl • The south western end of Slope Hill is much more modified with housing, domestic planting and ancillary structures • Farming has modified the landscape and will continue to do so. A large number of farm tracks, fences and farming structures such as sheds and stock feeding stations have modified the landscape. In addition the irrigation race is a clear human made feature across the landscape. <p><u>What we value about this area</u></p> <p>-</p>	<p>Many themes outlined in these comments are acknowledged in the schedule (existing farming and rural living uses within the ONF). Some aspects relate to the appropriate policy approach which is beyond the scope of the PA Landscape Schedules project.</p>

<ul style="list-style-type: none"> • We value being able to use the landscape to ride motorbikes on the hill slopes and farm tracks, and for horses • We value being able to farm the land and use the land which can modify the landscape • We value being able to live and work in the ONL and not having it locked up <p><u>What should be managed or protected in the future</u></p> <ul style="list-style-type: none"> • The south western end of Slope Hill is much more modified and does not need to be protected • Given slope hill is in private ownership and not public ownership, the question of regulatory overreach needs to be tested in the High Court as there is a clear misuse of the RMA to acquire/restrict the use of privately owned land without compensation. 	
<p>Lake Hayes region is an outstanding landscape. The lake and his surroundings are unique for different reasons. There are a lot of possibilities for outdoor adventures. Tourists from anywhere of the world visit and enjoy this predominantly natural and rural site. Further big developments could destroy this natural habitat and disturb the ecological balance. Peoples are coming to this region to find calm in nature and escape the stress from the city. Further heavy developments would destroy this outstanding symbol of natural calm and peaceful environment. In times of climate changes and energy crises further developments should be carried out carefully. Sustainability and low energy consumption and preservation should be the first priority's. Business driven development will destroy this outstanding natural region whit impact for further generations. In our opinion the landscape can't absorb more big subdivision without losing his unique natural and rural appeal.</p>	<p>Comment relates to Lake Hayes ONF and is addressed in that schedule.</p>

Priority Area: West of Hāwea River

Feedback	Comment BGLA 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>Theme of comment covered in Schedule.</p>
<p>leave alone</p>	<p>Comment relates to policy rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>
<p>We value the following characteristics:</p> <p>The wide open spaces and rural outlook</p> <p>The large sized lifestyle blocks (20 acres / 6 hectares plus)</p> <p>The lack of dense housing</p> <p>Having limited introduced (non native) tall trees as they limit views to the surrounding mountains - this allows us to feel close and connected to the wild and natural environment</p> <p>No light pollution (due to limited housing) allowing us to enjoy beautiful night skies</p> <p>No housing or lights on the slopes of surrounding hills and mountains (Mt Maude, Grandview ranges)</p> <p>While there isn't much regenerating native bush what there is growing alongside the river is enjoyed and valued when walking</p>	<p>Theme of comment covered in Schedule.</p>
<p>We have just endured six years of government mandated Resource Consent and Zone Change hell and have achieved zone change from Rural Character Zoning to Rural Visitor Zone. I note from the QLDC website that this latest in the interminable series of activist inspired and Environment Court mandated landscape assessments and reviews, a review that will inevitably further limit the rights of landowners and their ability to remain on their land as ever increasing property value based taxation will soon ramp up the process of negative gentrification ... only includes Outstanding</p>	<p>Comment relates to policy and zoning rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

<p>Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).</p> <p>Our property: LOTS 1-2 DP 21025 SEC 1 SO 20288 BLK III LOWER HAWEA SD CT-OT18C/770 Lot 1 CT- OT12D/533 Lot 2</p> <p>is now designated as “The Maungawera Rural Visitor Zone”. As such it is not included in any of the above mentioned landscape/zone designations and so does not fall within the purview of this current landscape review. In addition, the most rigorous possible landscape review and assessment was an integral part of the years long Stage III Plan Change procedure that led to our success in the process when so many others were unsuccessful. Please remove our property from the mapping for this landscape schedule review and from consideration in the process</p>	
<p>This area is dominated by lifestyle blocks of various sizes west of the Hawea river. Access to the Hawea river is limited as Te Awa Road doesn't reach the river which is frustrating. Residents that live and play in this area would benefit with better connectivity to the Hawea township, golf course and the river. ie the existing cycleway is on the eastern side of the river but all housing is on the western side.</p> <p>The only transport link being the existing state highway, has a 40m wide road reserve but the current Road has no shoulders and is dangerous to cycle or walk along. The nearby golf course would benefit with better transport links both to Hawea and Te Awa Road. A reduced speed limit to the state highway of 80km/hr could be considered between Te Awa Road and the Hawea turn off at the dam. Smaller lot sizes in this area of 1 to 2Ha would be a greater use of the land rather than the current general 4Ha minimum sizing and would be more environmentally friendly than sprawl to Hawea south, due to the shortened transport links to both Wanaka and Hawea. There is a high demand in this area for lifestyle blocks but current zoning limits the availability with very limited supply.</p> <p>Current vegetation / trees in this area already limits views towards Grandview (ONL), however the most outstanding view to this area is Corner peak and Breast Hill which should be enhanced on the main infrastructure corridor being SH6. Enhancements could include additional pull over bays / Road widening, planting and landscaping such as the entrance to Wanaka whereby the full Road reserve is landscaped with grassed areas and trees. 1.5m width minimum Road shoulders constructed to both sides of the highway and or a off Road cycleway shared use path.</p>	<p>Theme of improving public access is addressed in the landscape capacity section of the Schedule.</p> <p>Views to Breast Hill etc are addressed in the Schedule.</p> <p>Some aspects of the comments relating to policy matters which are beyond the scope of the PA Landscape Schedules project.</p>

<p>We own a property on the corner of Camphill Rd and the State Highway. Our property is zoned Rural Visitor Zone in the Proposed District Plan. In obtaining this zoning we went through extensive landscape analysis, including landscape sensitivity mapping and the identification of Activity Areas for built form. We do not wish this process to place any further regulation on our property, our zone or our livelihood.</p>	<p>Comment relates to policy and zoning rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>
<p>Consistent with the Ngai Tahu mapping of land in this area, where Wilding Pines are considered to be inconsistent with their values, the QLDC needs to work alongside property owners to encourage the removal of Wilding Pines that are self-seeding with the prevailing northerly from the Lake Hawea Motor Camp south to Maungawera.</p> <p>The QLDC needs to have an approved list of native replanting, so that it works towards the elimination of seed spread of environmentally destructive wilding pines with natives that are fire retardant. While Manuka and Kanuka may natively regenerate, it only serves to replace one exotic fire source with a native fire inducing plant source.</p> <p>Engage with the volunteer fire brigades to find out the areas that they will not travel to, due to the vegetation on the property, to understand what properties vegetation is a potential fire hazard in the area.</p> <p>The QLDC needs to work with property owners to further ensure that there is ongoing management in this area of scrub such as broom, blackberry and to ensure that any Resource Consents approved are not for properties that do not have a management plan for fire-inducing material such as bracken, broom, blackberry.</p> <p>The more development, the more fire risk and with water restrictions such as those experienced by Lake Hawea over Summer, even further fire risk is created. While there is a lake and helicopters to manage fire risk in the area, if a fire occurs at night, then the choppers don't fly.</p> <p>Further, the QLDC needs to ensure that they accurately map the difference between land zoned rural and ONL - mapping from the air, over scrub and guessing at the line differentiation may be the cheapest way to do it, but it should not be at the landowners cost to rectify it when it is wrong.</p>	<p>Comments generally relate to policy approach for ONL rather than its values. Wilding pines acknowledged in Schedule.</p>
<p>We own a property on the corner of Camphill Rd and the State Highway. Our property is zoned Rural Visitor Zone in the Proposed District Plan. In obtaining this zoning we went through extensive landscape analysis, including landscape sensitivity mapping and the identification of Activity Areas for built form. We do not wish this process to place any further regulation on our property, our zone or our livelihood.</p>	<p>Comment relates to policy and zoning rather than landscape values, which is beyond the scope of the PA Landscape Schedule project.</p>

<p>We consider RVZs do not fall within the ambit of a Priority Areas (PA). Provision 3.1B.5 of the PDP defines PA in relation to the Upper Clutha Rural Character Landscape as the areas listed in SP 3.3.39. Provision 3.3.39 refers to “Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes” of which our property is not, as it is not zoned Rural (it is a Special Zone under Part 6 of the PDP). Accordingly we seek our property be excluded from consideration of the West of Hawea River PA in much the same way as Rural Livings zoned are similarly excluded.</p>	
<p>I do not believe that further development of some areas West of Hawea river will have a great impact on the character of the landscape. The most dominant feature of the landscape are the surrounding mountains. That is what gives that area is unique character</p>	<p>Importance of mountain context acknowledged in Schedule. Comments generally accord with landscape capacity comments in Schedule.</p>
<p>This is a lovely area with lots of big trees, rolling hills and farmed plains. There are also many residential dwellings, outbuildings, sheds, fences, ponds, water tanks, stables etc. that fit nicely into the landscape, many with a farm-style feel. This rural residential area should remain as such, allowing these activities to continue and develop in the area, and preserve the pastoral and rural residential landscape</p>	<p>Themes of this comment are covered in the Schedule.</p>
<p>Regionally Significant Fishery (Hāwea River), Spawning Habitat (Hāwea River)</p> <p>b. Regionally significant fisheries include the Hāwea River and Lake Hayes, recognised for the value they provide as significant trout fisheries. These regionally significant fisheries are encapsulated in the proposed Lake Hayes ONL, West of Hāwea River Rural Character Landscape (RCL) and Upper Clutha RCL.</p> <p>The natural landscapes and freshwater resources of the QLDC furthermore provide for a number of significant sports fish spawning habitats. There is an outstanding need for these spawning habitats to be recognised and protected from the adverse effects of development activity. A mix of field observations from Fish and Game staff and best estimates indicate that spawning habitats within the QLDC Landscape Schedule include the Cardrona Valley Catchment, Arrow River, Hāwea River (West of Hāwea River, Upper Clutha RCL), Luggate Creek (Lake McKay Station), Fern Burn (West Wānaka) and Quartz Creek (Upper Clutha RCL). 9 However, this should not be read as a comprehensive list as spawning will occur where water quality, flows, temperature, gravel substrate and fish passage are optimal.</p>	<p>Hāwea River is outside the PA RCL.</p>

Where those conditions are presented, spawning activity should be recognised and protected.	
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Priority Area: Ferry Hill

Feedback	Comment BGLA 29-04-22
<p>This concerns both QT Hill and Ferry Hill. The area should be maintained as is - that is, left in its current/natural state. No residential or other development of any kind is desired. The area forms a beautiful background to Queenstown proper and adds a lot to its appeal for nature lovers, tourists, and citizens in general. Further, cutting down trees (invasive species) is also not a desirable activity as these kinds of interventions tend to create war-zone-like landscapes as the trees are carelessly left to rot wherever you look. In other words, actions like this cause more damage than they do good. Thank you for your attention.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>This area has been put up as a potential relocation spot for the airport in the past. I believe this is a great natural resource for town dwellers and workers and should remain a place of natural beauty never built on higher than the current line of building. It's important for the health and well-being of the community to have this close at hand as an alternative to the very low level gardens and Francton tracks and the extremely steep Ben Lomond walk. It's something we and visitors all see when flying into town so gives part of the initial impression of how we plan and build our urban areas in this beautiful district.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>It is unclear where the boundary is on the map but the ONL line should be pushed to where the water race is, and support is needed to replant the hill.</p>	<p>Comment relates to mapping and policy which are beyond the scope of the PA Landscape Schedules project.</p>
<p>Ferry Hill gives a stunning sense of open spaciousness and wildness when viewed from the roads and developed areas of Frankton, and from the Remarkables, Coronet Peak, the Crown Range, the Shotover river and surrounds. It is a breath of fresh air that development has been restricted and that the land is open and natural. Ferry Hill should remain an ONF and remain undeveloped.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Referenced as part of the setting and backdrop of the Shotover River – Arthurs Point area</p>	<p>Theme of this comment is covered in the West Whakatipu Schedule.</p>
<p>Locally significant fishery (Lake Johnson)</p>	<p>Theme of this comment is covered in the West Whakatipu Schedule.</p>

Priority Area: Northern Remarkables

Feedback	Comment
<p>The ONL line as it comes down around the Remarkables Skifield road seems rather arbitrary. It appears to jump above the developments to the south of the skifield road and then drop sharply following no particular feature before it bisects our land at 247 Kingston road.</p> <p>I'm all for keeping the northern and western Remarkables as ONL, but would like to understand why and what feature triggers the positioning of this ONL line. It makes sense to me to dodge the locations already consented for housing (such as our land) and then following Mee's (QE2 covenanted) boundary where we know nothing will ever be built. Or be consistent and bring it down to the highway on the western side of the Remarkables all along its length. At present it appears to favor some people without reason that i can understand.</p>	<p>Comment generally relates to mapping query which is beyond the scope of the PA Landscape Schedules project.</p>
<p>This landscape forms the backdrop of our home in Shotover Country. It has significant scenic value and indicates 'home' to us. It is a very dramatic landscape that provides a strong sense of place and wellbeing. It is also a location for recreation, as we ski at the Remarkables ski field, and go for walks in the area in the summer. Lake Alta has particular scenic values for us.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Several recreational trails exist for walkers and mountain bikers in this area. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area.</p>	<p>Theme of this comment is covered in the Schedule. Some aspects relate to the policy context which is beyond the scope of the PA Landscape Schedules project.</p>
<p>A beautiful part of the Whakatipu Basin which has the easiest access to a true Alpine environment being The Rastus Burn Basin and then into the Doolans and/or Wye Creek catchments. The Rastus Burn basin and in part The Remarkables Ski Area (RE) hosts excellent winter activities on snow. RE is now a destination ski area and provides a much wider contribution to the Queenstown area through increasing visitation year on year. The ski area holds a status with QLDC currently known as the Ski Area Sub Zone which is critical to be incorporated into the revised District Plan. This allows for future development and is recognised as an area where development can continue in relation to the winter activities provided for. The current ownership of that business upholds and retains very high values in environmental standards within the basin where ever development occurs. Future expansion is envisaged into the Doolans Basin for the ski area and is anticipated with increasing demand on existing</p>	<p>Theme of this comment is covered in the Schedule. Some aspects relate land outside the mapped scope of the PA Landscape Schedules project.</p>

<p>facilities. Consideration needs to be applied in review of the District Plan to include development within the Doolans Basin for an expansion from the Rastus Burn basin, although I understand this to be under Central Otago District Council responsibility. I don't want to see the Remarkables ski area expand into the Doolans Basin</p>	
<p>Undeveloped grandeur to be retained</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Looks great don't change it</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	<p>Theme of this comment is covered in the Schedule.</p>
<p>Landscape 5 The Land and surrounding landscape have been highly modified by viticulture, farming and other human activity and are not in their natural state. As can be seen in Appendix B, the Chard Farm land over which the proposed ONL and ONF notations might sit, is completely modified and not "natural". It is dominated by intensive viticulture, buildings, tracks, the road and accessways. Values 6 Viticulture, farming and commercial activities are the key values of the Gibbston Valley, and are anticipated in the Gibbston Character Zone (GCZ). Chard Farm, and nearby landowners and occupiers, have invested significant time and resources in working alongside Council to ensure these activities are expressly provided for PDP. 7 Chard Farm considers it is more consistent with the character and values of the Gibbston Character Zone, for it to be removed entirely from the ONL and ONF classifications. The identification of the values of the GCZ generally, and Chard Farm specifically, will make it obvious that it is not sufficiently "natural" to be included in these overlays, and it will be a natural and logical consequence of going through the values identification process, to justify removal of the GCZ from those overlays altogether. Potential for confusion and complexities 8 Chard Farm is concerned the landscape schedules may lead to further confusion and complexities. Chard Farm's experience is that additional 'layers' of the PDP, such as the Wāhi Tūpuna chapter and overlay, can make it difficult to interpret and apply the objectives, rules and policies. Chard Farm is particularly concerned that the landscape schedules may undermine or conflict with the provisions of the GCZ, thereby completely undermining the very enabling purpose of the zone to provide for viticulture, farming and tourism activities. Mapping 9 The ONF boundary</p>	<p>Mapping of the extent of the PA ONL is beyond the scope of the PA Landscape Schedules project. Several of the points raised in these comments are covered in the Schedules.</p>

<p>indicated in the landscape schedules map does not reflect the natural topography or geography of the Land and surrounding area. It should be amended to align with the contour line to better reflect the surrounding environment, as indicated in the plan attached as Appendix C. 10 The ONL line should be moved to the upper boundary of the GCZ</p>	
<p>Land use context 5. QPL has undertaken significant work to improve the visual appearance of the station since purchasing most of the property in 2014, especially when viewed from higher elevations to the north and north east. Enhancement work has included controlling weeds such as gorse, broom, Old Man’s Beard and wilding pines, containing stock by fencing the river and major streams, fencing some of the upper reaches of the station, and improving pasture by rotating feed crops and irrigating the main paddocks, road and trail development and maintenance and extensive pest control. As a result the visual amenity values of the station have been improved immeasurably under QPL ownership, and its environmental footprint has been reduced. 6. While QPL has been able to undertake these initial enhancements, the current livestock farming operation on its own is not a sustainable or viable long term use of the land. In order to maintain the land and continue to invest in improving it, so that the community can also continue to get the benefit of it as one of the enclosing visual features of the Wakatipu Basin, QPL needs to generate other income from the land. QPL has identified that the station has the potential to provide expanded recreational and resort opportunities for the Queenstown community and its future visitors. Revenue from commercial recreation and associated visitor accommodation could help ensure an income stream that will in turn help sustain the land. Recreational values of the Northern Remarkables 7. The Northern Remarkables is much more than a static scenic backdrop that encloses the Basin. It contains the Rastusburn Recreation Reserve and is actively used for recreation; mainly for winter sports, but also for climbing and walking throughout the rest of the year. Just as with Coronet Peak, part of the reason that people look towards, and into, this part of the Remarkables during the winter months is because they know it is a popular commercial ski field and they are either consciously checking out the weather and snow conditions or inadvertently visualising their next visit. This happens many times a day for those with a view of Coronet Peak and equally in respect of the Remarkables Ski Field for anyone living or working in the Wakatipu Basin or the higher parts of Arrowtown or anyone driving south along Arrowtown – Lake Hayes Road during winter. Significantly, locals find themselves looking only at the top third of the mountain – rather than the wider landscape – and, in the case of the Northern Remarkables, they are looking at the eastern side of the main ridge to check on the amount of snow cover on the</p>	

Homeward Bound and Outward Bound ski runs. 8. The other landscape aspect that ensures that the northern face of the Remarkables is identified for its recreational values is the ski field access road. While the initial scarring caused by road construction and road repair is to some extent healed or healing, the line of cars driving up the mountain is visible from Frankton and the Basin, and acts as a constant reminder of the recreational activity happening above. It is hard to overstate the recreational values of the Northern Remarkables. Recreational values and water quality values of the Kawarau River 9. As a deeply incised river, the Kawarau River is much less visible from the wider basin (the viewer needs to be at the river banks or high above the river to enjoy the river) but its Page 3 2107964 / 706655 recreational values are very high and need to be recorded alongside its scenic values. High numbers of tourists experience jet boating on the river (with commercial operators such as KJet and RealNZ) and the iconic Kawarau bridge bungee operation, but the river is also used by large numbers of walkers, cyclists (QTT trails network as well as QPL trails on Open Days), fishermen, kayakers rafters, private jet boat users and swimmers. 10. Another important value of the Kawarau River is the exceptional clarity of particularly the upper stretch of the river from the Shotover confluence to the head of the river at the Kawarau Falls, the outlet from the Frankton Arm of Whakatipu wai Maori. Lake Wakatipu is effectively a giant settling pond that ensures that water leaving the lake and entering the Kawarau River is invariably clean, even after a major rain event. 11. The water quality and high recreational values of the Kawarau River are expressly recognised as outstanding characteristics in the Water Conservation (Kawarau) Order 1997. Landform values of the Northern Remarkables 12. As has been recognised in the delineation of the priority areas, the landform of the Northern Remarkables is visually distinct to the western face of the Western Remarkables with its iconic, sheer, craggy faces. For visitors to Queenstown, it is the memorable western face that they come to see and photograph. 13. In addition, the landform of the lower portion of the Northern Remarkables differs quite markedly from end to end. At its western end, near the Shotover River confluence, the land rises steeply and continuously from the edge of the river to the top ridge of the Remarkables. However, from downstream, near the Rastusburn, there are wide river flats and terraces extending 750 metres and 900 metres back from the south bank of the river to an elevation of approximately 380 metres, before the land starts to rise steeply. In this regard, the eastern two thirds of the Northern Remarkables is very similar to the land along Chard Road and to southern side of the Gibbston Valley, which has wide river flats above the Kawarau River before the land rises steeply to the south at the 380 – 390 m contour. 14. It is the river flats and river terraces that enable a small portion of

Queenstown Park Station to be more intensively farmed and help sustain stocking of the higher country. It also means that these areas are clearly discernible as having different values than the steeper areas of the Northern Remarkables. While they appear more open as managed landscapes than developed urban areas, the use of these areas for intensive farming (with fencing, irrigation, cropping paddocks, regular mowing, power lines, farm buildings and some residential buildings, and with evidence of gold sluicing during a previous period) means that the land is not in its original or natural state. The stands of poplars and the bands of willows and pines along the eastern two thirds of the Northern Remarkables provide an indication that these farming uses of the lower terraces have been occurring over many decades, and likely more than a century. 15. The terraces beside the Rastusburn and Owen Creek have been assessed for their viticulture potential and unsurprisingly these elevated north facing slopes have been assessed as having similar potential to Chard Farm and the vineyards of Gibbston valley. QLDC needs to anticipate and provide for parts of the land on the Northern Remarkables Page 4 2107964 / 706655 being developed for viticulture, orchards, and other horticultural uses including associated structures (frost fighting fans) and buildings, within the life of the PDP. Connection and proximity to Queenstown and the Basin 16. The land contained within the Northern Remarkables has some road access (there is road access from Boyd Road and Chard Road at near river level and the ski field access road cuts a stripe though the landscape at the 1,000 metre level) and its entire length is separated from the Basin by the Kawarau River, it is surprisingly close to the urban and residential areas at Remarkables Park, Shotover Country, Lake Hayes Estate and Bridesdale. Each of these areas could readily access the Northern Remarkables by pedestrian/cycle bridge, jet boat and/or gondola - all of which are proposed. This means that land within the Northern Remarkables is geographically very well placed, as well as in terms of climate (see below), to provide future recreational and resort facilities for Queenstown and its visitors. Such transport options also point to one of the reasons why this land has the capacity to accommodate a considerable level of resort and recreation activity. In this instance those activities would not generate the normal traffic and parking effects associated with private vehicle use. 17. RPL and QPL have long held the view that the key to enhancing the Queenstown ski field experience is to provide a passenger gondola from Remarkables Park to the ski field. RPL recognised the difficulties with constructing a direct gondola line up the iconic western face of the Remarkables. In purchasing Queenstown Park Station, it identified the opportunity to construct the uphill section of a passenger cableway within the Rastusburn valley which has the capacity to accommodate such a structure without it being visually prominent.

It is proposed that a lower line of the cableway would connect users back to the northern side of the river. The advice of QPL's landscape architect is that there is landscape capacity for this activity in this location. This activity is also provided for in the PDP by a restricted discretionary activity for passenger lift systems connecting to ski area subzones. 18. The gondola is but one example of a commercial recreation activity that could be accommodated within the Northern Remarkables without adversely affecting its values. The diverse form of the lower areas of the land means that it has the capacity to accommodate a considerable amount of recreational and resort related activity without affecting the values of the northern Remarkables land form as seen from other parts of the Basin. Climate 19. The Queenstown Park Station has its own microclimate. It faces north, is sheltered from the cold southerlies by the Northern Remarkables, and the warmth in the valley is enhanced by the north facing rock faces and terrain collecting and releasing heat slowly, to the adjacent terraces partially trapped by much of the higher terrain on the northern side of the Kawerau River. As a result, the property enjoys hot dry summers and as with all of Queenstown approximately 100 days of winter. From a livestock farming perspective, this is not optimal and makes the property difficult to farm because the property critically tends to "burn off" in the Spring and Summer very quickly at a time when there is a need to make supplementary feed for Winter. It requires irrigation where that is possible but that is costly. Page 5 2107964 / 706655 However, from a recreational and visitor perspective, the warmer micro-climate provides significant advantages. It also has benefits for viticulture and horticulture, which may be able to be developed in tandem with recreation and resort development.

Conclusion 20. Protecting and enhancing the values of the Northern Remarkables will be better supported if not guaranteed by providing for a wider range of uses beyond a heavy reliance on livestock farming, by leveraging: (a) Location – proximity to Urban and Visitor Queenstown, the Rivers, The Remarkables Alpine area; (b) Climate – north facing warm, sheltered micro-climate; (c) Landforms – especially the already managed lower terraces; and (d) Transport options – that can cater for significant use yet have low environmental impacts along the Kawerau River and overground by Gondola. 21. RPL and QPL are grateful for this opportunity to provide initial feedback on landscape schedules. RPL and QPL have undertaken further detailed work with their landscape architect in relation to the landscape capacity of the Northern Remarkables and the Kawerau River and seek the opportunity to further engage with the Council prior to notification of any plan changes. We look forward to your advice as to how further prenotification engagement may best occur.

<p>Wetland Value</p> <p>In addition to the above fishery, habitat and spawning values, the mountainous terrains of the Queenstown-Lakes District include a number of wetlands that possess significant ecological value. In recent times, the ecological value of these wetlands has become increasingly stressed as a result of ski-field and agricultural development pressures.¹⁰ There is a resultant need for the value of the wetlands of the Northern Remarkables, Cardrona Valley and Central Whakatipu Basin Coronet Area to be protected against any future development activity. Where wetland extent has already been lost, that value should be restored</p>	<p>Wetlands acknowledged in Schedule.</p>
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Priority Area: West Whakatipu Basin

Feedback	Comment
<p>Property owners rights to occupy and live on their land must be provided for. Past attitudes of 'if I can't live there, neither can you' by assessment staff and commissioners can no longer be accepted. Provision must in all cases be provided to landowners to reside on their property and restrictions should be reasonable only. Where effects are 'minor', then that mustn't be used as an excuse by certain parties to reject applications.</p>	<p>Comments generally relate to ONF/L policy which are beyond the scope of the PA Landscape Schedules project.</p>
<p>This is a very important area especially those surrounding The Platinum Villas. Please do preserve the natural environment well and do not allow any development on site. We must preserve & ensure appropriate planting remains NATIVE . Please consider more active weed control & have the wilding pines remove. Please do not destroy but preserve the native green belt here.</p>	<p>Theme of comment covered in Schedule.</p>
<p>I have owned a villa at 96 Fernhill Road for a number of years. This is an area of outstanding beauty and we should ensure that the land in front of the villas remains planted with native plants and that there is more active weed control. My view is that all wilding pine should be removed. It goes without saying that it would be inconceivable to provide any development approval for any private or public use or services on any of this land.</p>	<p>Theme of comment covered in Schedule.</p>
<p>We would please ask that council preserves all reserve land and ensures that all new planting is native. We also ask that active weed control is allocated in council budes and that ALL wilding pine is removed.</p>	<p>General theme of comment covered in Schedule. Some aspects relate to Council policy which is beyond the scope of the PA Landscape Schedules project.</p>
<p>The land at the bottom of Fernhill Road should never be developed , but preserved as a nature reserve of native species and grasses. One Mile Creek should also be kept as a nature reserve to preserve native tree species and wildlife</p>	<p>General theme of comment covered in Schedule. Some aspects relate to Council policy which is beyond the scope of the PA Landscape Schedules project.</p>
<p>The QMTBC manage an extensive network of mountain bike trails within this area, including Fernhill/Wynyard and Skyline. Several other recreational trails also exist for mountain bikers under the control of others. This landscape unit therefore has significant recreational value to the community and visitors to the district. The landscape schedules should recognise this recreational value by enabling the future maintenance, development and extension of recreational trails in this area. .</p>	<p>General theme of comment covered in Schedule. Some aspects relate to Council policy which is beyond the scope of the PA Landscape Schedules project.</p>

<p>Keeping the landscapes we view and treasure is important and to be preserved.</p> <p>To View, keep & experience these landscapes is important to us all. They also provide many activities that Qtown represents - mountain biking, walking/hiking, kayaking, paddle boarding, picnics and more.</p> <p>The surrounding hills & mountains are all scenic and memorable landscape features that are undeniably stunning.</p> <p>The Internationally recognised landscapes in this area are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. We run a local business and exhibit stunning old images of the Qtown landscapes, mountain range and scenic beauty that we like to remember and preserve for all generations.</p> <p>I am currently learning my Maori history and our cultural & historical connections to the Landscapes in Queenstown. Including the West Wakatipu Basin.</p> <p>Any new proposed development will detract from all we have enjoyed & treasured over the last few centuries. These areas are too treasured to be treated in such a mindless fashion.</p> <p>Any unchecked development, or developers ignorant of what the people / locals respect and enjoy, will negatively affect how we all enjoy this scenery and land. We need to pause and take a long term view to consider the greater good for our land and people.</p>	<p>Theme of comment covered in Schedule.</p>
<p>This large area encompassing private farmland has definite ONL values that should only be developed for its recreational values. Ideally landowners would provide public trail access.</p>	<p>Theme of comment covered in Schedule.</p>
<p>Queenstown Hill, the area around Lake Johnson and specifically the area above and around the Western End of Tucker Beach should be included in this submission. For some reason they have been omitted even though they are designated on the map. These are wild beautiful areas. Visually amazing, open, rugged, impressive and feed a connection to nature and all that which is bigger than ourselves. They provide a sense of spaciousness and calm. They contribute to wellbeing in their natural form. They need to be retained as ONL. No development should be allowed to inhibit their grandeur. For this reason the bridge at the Western end of Tucker Beach should have been denied. It is imperative that we value and protect the majesty of our surroundings. We need to think forward 50-100 years and beyond and protect what is majestic for all future generations.</p> <p>These large wild spaces also provide wonderful access to the beauty of the night skies: the starry night-scape and inky black mountain silhouettes.</p>	<p>General theme of comment covered in Schedule.</p> <p>Some aspects relate to policy or consenting concerns which are beyond the scope of the PA Landscape Schedules project.</p>

Don't change it	Theme of comment covered in Schedule.
<p data-bbox="204 264 464 296">Morning Star Reserve</p> <p data-bbox="204 338 1003 516">We enjoy walking along this public track and taking in the views over the top of Arthurs's Point and over the Morning star Reserve and Mount Dewer. This walk is really serene and with stunning landscapes. The Oxenbridge Historic Tunnel walk is another beautiful location to experience the River from. ...</p> <p data-bbox="204 516 1003 695">The reserve is a great space for locals to enjoy walking or cycling through and to get down to the waters edge. We enjoy taking the dog down here passing the scenery and greenery and being able to access the River directly where you can walk all the way along the beach front. The peace and quite is lovely down here.</p>	<p data-bbox="1032 264 1373 411">Theme of comment covered in Schedule- although this largely relates to Kimiākau (Shotover River) PA ONF.</p>
Referenced as part of the setting and backdrop of the Shotover River – Arthurs Point area	Theme of comment covered in Schedule.

Priority Area: Cardrona River/ Mt Barker Road

Feedback	Comment HMLA 14/04/22
As per my earlier comments. Same issues.	
Size and therefore density of residential sites needs to be carefully controlled due to the risk of losing the Rural Character of the Landscape. This is already occurring with a higher volume of smaller denser land titles being subdivided. This factor more than any other change will affect the rural amenity and visual landscape of the RCL designation.	Acknowledged in the schedule
I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."	General comment, but theme is covered in schedule.
The new Ballantyne road creates greater traffic at too high speeds and opens this area to ever increasing subdivision - please cease further developments - there is enough light pollution from what is already there	
<p>The so-called rural character of this landscape is such in name, only.</p> <p>Peri-urban creep during the last 20-years has irrevocably degraded its rural visual value. Lifestyle block and suburban subdivision have seriously compromised its open space rural visual character. And the infill is accelerating throughout the Cardrona valley and Mt Barker Rd lowlands.</p> <p>Rural landscapes should possess contextual links to the lands indigenous origins. But blocks of semi-natural, albeit secondary indigenous vegetation on the outwash terraces and lower valley hill-slopes have been almost entirely obliterated by the green-wave of agriculturally-intensified land use, especially along Mt Barker Rd. The extensive rural view of the alluvial flats from our dwelling in this RCL contains NO native woody plants...all replaced by exotic conifer shelter belts and cleared road berms. The restored (from rough pasture) native vegetation of our lifestyle block is the only indigenous landscape microcosm in a 12-km drive from Wanaka township to Wanaka airport via Mt Barker Rd.</p> <p>The indigenous component of rural landscapes is a crucial component of my sense of Aotearoan identity, a link to the landscapes prehuman origins.</p>	<p>Rural living acknowledged in schedule, as well as remaining rural open space.</p> <p>Schedule modified to include small areas of indigenous vegetation and potential for further enhancement in Important ecological features and vegetation types.</p>

<p>Open space, rural landscape character is a toothless planning value in terms of maintaining and enhancing native Aotearoa/New Zealand.</p>	
<p>Properties in RCL should not be able to be subdivided below 5 acres, as the area is part of the Rural General classification. Some developers are getting away with smaller subdivisions, which puts pressure on infrastructure and services. Sadly most of them are creating these subdivisions out of pure greed (which they might disingenuously call "meeting demand").</p> <p>Rural general properties are meant to be spaced out with property owners not being able to see the domestic areas of their neighbours. In some cases, landscape consultants have suggested that housing should be "clustered" to preserve the RCL nature but this is completely offensive to adjoining property owners. It seems that the consultants can only see landscapes and can't or won't see the impact on people who already live in those landscapes.</p> <p>A number of developers have been chopping down trees to give the subdivided properties better views without restraint but do not seem to be planting anything instead. This goes against climate change and, even if they do plant something, the replacement trees and shrubs take 5 to 10 years to grow - and hardly ever reinstate the feel of the landscape that existed before the denuding of the RCL Please impose greater restriction on the savage destruction of trees.</p>	<p>Acknowledged in the schedule</p>
<p>I have lived in the Wanaka area all my life, and around 15yrs on our property on Black Peak Road.</p> <p>I do think that buildings are a key part of the landscape we have created in this area - they give a purpose to the land and how its being used.</p> <p>New development should be assessed case by case - and without huge expense to the owners. I think subdivisions are fine as long as they don't connect with other subdivisions - clusters rather than a spread.</p> <p>Pest control should be included somehow.</p>	<p>Animal and plant pests are identified in the schedule</p>
<p>There is already widespread rural residential activities being an element of the Cardona River/ Mt Barker area – i.e. yes there are biodiversity and natural landscape values, as well as farming but also rural residential activities are part of the landscape and that needs to be recognised too.</p>	<p>Recognised in the schedule.</p>
<p>I am making a general comment that Rural character landscapes should be maintained and should remain</p>	<p>General comment</p>

<p>productive. It is important for our future and also contributes to our visual amenity and wellbeing.</p>	
<p>This feedback has been prepared on behalf of Graeme and Leah Causer, the owners of 418 Ballantyne Road, Wanaka ('the site'), as identified in Figure 1.</p> <p>The site is approximately 57.4ha in area, and legally identified as Lot 2 DP 542218 as contained in Record of Title 914317. As owners of land within the 'RCL Priority Area 1: Cardrona River / Mt Barker Road' (herein referred to as 'RCL Area 1'), they have a particular interest in the landscape schedules under consideration by Queenstown Lakes District Council ('QLDC').</p> <p>To assist with QLDC's development of the landscape schedules, the following provides a brief outline of the landscape attributes of the site and wider landscape (as informed by the experience of the owners, and multiple landscape assessments specific to the site¹), and then outlines the values that the owners consider should be managed and protected in the future.</p> <p>The site has a rolling topography typical of the wider landscape, however is bisected by a shallow, flat-bottomed gully that is orientated south-west to north-east, in the same alignment as the Cardrona River itself. A large farm shed is located near the bottom of the gully, with farm tracks, stock water troughs, farming equipment and shelterbelts located across the site (and around the perimeter, particularly along Boundary Road). The site wraps around an existing residential unit at 420 Ballantyne Road (accessed via a right of way over the site) with the original homestead located at 444 Ballantyne Road. The site features a residential building platform (authorised by RM181631) in the northern portion of the site adjacent to Boundary Road, however a dwelling has yet to be constructed. The site is utilised predominately for pasture and grazing.</p> <p>The wider landscape is broadly characterised by large land holdings that contribute to the open space and rural working character of the landscape, with interspersed residences on a variety of large and smaller sized lifestyle blocks, and the Wanaka airport and township of Wanaka relatively close by. A sparse network of roads extends through the area connecting to State Highway 6 to the east and Wanaka to the west, with the recent upgrade of Ballantyne Road providing a sealed and high-quality transport corridor. Vegetation patterns typically include stands of trees, large specimen trees, tree lined</p>	<p>Theme of these comments is covered in schedule.</p>

<p>accesses and a concentration of amenity, screening and shelter planting around large residences and along road corridors. The landscape also includes farm buildings and structures, typically found in the rural environment. The rolling landforms and shelterbelt planting fragment views of the open landscape, with this creating distinct areas with reasonable absorption capacity and limited viewing catchments.</p> <p>Overall, it is considered that farming and rural living activities, and their associated built form and vegetation patterns are the predominant feature and land use within RCL Area 1, with such activities considered to be appropriate in this locality, and contributing to the predominant landscape attributes, and character and visual amenity values of the area. To this end, it is considered that any landscape schedule for the area should appropriately recognise and provide for the continuation of farming and rural living activities, along with their associated built form and vegetation, and provide for the expansion of the same where appropriate.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>The landscape experts conferencing for the purposes of concluding a joint statement for presentation to the Environment Court presented their statement dated 29 October 2020 (The Joint Landscape Report). Comments from that report (including from Appendix B annexed thereto) that are relevant and applicable to the land holdings of CDL, MAHL, and BBHL are as follows:</p> <p>All of the RCL PA areas should be mapped to adopt landscape as opposed to road boundaries</p> <p>Cardrona River/Mt Barker Road RCL PA: PA mapping should be extended to the base of the lower Criffel terrace due to the similarity of this area with respect to landscape characteristics and values, to the balance of the mapped Cardrona River/Mt Barker Road RCL</p> <p>DPA 1 borders, along its southern boundary by the base of the Pisa/Criffel range ONL, Mt Barker Rural Lifestyle Zone, and Mt Barker Road ● The DPA contains areas of well-established rural living development, characterised by relatively small rural living sized lots and the presence of building platforms, as well as productive farmland</p>	<p>Mapping is in accordance with this comment</p>

DPA 1 has been and continues to be subject to development pressure for rural living. It contains a relatively high proportion of RCL land that has been subdivided and developed for rural living

There is potential for several larger sites adjoining Ballantyne Road to be subject to demand for rural living —these create potential for cumulative degradation

In identifying its proposed RCL DPA's, Council took into account, as referenced in Memorandum of Counsel dated 5 October 2020 as submitted to the Environment Court, the following factors:

Areas where consent applications are frequently lodged, whether granted or refused

Areas where certain existing activities could be expected to grow over the life of the ODP

Areas that are or have been subject to recent rezoning appeals, yet remain rural zone, and the land on the periphery of those areas

Areas that were subject to rezoning submissions indicating the intention to move away from the underlying rural zone

Parts of the RCL on the fringes, or in close proximity to urban areas, or immediately outside the urban growth boundary

The inclusion of undeveloped/farmed land in proximity to existing development pressure

Acknowledged in schedule

<p>Queenstown Lakes District Council (Council) have provided limited information in relation to the landscape schedules and no indication of what ‘values’ will be included in the schedules. As such, BGL no indication of the values on which it is providing feedback, however wishes to be involved in this process. The landscape character of parts of Criffel Station and the area has been previously described in a landscape assessment¹ for the Rural Lifestyle zoning which was approved by way of Consent Order² on 15 June 2020 and remains relevant.</p> <p>The landscape values that BGL attribute to Criffel Station are as follows:</p> <p>(a) Flat pastoral land at the toe of the Criffel Range, south of Mount Barker Road and west of State Highway 6 which accommodates farming, residential, visitor accommodation and commercial activities;</p> <p>(b) There is a range of commercial recreation and rural activities with associated built development at the eastern end of Criffel Station, directly opposite the Wanaka Airport, that complement the Airport’s character in this location;</p> <p>(c) Cultural patterns are obvious within the flat pastoral land, with fence lines, gates, tracks, shelterbelt planting and a range of buildings (residential and farming) that have modified the land over time;</p> <p>(d) Rural lifestyle character at the western end of Criffel Station where a 5-lot subdivision is being implemented and a 28-lot subdivision has been applied for;</p> <p>(e) The terraces of the Criffel Range are also modified by farming and utilised for agricultural crop production with part of the western end accommodating rural lifestyle development;</p> <p>(f) The northern slopes of the Criffel Range are characterised by improvements of new grasses on the lower land, open tussock lands and some improvements on the middle third and high country farming;</p>	<p>Analysis in (a) to (g) relate to a small sub-set of the PA, but the general themes of the comments are covered in schedule.</p> <p>These are largely outside the PA.</p> <p>28-lot subdivision is outside the PA.</p> <p>Terraces are outside the PA.</p> <p>Northern slopes are outside the PA.</p>

<p>(g) BGL operate tourism activities and farm tours throughout the entire farm and regularly undertake recreational activities on the land such as biking, hunting and overnight adventures.</p>	
<p>There is already widespread rural residential activities being an element of the Cardona River/ Mt Barker area – i.e. yes there are biodiversity and natural landscape values, as well as farming but also rural residential activities are part of the landscape and that needs to be recognised too.</p>	<p>Comment relocated from Mount Barker ONF feedback.</p> <p>Rural living acknowledged in schedule</p>
<p>The site has a rolling topography typical of the wider landscape, however is bisected by a shallow, flat-bottomed gully that is orientated south-west to north-east, in the same alignment as the Cardrona River itself. A large farm shed is located near the bottom of the gully, with farm tracks, stock water troughs, farming equipment and shelterbelts located across the site (and around the perimeter, particularly along Boundary Road). The site wraps around an existing residential unit at 420 Ballantyne Road (accessed via a right of way over the site) with the original homestead located at 444 Ballantyne Road. The site features a residential building platform (authorised by RM181631) in the northern portion of the site adjacent to Boundary Road, however a dwelling has yet to be constructed. The site is utilised predominately for pasture and grazing. The wider landscape is broadly characterised by large land holdings that contribute to the open space and rural working character of the landscape, with interspersed residences on a variety of large and smaller sized lifestyle blocks, and the Wanaka airport and township of Wanaka relatively close by. A sparse network of roads extends through the area connecting to State Highway 6 to the east and Wanaka to the west, with the recent upgrade of Ballantyne Road providing a sealed and high-quality transport corridor. Vegetation patterns typically include stands of trees, large specimen trees, tree lined accesses and a concentration of amenity, screening and shelter planting around large residences and along road corridors. The landscape also includes farm buildings and structures, typically found in the rural environment. The rolling landforms and shelterbelt planting fragment views of the open landscape, with this creating distinct areas with reasonable absorption capacity and limited viewing catchments. Overall, it is considered that farming and rural living activities, and their associated built form and vegetation patterns are the predominant feature and land use within RCL Area 1, with such activities considered to be appropriate in this locality, and contributing to the predominant landscape attributes, and character and visual amenity values of the area. To this end, it is considered</p>	<p>Comment relocated from Mount Barker ONF feedback.</p> <p>Theme of this comment is covered in schedule.</p> <p>Theme of this comment is covered in schedule.</p> <p>Theme of this comment (apart from absorption capacity) is covered in schedule.</p> <p>Theme of this comment is covered in schedule.</p>

<p>that any landscape schedule for the area should appropriately recognise and provide for the continuation of farming and rural living activities, along with their associated built form and vegetation, and provide for the expansion of the same where appropriate.</p>	
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Priority Area: Cardrona Valley

Feedback	Comment HMLA 14/04/22
<p>The new Cardrona Station development will change the entire valley forever in a negative way - there should not be any further development allowed outside what has already been agreed (that horse has bolted)</p>	
<p>How is the Mount Cardrona Station development allowed to proceed? Surely it doesn't conform to the current RMA?? It's a total disgrace & should have to be submitted to the current resource consent process. It is ruining an ONL & once the damage is done it can't be undone.</p>	
<p>This Valley has a history of gold mining which include original buildings and land features. Preserving these for the benefit of New Zealanders is paramount.</p>	<p>Theme of this comment included in schedule</p>
<p>The key landscape values for the Cardrona Valley are: rugged, unspoilt, historic, peaceful, pastoral, It is characterised by expansive vistas of undeveloped hillsides and mountains underpinned by the sparsely developed pastoral valley floor and lower slopes. All of this is grounded by the historic context of early pioneer settlement and over a century farming activity. A harsh climate creates an ever changing hue of greens and browns and golds set against stunning blue skies, white capped peaks, and dark rocky ridges. The minimal, small scale and scattered development that exists today along the valley floor gives context to the untamed rugged slopes that rise above it. A fine balance exists between the two as one gives emphasis to the other. If ill-considered development is allowed to continue then these values will be irreparably lost.</p>	<p>Theme of this comment included in schedule</p> <p>Schedule modified in transient values and aesthetic values sections</p>
<p>The Cardrona river has a history of gold mining as well as being a beautiful feature of the valley. Preserving the river banks (by protecting access from livestock), planting and clearing the dead trees and overgrowth will enhance the water quality and allow the natural life to thrive. Providing safe access to the river with the construction of a path/bikeway would give the public access in a protected and managed way, enhancing the Upper Clutha District. A path would be a safer option for bikers to travel over the Crown range.</p>	<p>Theme of this comment included in schedule</p>
<p>Mount Cardrona Station will destroy the Cardrona River. The water take for MCS is a disaster waiting to happen.</p>	
<p>The preservation of the landscape values of the open pastoral and alpine slopes of the Cardrona requires future development to be</p>	

low density and clustered along the valley floor. It needs to be sympathetic and absorbed into the environment so should reference the rural and heritage values that define the valley. The density and sprawl of profit driven subdivisions needs to be avoided. However a precedent for this has now been set by the creation of Mount Cardrona Station Village. This sort of development should not be repeated as it is completely out of context to the natural evolution of built form in the valley and has arisen from a developer imposing their will and exploiting a planning anomaly. Such developments not only destroy the rural open space amenity, but they also place increased pressure on a sensitive but highly valued environment.

This feedback is made on behalf of the Cardrona Village Limited (CVL), in respect of the Cardrona Outstanding Natural Landscape (ONL) Priority Area. This is important, as the identification of values is intended (it is understood) to assist in providing guidance as to the appropriateness of activities in the relevant locations, and, if an activity is advanced, the assessment of its effects on those values through any resource consent process. It is of course the adverse effects on the values of an ONL that is to be avoided, not activities within an ONL per se.

As CVL understands it, the Cardrona Settlement Zone is excluded from the ONL mapping. This is appropriate as the area is no longer (particularly taking into account consented development, including the consents held by CVL or related/ aligned companies) sufficiently natural to qualify as ONL. Effectively the Settlement Zone is a pocket of relatively intensive urban land uses (based on the recently consented land use and subdivision, which includes a mix of hotels, serviced apartments, residential apartments, serviced terraced units, residential terraced units, residential dwellings and a hostel on the currently vacant sites on Soho Street and Rivergold Way) that is surrounded by ONL. The Cardrona Village is defined by its key physical features, being the arterial Cardrona Valley Road, the local roads of Soho Street and Rivergold Way, and the variety of residential and visitor accommodation that is existing and consented on these streets

However, the whole area (including the Settlement Zone) has been identified as within the Cardrona ONL Priority Area. It is not anticipated that this should be taken as intended to bring the Settlement Zone back into ONL.

However, it would seem appropriate to identify that the Settlement Zone has significant values to the community. For example, it is highly valued as a focal point for the community,

<p>where people can (or will) be able to meet, stay, and experience those community benefits. They will also be able to appreciate the wider amenity of the surrounding ONL. That is part of the charm and attractiveness of the Cardrona Settlement Zone. The Settlement Zone has the ability to absorb further appropriate development, without impacting on the values of the surrounding ONL. Effectively, an “alpine village” settlement is part of the value of the wider Cardrona ONL. There are obviously also valued historic values associated with the Settlement Zone, with the historic Cardona Hotel and associated historic buildings being the most significant group of buildings in the village.</p>	<p>Attributes and values of the Cardrona Village Settlement Zone not included in the PA ONL schedule, except where the village influences the character and landscape capacity of the surrounding ONL.</p>
<p>Landscape values associated with MCSL’s Rural Zoned landholdings</p> <p>MCSL opposes the inclusion of land zoned MCSSZ within an area of Outstanding Natural Landscape (ONL) Priority Area in the PDP at this time. MCSL understands that where land has not been reviewed through the PDP, then the provisions applying to the land are found in the ODP, except for the strategic provisions in Chapters 3, 4, 5 and 6 except to the extent that either Chapter 3 or Chapter 6 specifies exclusions or qualifications to that application¹.</p> <p>Chapters 3 and 6 of the PDP set out the regime for the mapping of ONLs, Outstanding Natural Features (ONF) and Rural Character Landscape (RCL) and the application of provisions relating to these landscape categories². While it is anticipated that the MCSSZ (or its PDP equivalent zoning) would likely be identified as an Exception Zone under 3.1B.5 and therefore excluded from the application of the landscape categories and related provisions, as the MCSSZ has not yet been reviewed, no reference to this zone is made.</p> <p>In summary, it is anticipated that despite the mapped extent of the Cardrona Valley ONL Priority Area, the landscape schedules will not apply to the land within the MCSSZ, by virtue of it not being zoned Rural, and/or listed as an Exception Zone in Chapter 3.</p> <p>The landscape character of the wider area has been previously described in previous landscape assessments for the MCSSZ and remains relevant for the Rural Zone land parcels held by MSCL (noting that the SASZ is a listed “Exception Zone” for the purposes of the Chapter 3 provisions relating to ONL/ONFs).</p> <p>(a) Rugged, ice-weathered slopes and ridgelines dominate the landform and a tawny grass vegetation cover dominates the ecology;</p>	<p>Attributes and values of the Mount Cardrona Special Zone not included in the PA ONL schedule, except where the zone influences the character and landscape capacity of the surrounding ONL.</p>

<p>(b) Cultural patterns are subservient in the upper valley, with scattered fence lines, gates and tracks meaning that a farming use of the land has modified it only slightly;</p> <p>(c) In the lower valley, approximately north of Cardrona township, farming has modified the valley floor more heavily and here cultural patterns in the form of improved pasture and considerably more exotic trees compete with nature, with the result that landscape character is less wild and remote;</p> <p>(d) The MCSSZ, the existing Cardrona settlement, the Cardrona Alpine Resort SASZ and the Waiorau/Pisa SASZ sit as individual instances of development within the Cardrona Valley. These affect landscape character in that they read as nodes of human influence and occupation within a landscape dominated by natural patterns and farming land use; and</p> <p>(e) The MCSSZ provides for a dense urban village of residential, commercial, visitor accommodation and outdoor recreational activities. The existing MCSSZ provisions would bring about a situation where a relatively dense, spatially confined, busy, rustic alpine village would appear on the lower terrace area that serves residential, tourism, recreation and commercial functions;</p> <p>(f) The Cardrona Alpine Resort SASZ provides for tourism infrastructure, including for recreational and accommodation activities and the built form and ancillary activities (such as carparking) associated with these activities. The SASZ includes built form that is visible from the valley floor (the base building) and other infrastructure is visible from some other locations, particularly in summer.</p>	<p>Theme of (a), (b) and (c) included in schedule</p> <p>Schedule modified to reference influence of development nodes on naturalness.</p>
<p>Fishery Resource, Spawning Habitat, Wetland Value</p>	<p>Schedule modified to include fishery resource and spawning habitat in hydrological features</p>

Priority Area: Dublin Bay

Feedback	HMLA comment 20-04-22
I value Dublin Bay's spectacular vistas and its accessibility for activities such as walking, biking, kayaking and paddle boarding.	Theme of this comment is covered in schedule.
It's a great family recreation area especially in summer. It's relatively undeveloped giving it a rustic charm and clean environment close to Wanaka.	Theme of this comment is covered in schedule.
as above - no further development in this precious area	
Wilding pines	Wilding conifers and potential for control covered in schedule
<ul style="list-style-type: none"> '- Aesthetic values - the scenery around Dublin Bay out to the lake and mountains - Recreation values - this includes but not limited to the walking/cycle trails and water sports. - Economic values - related to farming activities as well as complimentary commercial and tourism activities operating within the Dublin Bay area. 	<p>Theme of this comment is covered in schedule.</p> <p>Land uses covered in schedule</p>
<p>'Dublin Bay is valued for:</p> <ul style="list-style-type: none"> - Aesthetic values - the scenery around Dublin Bay out to the lake and mountains - Recreation values - this includes but not limited to the walking/cycle trails and water sports. - Economic values - related to farming activities as well as complimentary commercial and tourism activities operating within the Dublin Bay area. <p>Fires and freedom camping are threats to the landscape values of Dublin Bay</p>	<p>Theme of this comment is covered in schedule.</p> <p>Land uses covered in schedule</p>
<p>Northlake Investments Limited (NIL) owns land at Northlake, within the mapped extent of the Dublin Bay Outstanding Natural Landscape Priority Area. Its landholdings include land zoned Northlake Special Zone (NSZ) under the Operative District Plan (ODP), as well as surrounding land zoned Rural Zone in Stage 1 of the PDP review. Queenstown Lakes District Council (Council) have provided limited information in relation to the landscape schedules and no indication of what 'values' will be included in the schedules. As such, NIL has no indication of the values on which it is providing feedback, however wishes to be involved in this process. NIL is developing the NSZ for residential development in accordance with the zone purpose. This</p>	

<p>feedback covers the landscape values associated with NIL's Rural Zoned land adjoining and north of the NSZ. The landscape character of NIL's Rural Zoned land has not been previously assessed, however the landscape has been affected by human modification (earthworks). The values that NIL attributes to this area are the mature kanuka vegetation extending down the escarpment above the Outlet Motor camp. NIL requests that the above values be incorporated into the landscape schedule for the Dublin Bay Outstanding Natural Landscape Priority Area and that the southern boundary of that Priority Area appropriately reflect topography and mature kanuka vegetation.</p>	<p>Kānuka vegetation already recognised under Important ecological features and vegetation types</p>
<p>Landscape Values of 'Sticky Forest' land</p> <p>In identifying the values associated with this land it is important to recognise its very particular status (as described above) and how that came to be. As noted/ this is SILNA Substitute Land. The Waitangi Tribunal found that the Crown's failure to set aside sufficient lands to give Ngāi Tahu an economic base within purchase areas in the 1800s, was exacerbated by the Crown's failure to transfer the Häwea/Wānaka SILNA land. The Crown accepted that there was an obligation to the Häwea/Wānaka SILNA beneficiaries to fulfil².</p> <p>There is a public interest in ensuring the values associated with this land recognise the Crown commitment made in 1997 in fulfilment of long-standing SILNA obligations. Accordingly, it is a value associated with this land that it is redress land.</p> <p>Following on from that/ Te Arawhiti values that the land could have multiple future Uses, that in determining its values this should be recognised. Specifically, it should be recognised that in keeping with its current forestry plantation use, forestry activities could occur and that public recreational use</p>	<p>Sticky Forest identified as SILNA substitute land under Mana whenua features and their locations</p>

could end³. If the appeal outcomes result in rezoning of part of 'Sticky Forest', then the Rural Character Landscape overlay on Sticky Forest would be invalid over any re-zoned area.

In particular, Te Arawhiti cautions against treating as a value for this land/ amenity values based on a green backdrop, given its current status.

Values could change or be enhanced over time through suitable domestication surrounded by planting, conservation activity, converting to pastoral use or creating legal access to tracks for recreational use.

Importantly, it is considered that the 'Sticky Forest' land does not share the same landscape sensitivities as the rest of the Dublin Bay ONL due to its proximity to the urban environment, and the landscape quality being of lower visual amenity due to its plantation forestry Use in wilding exotic species. We consider it would be prudent for Council to recognise this and reflect Sticky Forests landscape values as distinct from wider Dublin Bay landscape values.

Te Arawhiti thanks Council for the opportunity to comment on the project and have our views taken into consideration. For any questions as to this submission, my contact details are below.

NäkU noa, nä

<p>could end³. If the appeal outcomes result in rezoning of part of 'Sticky Forest', then the Rural Character Landscape overlay on Sticky Forest would be invalid over any re-zoned area.</p> <p>In particular, Te Arawhiti cautions against treating as a value for this land/ amenity values based on a green backdrop, given its current status.</p> <p>Values could change or be enhanced over time through suitable domestication surrounded by planting, conservation activity, converting to pastoral use or creating legal access to tracks for recreational use.</p> <p>Importantly, it is considered that the 'Sticky Forest' land does not share the same landscape sensitivities as the rest of the Dublin Bay ONL due to its proximity to the urban environment, and the landscape quality being of lower visual amenity due to its plantation forestry Use in wilding exotic species. We consider it would be prudent for Council to recognise this and reflect Sticky Forests landscape values as distinct from wider Dublin Bay landscape values.</p> <p>Te Arawhiti thanks Council for the opportunity to comment on the project and have our views taken into consideration. For any questions as to this submission, my contact details are below.</p> <p>NäkU noa, nä</p>	
<p>Nationally Significant Fishery (Lake Wānaka)</p>	<p>Added to schedule under Important hydrological features.</p>

Priority Area: Feehly Hill

Feedback	HMLA comment 21-04-22
On the map this hill is shown as Ferry Hill	
See prior comments for Shotover River	
This is more about face opposite Feeley Hill rising above Bush Creek I would like to see it retained the way it is with its attractive green texture and Autumn colour from the (mainly) Larch trees rather than clearing them because they are mainly exotic	Schedule not modified due to wilding potential of larch, sycamore and rowan on the hill.
Agree no further inclusion around Feehly Hill	

Priority Area: Halliday Road - Cordridge

Feedback	HMLA comment 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>General theme of feedback included in schedule</p>
<p>The Silverlight project significantly affects the Corbridge area - poor choice</p>	
<p>great access to river trail for cyclists & pedestrians, natural character is marred by the widespread planting of overgrown eucalyptus & Conifers . We need to encourage more native & fire resistant plantings & systematically cull the overgrown older & introduced trees</p>	<p>Recreational values of river trail included in schedule. Plant pest species identified in schedule.</p>
<p>Will be a key link between the town and the newly approved film park so I understand it will get busier</p>	
<p>I am amazed at the environmental destruction that has been permitted to Graham Lee for his venture Hook. The once wonderful native wetland is now a shrine to tourism.</p>	<p>Feedback relates to area outside the PA.</p>

Priority Area: Kawarau River

Feedback	HMLA comment 22-04-22
<p>This is a recreation area for our family, as well as a feature that grounds and links us to the area. It has a life force or mauri that is very powerful, being the only river that drains Lake Wakatipu and the Wakatipu Basin. We love to walk and ride along the banks of the river and play on the beaches. We love to watch the mixing of the waters in the River - from the Shotover River and Lake Wakatipu.</p>	<p>General theme of this comment is covered in schedule</p> <p>Schedule modified to include mixing of waters as part of aesthetic attributes</p>
<p>Keep the wild spaces, limit vehicular activity and commercial jetboats</p>	
<p>See prior comments for Shotover River</p>	
<p>Think any large scale or high density development should be very limited.</p>	
<p>This is a natural beauty to preserve and restrict development.</p>	
<p>Like it as it is</p>	
<p>Please please get rid of the rabbits and the rabbit holes and burrows!! They are everywhere everywhere and look horrible! Also, they're bad for the environment. There are rat and stote traps out, but I can't see the rabbit traps?? Have you used poison? Or close the track and hire hunters? Many thanks.</p>	<p>Rabbits as a pest species included in schedule</p>
<p>Fishery Resource</p>	<p>Included in schedule</p>
<p>The Chard Farm Land is included within the proposed Kawarau River Outstanding Natural Feature (ONF) and the Northern Remarkables Outstanding Natural Landscape (ONL).</p> <p>The Land and surrounding landscape have been highly modified by viticulture, farming and other human activity and are not in their natural state. As can be seen in Appendix B, the Chard Farm land over which the proposed ONL and ONF notations might sit, is completely modified and not "natural". It is dominated by intensive viticulture, buildings, tracks, the road and accessways.</p> <p>Viticulture, farming and commercial activities are the key values of the Gibbston Valley, and are anticipated in the Gibbston Character Zone (GCZ). Chard Farm, and nearby landowners and occupiers, have invested significant time and resources in</p>	<p>Chard Farm vineyards are outside the Kawarau River ONF, but are included in the Northern Remarkables ONL.</p>

<p>working alongside Council to ensure these activities are expressly provided for PDP.</p> <p>Chard Farm considers it is more consistent with the character and values of the Gibbston Character Zone, for it to be removed entirely from the ONL and ONF classifications. The identification of the 2205917 6808021v1 page 2 values of the GCZ generally, and Chard Farm specifically, will make it obvious that it is not sufficiently "natural" to be included in these overlays, and it will be a natural and logical consequence of going through the values identification process, to justify removal of the GCZ from those overlays altogether.</p> <p>Chard Farm is concerned the landscape schedules may lead to further confusion and complexities. Chard Farm's experience is that additional 'layers' of the PDP, such as the Wāhi Tūpuna chapter and overlay, can make it difficult to interpret and apply the objectives, rules and policies. Chard Farm is particularly concerned that the landscape schedules may undermine or conflict with the provisions of the GCZ, thereby completely undermining the very enabling purpose of the zone to provide for viticulture, farming and tourism activities.</p> <p>The ONF boundary indicated in the landscape schedules map does not reflect the natural topography or geography of the Land and surrounding area. It should be amended to align with the contour line to better reflect the surrounding environment, as indicated in the plan attached as Appendix C.</p>	<p>Comment relates to ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p>
<p>Rock Supplies has an interest in land contained in Record of Title OT19A/733 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them, on which to provide feedback. The consultation documents are limited to the landscape schedules maps. As such, Rock Supplies has little to no indication of the values on which it is providing feedback.</p> <p>Rock Supplies is concerned the addition of the landscape schedules may lead to further complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative District Plan (ODP) was that it was exempt from ONL status. Under the PDP, it is only exempt from certain ONL provisions.</p>	<p>Victoria Flats PA ONL schedule relates to Rural-zoned land outside the Gibbston Character Zone, but includes activities within this Zone as context.</p>

<p>This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p> <p>Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:</p> <p>All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.</p> <p>Remove the Land from the ONL and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status</p> <p>The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.</p>	<p>Comment relates to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Aesthetic pleasantness included in schedule.</p>
<p>This feedback is provided on behalf of the Station at Waitiri Limited (the Station) in relation to the proposal to include landscape schedules in the Queenstown Lakes Proposed District Plan (PDP). 2 The Station has an interest in land at Kawarau Gorge, contained in Records of Title 410590, OT19A/734, OT14B/1179, 364038 and 364036 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them. The consultation documents are limited to the landscape schedules maps. As such, the Station has little to no indication of the values on which it is providing feedback.</p> <p>The Station is concerned the addition of the landscape schedules may lead to additional complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative</p>	<p>Victoria Flats PA ONL schedule relates to Rural-zoned land outside the Gibbston Character</p>

<p>District Plan (ODP) was that it was exempt from ONL status. Under the PDP it is only exempt from certain ONL provisions. This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p> <p>Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:</p> <p>All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.</p> <p>Remove the Land and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status from the ONL.</p> <p>The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.</p>	<p>Zone, but includes activities within this Zone as context.</p> <p>Comment relates to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Aesthetic pleasantness included in schedule.</p>
<p>BFDL opposes the inclusion of their landholdings within an area of Outstanding Natural Feature (ONF) Priority Area in the PDP at this time, due to the outstanding appeal relating to their land parcels. While not explicit in the consultation documentation, it is understood by BFDL that the landscape schedules being consulted on will be located in Chapter 21 (Rural Zone)¹ and therefore only be applicable to applications seeking consent under the Rural Zone rules.</p> <p>These values can be generally described as follows: (a) The core characteristics and values of the river valley focus on the Kawarau River course and the mountain slopes that rise dramatically above it. These are the core features that provide the foundation for most of the valley system’s biophysical character, its expressiveness (related to the valley’s formative geomorphic and hydrological processes), its visual legibility and aesthetic appeal, its more dynamic qualities and grandeur, and its cohesiveness. Some of these characteristics are also evident down the length of the Priority Area’s northern margins, including the flood plain and river escarpment</p>	<p>Comment relates to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Themes of these comments are covered in schedule</p>

<p>Kawarau River PA ONF relates to the Kawarau River corridor stretching from the Frankton Arm of Lake Wakatipu westwards to Roaring Meg. The extent of the mapped PA ONF corresponds to the upper edges of the landforms framing the river corridor. This takes in the river floodplains in places.</p> <p>Physical Attributes and Value</p> <ul style="list-style-type: none"> a. Large waterbody with gravel and schist bed. b. Steep river scarps and cliffs interspersed with floodplains. c. Valued habitat for trout, salmon, eel, rare fish, koaro. d. Weed free in places upstream of Lake Dunstan, although most vegetation along and near the river’s margins comprises exotic species. <p>Perceptual (Sensory) Attributes and Values</p> <p>Particularly important views include: a. Highly attractive close, mid and longer range views along the predominantly vegetation clad, river corridor. Vegetation and landform patterns together with the winding corridor serve to contain and frame views, contributing a highly variable albeit generally relatively enclosed character to the outlook. In places, the roche moutonnée of Morven Hill and/or the mountain slopes of the Remarkables add a sense of drama and grandeur. The dynamic river waters form a dominant visual element.</p> <p>Appealing mid and longer range views from Remarkables Park, Shotover Country, Lake Hayes Estate, Bridesdale, SH6 and the Queenstown Trail to discrete sections of the Kawarau River and its predominantly vegetation clad banks and floodplains. In such views, the rugged mountain backdrop of the Remarkables adds to the appeal of the outlook.</p> <p>From some more proximate vantage points, the vegetation fringed, dynamic waters of the Kawarau River are seen alongside the seemingly ‘tamed’ pastoral floodplains and elevated terraces.</p> <p>Views of the dramatic river cliffs and scarps east of Morven Ferry Road are highly memorable.</p> <p>Generally there is a high perception of naturalness throughout the river corridor by virtue of the dominance of the waterbody and its vegetated margins. Whilst boating activity and trails are evident in the corridor, these activities speak to the high recreational values of the ONF (see shortly). Where evident, structures are of a modest scale and/or sympathetic character and remain subservient to the more natural landscape. Whilst</p>	<p>Physical attributes and values are covered in schedule</p> <p>Perceptual attributes and values are covered in schedule</p>
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<p>pastoral land use dominates the floodplain areas, the vineyards of Chard Farm are also prominent closer to the Gibbston Valley and nearly all the vegetation flanking the river is exotic: extensive bands of willows, stands of poplars, pine woodlots and shelterbelts, large pockets of broom and gorse, and coarse grass species. Even so, there remains a perception of significant naturalness within the valley landscape. The very limited visibility of built development on the Remarkables side of the river plays an important role in this regard, even if pasture and vineyards remain apparent. Farm tracks, fencing, power lines, a 220kV transmission corridor and the margins of the Bridesdale and Lake Hayes Estate settlements are also evident. However, the confined, often intimate, nature of the river landscape limits exposure to such elements, creating a landscape that is highly picturesque, variable and aesthetically appealing.</p> <p>Expressiveness values are strongly linked with the clearly legible, glacial and alluvial / hydrological processes that have shaped this valley landscape and which continue to add to its dynamic qualities. Transient values are derived from the fluctuations and changing patterns of its river waters and the seasonal changes evident in its vegetation – most notably in its stands of poplars.</p> <p>Cultural Values: valued food source. Historic values: gold panning and sluicing; the former entry route to Queenstown down the eastern side of the river near Chard Farm; and the historic Roaring Meg Power Station and water discharge (evident from SH6). High shared and recognised values as evidenced by the Water Conservation Order that applies to the river (with its wild and scenic characteristics; natural characteristics; scientific values and recreational purposes specifically identified). High recreational values associated with kayaking, jetboating and fishing on the river; walking and cycling the trails alongside the river</p>	<p>Associative and cultural attributes and values are covered in schedule</p>
<p>Queenstown Park is 2,000ha rural site located on the true right bank of the Kawarau River which extends to an altitude of approximately 1000masl on the north face of the Remarkables. This land is within the Northern Remarkables ONL priority area and bounded by the Kawarau River ONF priority area.</p> <p>Recreational values and water quality values of the Kawarau River</p> <p>9. As a deeply incised river, the Kawarau River is much less visible from the wider basin (the viewer needs to be at the river banks or high above the river to enjoy the river) but its Page 3 2107964 / 706655 recreational values are very high and need to be recorded alongside its scenic values. High numbers of tourists</p>	<p>Theme of comments covered in schedule.</p>

<p>experience jet boating on the river (with commercial operators such as KJet and RealNZ) and the iconic Kawarau bridge bungee operation, but the river is also used by large numbers of walkers, cyclists (QTT trails network as well as QPL trails on Open Days), fishermen, kayakers rafters, private jet boat users and swimmers.</p>	
<p>10. Another important value of the Kawarau River is the exceptional clarity of particularly the upper stretch of the river from the Shotover confluence to the head of the river at the Kawarau Falls, the outlet from the Frankton Arm of Whakatipu wai Maori. Lake Wakatipu is effectively a giant settling pond that ensures that water leaving the lake and entering the Kawarau River is invariably clean, even after a major rain event.</p>	<p>Theme of comments covered in schedule</p>
<p>11. The water quality and high recreational values of the Kawarau River are expressly recognised as outstanding characteristics in the Water Conservation (Kawarau) Order 1997.</p>	<p>Included in schedule</p>
<p>19. The Queenstown Park Station has its own microclimate. It faces north, is sheltered from the cold southerlies by the Northern Remarkables, and the warmth in the valley is enhanced by the north facing rock faces and terrain collecting and releasing heat slowly, to the adjacent terraces partially trapped by much of the higher terrain on the northern side of the Kawerau River. As a result, the property enjoys hot dry summers and as with all of Queenstown approximately 100 days of winter. From a livestock farming perspective, this is not optimal and makes the property difficult to farm because the property critically tends to “burn off” in the Spring and Summer very quickly at a time when there is a need to make supplementary feed for Winter. It requires irrigation where that is possible but that is costly. However, from a recreational and visitor perspective, the warmer micro-climate provides significant advantages. It also has benefits for viticulture and horticulture, which may be able to be developed in tandem with recreation and resort development.</p>	

Priority Area: Lake McKay and Environs

Feedback	HMLA comment 19/04/22
I value Lake McKay Station as a rural zone with high visual amenity value.	Theme of this comment is covered in schedule.
leave development free	
Wilding pines	Wilding conifers noted as pest plant
Spawning Habitat (Luggate Creek)	Added to Hydrological features

Priority Area: Maungawera Valley

Feedback	HMLA comment 28-04-22
<p>I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that "The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua."</p>	<p>General theme of comment included in schedule</p>
<p>sufficient subdivision has already occurred here and anymore will alter the feeling of this magnificent valley</p>	<p>General theme of comment included in schedule</p>
<p>It should be acknowledged that this is a rural residential area of many years and a working rural landscape. There are associated buildings and infrastructure occurring throughout, including residential dwellings, sheds, farm tracks, water tanks, silos, shelterbelts, stables, fences, and the like. Provision should be made for these activities to continue and to be developed in the future in order to preserve this rural residential and working landscape.</p>	<p>Both rural living and working rural uses acknowledged in schedule</p>
<p>We think the Maungawera Valley requires a very balanced consideration re-landscape values. The upper reaches of Mt Gold are a good example of an undeveloped natural landscape however the lower farmed areas containing existing buildings, exotic plantings and shelterbelts are very different. The Maungawera Road is public but services only resident farm dwellings and associated rural services. The modern era of agriculture allows for much smaller/ intensive Lot productive land use with associated buildings and this should be considered for the future. Preserving existing large Lot pastoral character is archaic and irrelevant for the future. Provision must be made in the Plan for development of rural landscape into modern smaller Lot land use production methods, this should be encouraged and not avoided at all costs. Thanks.</p>	<p>Landscape capacity for intensive agriculture included in schedule.</p>
<p>We have just endured six years of government mandated Resource Consent and Zone Change hell and have achieved zone change from Rural Character Zoning to Rural Visitor Zone. I note from the QLDC website that this latest in the interminable series of activist inspired and Environment Court</p>	<p>Feedback relates to RCL PA Area 3: West of Hawea River</p>

mandated landscape assessments and reviews, a review that will inevitably further limit the rights of landowners and their ability to remain on their land as ever increasing property value based taxation will soon ramp up the process of negative gentrification ... only includes Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

Our property: LOTS 1-2 DP 21025 SEC 1 SO 20288 BLK III LOWER HAWEA SD CT-OT18C/770 Lot 1 CT- OT12D/533 Lot 2

is now designated as "The Maungawera Rural Visitor Zone". As such it is not included in any of the above mentioned landscape/zone designations and so does not fall within the purview of this current landscape review. In addition, the most rigorous possible landscape review and assessment was an integral part of the years long Stage III Plan Change procedure that led to our success in the process when so many others were unsuccessful. Please remove our property from the mapping for this landscape schedule review and from consideration in the process

Priority Area: Morven Hill

Feedback	HMLA comment 21-04-22
<p>When we took over our property on Morven Hill it was over run with Gorse, Broom and thistles, as we are able to access most of our site with machinery we cleared the site and undertake annual weed and pest control and are able to farm this land. since we are now noticing new species of thistle (Cotton Thistle) and rabbits control is becoming much more of a focus with annual poisoning and continues shooting.</p> <p>We also have water tanks high on our site which are part of an irrigation scheme providing irrigation and stock water to our land and our neighbor's, this scheme has been in place for many years.</p> <p>We have small scale veggie garden with glass house, garaging, sheds and stock yards on our property along with track access to stock paddocks, we undertake small scale farming including mowing of paddocks, bailing and all activities related to small scale farming.</p> <p>There is Walnut, chestnut and other tree species on the hill that relate to the early settlers and their farm activities.</p> <p>We are always consider more economically uses for the land with tree planting for carbon credits being a worthy consideration to offset potential future compliance costs being imposed or consider by government.</p> <p>I think the ONF has its place however there should be flexibility with in the zoning or sites like ours that are not a "Natural Feature" due to the past and present activities and developments undertaken on the sites to date, our family home when built involved substantial earthworks to total re contour the land followed by substantial planting, this site has no natural Feature amenity at all. Our land could support future subdivision which is something we would like the option to be able to do in the future as a succession plan for our 3 children.</p>	<p>Land use elements mentioned are acknowledged in schedule.</p> <p>Schedule modified to add these trees under Important archaeological and heritage features.</p>
<p>As of now, we - the Property owners of 51 Alec Robins Road - do not agree with the current landscape covenant and the future landscape plan schedule. Our property outlook is adjacent to developed lifestyle blocks a few hundred meters Northward along the Morvens Hill slope, specifically Sicilian Lane/Jean Robins Road. We do not agree that any future building activity on our property should be inhibited by the proposed landscape covenant, given these adjacent sites have demonstrated development potential under the same conditions. We</p>	<p>Comment relates to ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p>

<p>would like our property - 51 Alec Robins Road - to be exempt from this proposed landscape schedule.</p>	
<p>This feature has scenic value to our family. It is another iconic feature that helps us understand the glacial history of the area, in combination with the other glacial features of the Basin. It also has significance related to personal milestones in our family, being the location of an annual hill climb walk for the 4 year olds at our local daycare.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Think any large scale or high density development should be very limited.</p>	

Priority Area: Mount Alpha

Feedback	Comment HMLA 14/04/22
The landscape is spectacular, and should be totally preserved.	Theme of this comment is covered in schedule.
The whole area from Cardrona valley to Roy's Peak is a ONF to the backdrop of Wanaka. It is in danger of being developed long term like the range from Frankton to Queenstown.	Theme of this comment is covered in schedule.
Leave it unadorned and unsubdivided	
Eliminate wilding conifers - encourage native regeneration	Wilding conifers noted as pest plant
The land owned by Hawthenden Limited which is subject to the ONL zoning has been operated as a working farm for more than 120 years and there are no outstanding nor natural landscape values on this property as the evidence presented in the Environment Court has outlined .	No scope to change PA boundaries
The Mount Alpha zone incorporates Hillend Station. Most is zoned within the Mount Alpha Proposed Landscape Priority Area, including our lot (Lot 9). The other lots that were subdivided from the station are included in the Rural Character Landscape Priority Area. The inconsistency is a cause of concern. The farm lots were bought to be part of a working farm with a covenant that precludes any further subdivision and development and is the reason we bought the lot. We believe all areas of Hillend Station (including the Lots 1-10 and adjoining Lot 23 which is not split between the 2 proposed zones) should remain within the area currently designated as Outstanding Natural Landscape precluding any further development or subdivision.	No scope to change PA boundaries

Priority Area: Mount Barker

Feedback	HMLA comment 21-04-22
<p>There are two thematics I wish to share. Firstly is boundary definitions. The Mt Barker ONF as currently drawn includes ~8ha of Douglas Fir plantation on its eastern boundary, which is discordant with boundary definitions elsewhere in the Upper Clutha, which exclude plantations. This has been brought to the attention of council by previous property owners and ourselves, but remains unresolved. Note, the boundary was drawn after the plantation was established.</p> <p>Secondly, our plan, as current owners of the southern half of Mt Barker is to progressively rehabilitate the landscape back to native vegetation. The land is currently overgrown with exotics and would benefit enormously through progressive rehabilitation. Water remains an impediment and under current ORC water management plans, we are facing an enormous cost applying for resource consent to retain our existing water rights, which expire in May this year. We are asked to engage consultants at \$15,000 per report (starting cost) and pay \$1000's in deposit to apply for a consent ORC has admitted will not be granted due to over allocation of the Cardrona aquifer. We will struggle to effect our rehabilitation strategy through loss of water rights.</p> <p>The preservation and enhancement of landscape values is intrinsically linked to water but I see no reference to ORC water plans and how water management is considered under the landscape values proposition. We are experiencing negative effects of a deficient policy that is working against the intent of this survey and landscape management plan. Where is the interface and how are you ensuring the objectives are met under both QLDC and ORC plans? It's a mess and I feel you are pushing the costs and ongoing management burden onto the landowner without proper consideration of the effects and consequences. Certainly without compensation. The concept is great but I and every single other landowner I have spoken to are deeply concerned this will be another prohibitive and unwanted cost that is impossible to comply with without engaging specialist advice at great cost, just to effect council policies, with no tangible value compensation. And a supposed increase in land value as an argument is both specious and a poor justification - we cannot realise value unless we sell, which no one wants to as they are all owners because they love the land. We suffer cost implications by GRV rateable increases, without gaining benefit. I am fully committed to leaving a legacy of improved land behind me, am asking for no help or financial assistance but do not appreciate the hurdles, barriers, costs and general instructions being placed in front of me to achieve this.</p>	<p>Comment relates to ONF mapping query which is beyond the scope of the PA Landscape Schedules work.</p> <p>Note that ONF boundaries based on topography of roche moutonee rather than on land use patterns.</p>

<p>You need to consider rate rebates for costs incurred by owners complying with your policies or be prepared to shoulder the burden yourselves. To just blindly push costs onto us is iniquitous and at odds to the QLDC Helpful, Responsive, Respectful mantra.</p>	
<p>Should be left without development and in its natural state except for the maintenance of broom, weed and pest control.</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Beautiful place of great natural beauty, don't want any residential development there</p>	<p>Theme of this comment is covered in schedule.</p>
<p>I look at Mt Barker every day and love the fact that there are no lights (no dwelling) upon this land - that it stands undeveloped amongst all the clutter of new houses - please let us retain this</p>	<p>Theme of this comment is covered in schedule.</p>
<p>Mt Barker is not in our immediate view but th Criffel range Cardrona valley are & appear untouched. However much of our northern view is impeded by overgrown Eucalyptus on neighbouring properties</p>	
<p>Mt Barker ONF: Any future residential development, that is building platforms and access roads, would threaten its landform integrity. The existing bulldozed tracks are a low-level violation of its landform values. Future harvesting of the extensive Douglas Fir plantation on the southern aspect will provide an opportunity to restore/enhance the indigenous vegetation visual character of Mt Barker, now violated by this exotic plantation. The future indigenous vegetation quality could/should rival that of Mt Iron.</p>	<p>Theme of these comments covered in schedule.</p>
<p>There is already widespread rural residential activities being an element of the Cardrona River/ Mt Barker area – i.e. yes there are biodiversity and natural landscape values, as well as farming but also rural residential activities are part of the landscape and that needs to be recognised too.</p>	<p>Comment relocated to Cardrona River/Mt Barker PA RCL.</p>
<p>The site has a rolling topography typical of the wider landscape, however is bisected by a shallow, flat-bottomed gully that is orientated south-west to north-east, in the same alignment as the Cardrona River itself. A large farm shed is located near the bottom of the gully, with farm tracks, stock water troughs, farming equipment and shelterbelts located across the site (and around the perimeter, particularly along Boundary Road). The site wraps around an existing residential unit at 420 Ballantyne Road (accessed via a right of way over the site) with the original homestead located at 444 Ballantyne Road. The site features a</p>	<p>Comment relocated to Cardrona River/Mt Barker PA RCL.</p>

residential building platform (authorised by RM181631) in the northern portion of the site adjacent to Boundary Road, however a dwelling has yet to be constructed. The site is utilised predominately for pasture and grazing. The wider landscape is broadly characterised by large land holdings that contribute to the open space and rural working character of the landscape, with interspersed residences on a variety of large and smaller sized lifestyle blocks, and the Wanaka airport and township of Wanaka relatively close by. A sparse network of roads extends through the area connecting to State Highway 6 to the east and Wanaka to the west, with the recent upgrade of Ballantyne Road providing a sealed and high-quality transport corridor. Vegetation patterns typically include stands of trees, large specimen trees, tree lined accesses and a concentration of amenity, screening and shelter planting around large residences and along road corridors. The landscape also includes farm buildings and structures, typically found in the rural environment. The rolling landforms and shelterbelt planting fragment views of the open landscape, with this creating distinct areas with reasonable absorption capacity and limited viewing catchments. Overall, it is considered that farming and rural living activities, and their associated built form and vegetation patterns are the predominant feature and land use within RCL Area 1, with such activities considered to be appropriate in this locality, and contributing to the predominant landscape attributes, and character and visual amenity values of the area. To this end, it is considered that any landscape schedule for the area should appropriately recognise and provide for the continuation of farming and rural living activities, along with their associated built form and vegetation, and provide for the expansion of the same where appropriate.

Priority Area: Mt. Iron

Feedback	Comment
Should be maintained as the public asset it has now become for recreational use. Minimal change to its natural state except for walking tracks.	
Beautiful place of great natural beauty, don't want any residential development there	Already included in schedule
I am pleased that Mt Iron has been secured for the community and look forward to QLDC working with DoC to develop integrated walking and cycling trails. I hope to see plenty of native planting to support more biodiversity. Mt Iron is one of the best walks close to town and the view from the top of Mt Iron is well worth the walk, and great for reflection and wellbeing. I believe that it would be very unsafe to see more development on Mt Iron due to the known fire risks.	Already included in schedule
Mt Iron sets the tone as you enter Wanaka, preserves a sense of space and nature. Mt Iron is incredibly well utilized by the community and visitors to Wanaka as a place to get away for a walk, enjoy incredible views over all of the surrounding landscapes, to get out in nature. How lucky we are to have this preserved natural space walking distance from our town center. With development all around it Mt Iron is literally the natural calm in the storm of a growing town. It needs preserved as an ONF for all future generations to enjoy.	Landmark qualities added to views Values of quietness and naturalness as a relief and contrast to township added to shared and recognised values
I am grateful that the council brought the land to help keep Mt Iron a reserve for all to enjoy. It is used by so many locals on a regular basis.	
We believe this iconic Wanaka landscape should be protected from any development/construction and as such are pleased with the recent decision by QLDC to purchase land in the greater Mt Iron ONF to create a large community reserve. We are also heartened by QLDC's statements on plans to restore the areas natural flora and create a series	

<p>of tracks to enhance public access and enjoyment of this area.</p>	
<p>It's a distinctive feature that provides an island of natural features amongst a growing metropolis. As the increasing subdivision and urbanisation of what was semi rural land increases it can be a hub for nature , bird life in particular. I'd like to see it allowed or encouraged to regenerate into native vegetation and a haven for bird life. Remove wilding pines and conifers as well pest species such as hawthorn and briar rose broom and gorse. Intensify trapping and as an 'island ' of nature we can minimise the effect of stoats and possums rats and cats. may be more problematic . It provides a buffer for the light pollution that is increasing as Wanaka grows. I value the lack of street lights and the positive effect this has on our local night sky.</p>	<p>Already included in schedule</p>
<p>Mt Iron has been recognised as an ONF. Zoning and Urban boundaries should be aligned to reflect this status. Pending the proposed sale of this land to the QLDC, which would presumably see that alignment, the land should be protected from further development. Additional work is required to develop a management plan to address fire hazard.</p>	
<p>Great natural feature & popular walk a good example of well managed natural feature</p>	<p>Already included in schedule</p>
<p>This area should be reforested with natives with separate bike and walking tracks. Exotic plants should be eradicated over time and an intensive pest trapping programme implemented. Over time (30-40 years) Mt Iron would become a sanctuary for native birds that would help to repopulate Wanaka with native birds, much as Zealandia has done in Wellington.</p>	
<p>The purchase of land here is a great result - hopefully DOC can sort out ceding their managed land to QLDC to enable full use Wonderful environment to have so close in Wanaka with an amazing circular walk that gives</p>	<p>Already included in schedule</p>

<p>pleasure to so many. Amazing views at the top of Mt Iron. The kanuka facing east side is very attractive and must be protected from erosion and to be protected from building. The walking access should remain open and protect for the public in years to come.</p>	
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Priority Area: Roys Bay

Feedback	HMLA comment 20-04-22
<p>No further building development on the foreshore. Car parking with natural recreational use only.</p>	
<p>Roys Bay is showing the negative impacts of urban growth pressures. Sediment coming from Bullock Creek into the bay has made significant changes to the shoreline. Lake swimmers come out of the water covered in slime (lindavia - lake snow) and swimmers at many popular swimming spots are affected by duck itch. The pest lake weed lagarosiphon continues to thrive, is unsightly and is changing the ecology of the bay.</p> <p>I value the natural shoreline, established amenity areas such as Eely Point and ready access to walking/cycling tracks and safe swimming areas.</p> <p>I seek more monitoring in Roys Bay and the development of a formal management plan for Roys Bay and Lake Wānaka, as recommended in the Community Catchment Plan developed by WAI Wānaka and local stakeholders (see https://waiwanaka.nz/projects/community-catchment-plan/).</p>	<p>Lake weeds added to plant pests under Important ecological features and vegetation types</p>
<p>keep development out</p>	
<p>Do a lot more to filter storm water/water leaving the urban environment and going into the lake. Aggressively manage pest plants around the lake shore (luppins, irises, willows, poplars).</p>	<p>Species added to plant pests under Important ecological features and vegetation types</p>
<p>Nationally significant fishery</p> <p>Fish and Game are concerned with the in-stream values of freshwater habitats within the landscapes of the QLDC. Specifically, these habitats possess the following values:</p> <ul style="list-style-type: none"> a. Angling/hunting value as resources for food harvesting and recreational activities. b. Ecosystem value and habitat for sports fish, waterfowl and gamebird species, and indigenous fish species. c. Natural resources that contribute to landscape values and provide a high degree of recreational amenity. <p>a. Nationally significant fisheries include Lakes Hāwea, Wānaka and Whakatipu. These major lakes, in addition to Lake Dunstan, made up for approximately 50% of total angling efforts in the Otago Region, however, this value is becoming increasingly threatened through intensified development around the edge of the lakes. These nationally significant fisheries are included in the QLDC Landscape Schedule Outstanding Natural Landscapes (ONL) of West Wānaka, Roys Bay, Dublin Bay (Lake Wānaka), Hāwea South</p>	

and North Grandview (Lake Hāwea), and Homestead Bay (Lake Whakatipu).	
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Priority Area: Victoria Flats

Feedback	HMLA comment 20-04-22
<p>Landscape The Victoria Flats ONL has been highly modified by viticulture, farming, industrial and commercial activities and the Victoria Flats Landfill. It is not in its natural state.</p> <p>Values The values of the Victoria Flats ONL are: (a) the right to undertake farming activities; (b) the right to undertake viticulture activities and supporting commercial activities, where soils and site conditions support that outcome; (c) its modified nature including through degradation of pasture and introduced pest and plant species; (d) aesthetic pleasantness which is derived from significant landscaping (including mounding and planting); (e) mixed commercial, industrial, recreational, lifestyle and viticulture activities; (f) the right to undertake industrial and commercial activities; and (g) its ability to absorb additional change and development.</p>	<p>Land uses and modified nature of flats recognised in schedule.</p>
<p>Rock Supplies has an interest in land contained in Record of Title OT19A/733 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them, on which to provide feedback. The consultation documents are limited to the landscape schedules maps. As such, Rock Supplies has little to no indication of the values on which it is providing feedback.</p> <p>Rock Supplies is concerned the addition of the landscape schedules may lead to further complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative District Plan (ODP) was that it was exempt from ONL status. Under the PDP, it is only exempt from certain ONL provisions. This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p>	<p>Feedback duplicated from Kawarau River ONF</p> <p>Schedule relates to Rural-zoned land outside the Gibbston Character Zone, but includes activities within this Zone as context.</p>

<p>Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:</p> <p>All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.</p> <p>Remove the Land from the ONL and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status</p> <p>The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.</p>	<p>Comments relate to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.</p>
<p>This feedback is provided on behalf of the Station at Waitiri Limited (the Station) in relation to the proposal to include landscape schedules in the Queenstown Lakes Proposed District Plan (PDP). 2 The Station has an interest in land at Kawarau Gorge, contained in Records of Title 410590, OT19A/734, OT14B/1179, 364038 and 364036 and included within the Victoria Flats Outstanding Natural Landscape (ONL) and the Kawarau River Outstanding Natural Feature (ONF) (Land). The Victoria Flats ONL and the Kawarau River ONF are proposed to be included in the Wakatipu landscape schedules.</p> <p>Queenstown Lakes District Council (Council) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them. The consultation documents are limited to the landscape schedules maps. As such, the Station has little to no indication of the values on which it is providing feedback.</p> <p>The Station is concerned the addition of the landscape schedules may lead to additional complexities and undermine the objectives, policies and rules of the underlying zones. The legacy zoning of the Gibbston Character Zone (GCZ) under the Operative District Plan (ODP) was that it was exempt from ONL status. Under the PDP it is only exempt from certain ONL provisions. This significant policy shift should be reflected in any schedule identified for values. Further, the history of development of the Valley under the old GCZ regime is significant; the rights that those owners have relied on is now evidenced in the significant built form throughout the valley, and the mixed range of land uses.</p>	<p>Feedback duplicated from Kawarau River ONF</p> <p>Schedule relates to Rural-zoned land outside the Gibbston Character Zone, but includes activities within this Zone as context.</p>

Given this significant development and the legacy zoning of the valley it is requested that the ONL boundaries of the Gibbston Valley be reconsidered and re-notified through this plan change process, in particular:

All land in the GCZ be removed from ONL status as it clearly exhibits a working character consistent with Rural Character Landscape and is a distinct and separate landform to the Kawarau Gorge ONL to the south.

Remove the Land and adjacent land which is characterised predominantly by industrial and other mixed uses and no longer is sufficiently natural or outstanding to warrant section 6 landscape status from the ONL.

The values of the Kawarau River ONF are: (a) aesthetic pleasantness; and (b) its topography and screening from development within the Victoria Flats ONL.

Comments relate to ONL mapping query which is beyond the scope of the PA Landscape Schedules work.

Appendix C

PA ONF/L Schedule Template

PA ONF/L XXXX: Schedule of Landscape Values (Template)

General Description of the Area

XXXX.

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. X.

Important hydrological features:

2. X.

Important ecological features and vegetation types:

3. X.

Important land-use patterns and features:

4. X.

Important archaeological and heritage features and their locations:

5. X.

Mana whenua features and their locations:

6. X.

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:

7. X.

Important historic attributes and values:

8. X.

Important shared and recognised values:

9. X.

Important recreation attributes and values:

10. X.

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:

11. X.

Particularly important views to and from the area:

12. X.

Naturalness attributes and values:

13. X.

Memorability attributes and values:

14. X.

Transient attributes and values:

15. X.

Remoteness and wildness attributes and values:

16. X.

Aesthetic qualities and values:

17. X.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for PA ONF/L XXX can be summarised as follows:

18. **Very High physical values** due to X.

19. **Very High associative values** relating to X.
20. **Very High perceptual values** relating to X.

Landscape Capacity

The landscape capacity of the PA ONF/L XXX for a range of activities is set out below.

21. **Commercial recreational activities – x.**
22. **Visitor accommodation and tourism related activities – x.**
23. **Urban expansions – x.**
24. **Intensive agriculture – x.**
25. **Earthworks – x**
26. **Farm buildings – x.**
27. **Mineral extraction – x.**
28. **Transport infrastructure – x.**
29. **Utilities and regionally significant infrastructure – x.**
30. **Renewable energy generation – x.**
31. **Production forestry – x.**
32. **Rural living – x.**
33. **Other uses? – x.**

Appendix D

PA RCL Schedule Template

PA RCL XXXX: Schedule of Landscape Values (Template)

General Description of the Area

XXXX.

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. X.

Important hydrological features:

2. X.

Important ecological features and vegetation types:

3. X.

Important land-use patterns and features:

4. X.

Important archaeological and heritage features and their locations:

5. X.

Mana whenua features and their locations:

6. X.

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:

7. X.

Important historic attributes and values:

8. X.

Important shared and recognised values:

9. X.

Important recreation attributes and values:

10. X.

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:

11. X.

Particularly important views to and from the area:

12. X.

Naturalness attributes and values:

13. X.

Memorability attributes and values:

14. X.

Transient attributes and values:

15. X.

Remoteness and wildness attributes and values:

16. X.

Aesthetic qualities and values:

17. X.

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 RCL XXX can be summarised as follows:

18. **Very High physical values** due to X.

19. **Very High associative values** relating to X.
20. **Very High perceptual values** relating to X.

Landscape Capacity

The landscape capacity of the PA RCL XXX for a range of activities is set out below.

21. **Commercial recreational activities – x.**
22. **Visitor accommodation and tourism related activities – x.**
23. **Urban expansions – x.**
24. **Intensive agriculture – x.**
25. **Earthworks – x**
26. **Farm buildings – x.**
27. **Mineral extraction – x.**
28. **Transport infrastructure – x.**
29. **Utilities and regionally significant infrastructure – x.**
30. **Renewable energy generation – x.**
31. **Production forestry – x.**
32. **Rural living – x.**
33. **Other uses? – x.**

Appendix E

Peer Review Report