

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

**Decision No. [2026] NZEnvC 47**

IN THE MATTER of the Resource Management Act 1991

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

BETWEEN PASSION DEVELOPMENT LIMITED

(ENV-2024-CHC-61)

AND CATHERINE WAN YUNG PHOON AND CHRISTOPHER MICHAEL PHOON

(ENV-2024-CHC-64)

Appellants

AND QUEENSTOWN LAKES DISTRICT COUNCIL

Respondent

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

In Chambers at Christchurch

Date of Consent Order: 10 March 2026



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**CONSENT ORDER**

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PASSION DEVELOPMENT LIMITED & PHOON v QLDC - PALS VARIATION –  
TOPIC 2 – CONSENT ORDER

A: Under s279(1)(b) RMA,<sup>1</sup> the Environment Court, by consent, orders that:

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

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

## REASONS

### Introduction

[1] This proceeding concerns appeals by Passion Development Limited (PDL) and Catherine Wan Yung Phoon & Christopher Michael Phoon (Phoon) against the decision of Queenstown Lakes District Council on the Priority Area Landscape Schedules Variation to the proposed Queenstown Lakes District Plan.

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

[3] Phoon has an interest in land near Arthurs Point (site)<sup>3</sup> while PDL has an

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<sup>1</sup> Resource Management Act 1991.

<sup>2</sup> *Burdon v Queenstown Lakes District Council* [2026] NZEnvC 40.

<sup>3</sup> Legally described as Section 38 Block XX Shotover Survey District held in Record of Title OT60/211; Section 31 Block XIX Shotover Survey District held in Record of Title OT62/180; Section 68 Block XX Shotover SD held in Record of Title OT60/210.

interest in a site in upper Fernhill.<sup>4</sup> Both sites are located within the area to which Sch 21.22.12 Western Whakatipu Basin PA: Schedule of Landscape Values applies. Both appeals sought amendments to the wording proposed for inclusion in Sch 21.22.12.

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

[5] I have read and considered the consent memorandum of the parties dated 3 October 2025 which sets out the agreement reached between the parties to partially resolve the appeal. The agreement reached includes the insertion of new text or amendments to existing text to further describe the Priority Area, the re-insertion of text that appears to have been inadvertently deleted and amendments to the landscape capacity rating text to guide the application of the ratings in order to improve clarity.

### **Other relevant matters**

[6] Arthurs Point Community Association, Gertrude's Saddlery Limited, Kiwi Vineyard Holdings Limited, Queenstown Adventure Park 1993 Limited, and Upper Clutha Environmental Society Incorporated (UCES) each joined the appeal as interested parties under s274 RMA. Apart from UCES, these s274 parties have all signed the memorandum setting out the relief sought. UCES however confirmed it had no interest in Topic 2 matters.<sup>6</sup>

[7] The consent memorandum records the parties' assurances that there are no

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<sup>4</sup> Legally described as Lot 1 DP 20613 as held in Record of Title 838157.

<sup>5</sup> *Burdon v Queenstown Lakes District Council* [2025] NZEnvC 122.

<sup>6</sup> Julian Haworth to the registry, letter regarding late s274 application (2 April 2025).

issues of scope and that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the RMA, including, in particular Pt 2.

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

### **Orders**

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

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

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



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**J J M Hassan**  
**Environment Judge**



**ANNEXURE 1**

Agreed amendments to Sch 21.22.12 Western Whakatipu Basin PA: Schedule of  
Landscape Values

## Key:

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

Green underline and ~~strikethrough~~ = Topic 2 insertion or deletion

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

### Application

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

### General Description of the Area

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

### 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

### Landforms and land types:

1. The steeply sloping foliated schistose mountain landforms of Te Taumata o Hakitekura (Ben Lomond 1,748m) and Bowen Peak (1,631m), which form part of the wall of mountains typical of the u-shaped glaciated valleys of which the Whakatipu Valley is an example.
2. The distinctive peaks of Te Taumata o Hakitekura (Ben Lomond) and Bowen Peak.
3. Exposed rock outcrops and bluffs in places.
4. The Ben Lomond saddle that extends on a west-east orientation between Ben Lomond and Bowen Peak and (in combination with the flanking peaks) separates the Whakatipu Valley from the Moke Creek Valley to the north.
5. The elevated ridgeline spurs extending southwards from the Ben Lomond saddle and taking in Pt 1121 and Cemetery Hill (812m, also known as 'Bobs Peak') immediately west of Queenstown (upon which the skyline Gondola and luge development is located).
6. The extensive ridgeline descending south-westwards from Te Taumata o Hakitekura (Ben Lomond) to Whakatipu Waimāori (Lake Whakatipu (ONL)) and taking in Pt 1580, Pt 1395, Pt 1335, Pt 1138 and Pt 850.

7. The small roche moutonnée landform (480m) towards the western edge of the PA, Whakatipu Waimāori (Lake Whakatipu (ONL)).
8. Glacial till deposits at the toe of the steep mountain slopes forming shallow localised shelves and throughout the more gently sloping lower reaches of gullies within the PA.
9. A localised area of ribs of bedrock on the lower-lying slopes to the west of Sunshine Bay.
10. The steeply sloping roche moutonnée glacial landforms of Te Tapunui (Queenstown Hill, 907m), Sugar Loaf (911m), and Pt 781, with a smooth 'up-glacier' slope to the southwest and south of each landform and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north and northeast.
11. The elevated saddle-like landform between Pt 781 and Ferry Hill, within which Lake Johnson is located.
12. Scarps and hummocky topography on the southeast slopes of Queenstown Hill and the eastern side of Sugar Loaf which are indicative of historic large-scale landslides.

**Hydrological features:**

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

**Ecological features and vegetation types:**

20. Particularly noteworthy indigenous vegetation features include:
    - a. Pockets of grey shrubland dominated by matagouri and mingimingi occur throughout the low-lying rocky slopes of Bowen Peak adjacent to Gorge Road and Moonlight Track.
    - b. Kohuhu (*Pittosporum tenuifolium*) dominant (broadleaved) shrubland at the western end of the PA bordering the lake shore.
    - c. Pockets of mountain beech forest remnants in the gullies of One and Two Mile Creek and Bushy Creek.
    - d. Relic specimens of kowhai on the bluffs above McChesney Creek.
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- e. Subalpine shrubland and snow tussock grassland higher up above the bushline and areas of grey shrubland. The shrubs associated with the subalpine shrubland include species of the genera *Dracophyllum*, *Hebe*, *Leucopogon*, *Gaultheria*, *Pimelea* and *Ozothamnus*.
- f. Parts of the beech forest in One Mile Creek and adjoining areas of subalpine shrubland and snow tussock grassland within the Ben Lomond Scenic Reserve.
- g. Wetland vegetation comprising a mix of rushes and sedges at the southern and northern end of the lake where there is an absence of crack willows. Pockets of rushland and sedgeland also in isolated shoreline areas where gaps exist in the willow cover.
- h. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on each of the roche moutonnée landforms, as well as some hillslopes such as above the eastern shoreline of Waipuna (Lake Johnson). Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.
- i. Extensive patches of manuka (*Leptospermum scoparium*) and scattered specimens of bog pine (*Halocarpus bidwillii*) on the higher western slopes of Te Tapunui (Queenstown Hill).
- j. Short tussockland grassland covers large parts of the undulating crest terrain between Te Tapunui (Queenstown Hill) and Sugar Loaf.
- k. A large wetland (sedgeland) called the Matakauri wetland on the outskirts of Queenstown by Gorge Road which is classified as a Regionally Significant Wetland.

21. Other distinctive vegetation types include:

- a. The almost continuous patterning of plantation *Pseudotsuga menziesii* (Douglas fir) forest throughout the mid and lower flanks of Te Taumata o Hakitekura (Ben Lomond) and the southern flanks of Bowen Peak.
  - b. Areas of pasture, [fenced grazing land and exotic trees above and](#) adjacent to Gorge Road as far as Watties Track.
  - c. The almost continuous patterning of plantation larch and Douglas fir forest throughout the southern lower flanks of Te Tapunui (Queenstown Hill).
  - d. The more fragmented patterning of wilding conifers intermixed with grey shrubland, hawthorn, sycamore, broom, gorse and crack willow throughout the southern lower flanks of Pt 781, the western and northern lower slopes of Sugar Loaf and western lower slopes of Te Tapunui (Queenstown Hill).
  - e. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Te Tapunui (Queenstown Hill), Sugar Loaf and Pt 781.
  - f. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the saddle between Pt 781 and Ferry Hill.
  - g. Amenity and shelter plantings around the scattered rural and rural living dwellings at the southern end of Waipuna (Lake Johnson) and on the north-western side of Sugar Loaf.
  - h. Amenity plantings around the two groupings of dwellings on the south side of Te Tapunui (Queenstown Hill), near the entrance to the Queenstown Hill Time Walk.
  - i. [Scrub and exotic trees/weeds throughout the lower mountain slopes to the west of Sunshine Bay](#)
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and ~~adjacent~~ in the vicinity of Gorge Road, Arthurs Point and the Moonlight Track.

22. Waipuna (Lake Johnson) is a SNA in the District Plan. The riparian vegetation is of significance to aquatic values. Crack willows line much of the Waipuna (Lake Johnson) shoreline.

**Land-use patterns and features:**

23. Grazed pasture and exotic trees across the low-lying flatter ~~land on the eastern side of the PA~~-adjacent to Gorge Road, parts of the slopes to the west of Arthurs Point and the majority of Te Tapanui (Queenstown Hill), Sugar Loaf, Pt 781 and around Waipuna (Lake Johnson). Very low-intensity grazing and exotic trees across the elevated pastoral slopes. Associated with this activity are a network of farm tracks, fencing and farm buildings.
24. The proliferation of plantation and wilding conifers around the edges of the PA that define the interface between much of the PA and urban Queenstown/Arthurs Point.
25. The gondola (towers, cableway and cabins in a cleared area of Douglas fir forest), luge tracks and chairlift and associated buildings (top and bottom stations, maintenance workshop), café/restaurant/terminal building, service buildings, lighting, signage, jumping-off point for paragliders, vehicular access track, star gazing platforms, bungee platform and associated buildings, zip lining and associated tree top huts and network of mountain bike trails (Queenstown Mountain Bike Park) on Cemetery Hill.
26. The swathe of Community Purpose and Informal Recreation zoned land across the slopes of Cemetery Hill facing towards Queenstown (where the Skyline gondola, luge, and mountain bike tracks are) and along either side of the lower reaches of One Mile Creek.
27. The Queenstown Hill Time Walk that leads from near the Queenstown city centre (Belfast Street) to the summit of Te Tapanui (Queenstown Hill) and coincides with Informal Recreation zoned land across the lower south-western slopes of Te Tapanui (Queenstown Hill).
28. An area of Community Purposes zoned land adjacent the northern edge of the Urban Growth Boundary (UGB) on Gorge Road and coinciding with Matakauri Park wetland and boardwalk.
29. The Tiki Trail, Fernhill Loop and Ben Lomond tracks near Queenstown; the Arawata Track at the western end of Sunshine Bay; and the Moonlight Track on the north-western side of Arthurs Point. Associated with these tracks are signage, stiles, and seating.
30. The general absence of rural and rural living buildings within the PA, excepting a scattering at the north-western end of Arthurs Point, a scattering along the Gorge Road valley floor (including adventure tourism related facilities and activities with trails and lookouts on the lower eastern slopes of Bowen Peak), a very small pocket of urban dwellings at the toe of the Queenstown Time Walk, and the small cluster of rural living dwellings at the south end of Waipuna (Lake Johnson).
31. An unformed road leading from Gorge Road up the lower slopes on the east side of Bowen Peak; from Wynyard Crescent up the mountain slopes; and from Lomond Crescent up the mountain slopes (Ben Lomond Track).
32. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill; and from the western end of Tucker Beach Road extending southwards to the lower northern slopes of Pt 781.
33. Infrastructure is evident within the PA and includes: Aurora distribution lines around the lower slopes of Ben Lomond to the west of Sunshine Bay, along the Gorge Road corridor and on the south-eastern side of the area, and over the saddle near Waipuna (Lake Johnson); water reservoir designations near
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Greenstone Place and Scott Place in Fernhill; and a firefighting pond near the luge.

34. The UGB associated with Queenstown and the Fernhill/Sunshine Bay suburban area which adjoins the southern edges of the PA, and the Arthurs Point UGB which adjoins the north-western margins of the PA. [The ONL boundary adjoining the Fernhill area responds to the urban patterning and comprises a saw tooth patterning in places, which results in small pockets of the ONL between urban activity.](#)
35. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the urban residential and commercial development adjoining the southern edges of the PA (taking in Sunshine Bay, Fernhill, Queenstown and Frankton); the urban residential and commercial development adjoining the north-western edges of the area (including Arthurs Point); the Queenstown Mountain Bike Club pump track area used for recreation and events on Kerry Drive near the south boundary; rural living development towards the western end of Tucker Beach; and Gorge Road, Glenorchy Queenstown Road and Frankton Road (SH6A).

### **Archaeological and heritage features and their locations:**

36. Queenstown Powerhouse, One Mile Creek (District Plan reference 96).
37. Old McChesney Bridge Abutment Remains, Arthurs Point (District Plan reference 104, archaeological site E41/236).
38. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).
39. A protected horse chestnut (*Aesculus hippocastanum*) on Gorge Road (western side of Te Tapunui (Queenstown Hill)) and a grouping of protected English oaks (*Quercus robur*) at the south-western end of Waipuna (Lake Johnson).
40. Various archaeological features associated with goldmining across the area (e.g., sluicings, tailings, water races, hut sites, dams, etc.), especially in the area around Waipuna (Lake Johnson).
41. Archaeological features relating to historic farming in the area around Waipuna (Lake Johnson).
42. Historic walking track from Queenstown to the top of Te Tapunui (Queenstown Hill).

### **Mana whenua features and their locations:**

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

### **Associative Attributes and Values**

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

### **Mana whenua associations and experience:**

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

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

**Historic attributes and values:**

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

**Shared and recognised attributes and values:**

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

**Recreation attributes and values:**

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

**Perceptual (Sensory) Attributes and Values**

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

**Legibility and expressiveness attributes and values:**

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

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

71. The postcard views from vantage points on Cemetery Hill (Bob's Peak), Whakatipu Waimāori (Lake Whakatipu), Te Tapunui (Queenstown Hill), Walter Peak, Cecil Peak, the Remarkables, Te Taumata-o-Hakitekura (Ben Lomond), and the broader mountain context.
72. The spectacular panoramic views from the Ben Lomond saddle and Ben Lomond summit out over the Whakatipu Valley to the south (including the lake) and the rugged and dramatic expanse of Harris and Richardson mountains ranges to the north.
73. The highly attractive short to long-range views from the Moonlight Track along the vegetation-clad gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Mount Dewar ([including forestry clearance and revegetation](#)) and northwards to The Point.
74. The appealing short to long-range views from the Arawata Track across the mixed bush and scrub-clad lake margins to Whakatipu Waimāori (Lake Whakatipu) and Cecil Peak.
75. The engaging mid to long-range views from Queenstown, Fernhill, Sunshine Bay, Te Nuku-o-Hakitekura (Kelvin Heights), Whakatipu Waimāori (Lake Whakatipu), parts of the Queenstown Trail network, and the

Glenorchy-Queenstown Road, in which the largely forested slopes of Te Taumata-o-Hakitekura (Ben Lomond) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountain.

76. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road (and lookouts) in which the visibility of Te Taumata-o-Hakitekura (Ben Lomond) peak and the connection of Cemetery Hill (Bob's Peak) and Te Taumata-o-Hakitekura (Ben Lomond) to the broader glacial landscape confers a sense of grandeur to the outlook.
  77. Dramatic close and mid-range views from Gorge Road to the rugged and vegetation-pocked slopes of Bowen Peak. ~~North of the community gardens, the somewhat wild and unkempt character of the slopes where rocky outcrops and patches of scrub and grey shrubland~~ dominate at relatively close range, ~~with the slopes including rocky outcrops and patches of scrub and grey shrubland. These views,~~ combined with the broader mountain context (Sugar Loaf and Te Tapanui (Queenstown Hill)), add to the spectacle.
  78. Dramatic mid and long-range views from Arthurs Point, the Kimitākau (Shotover River) ONF, the western Whakatipu Basin / Littles Stream area and sections of the trail network coinciding with this part of the basin, to the rugged eastern and north-eastern slopes of Bowen Peak and Sugar Loaf. In views the mountainous context within which the largely undeveloped and open mountain-scape is seen, together with its visual dominance (as a consequence of its scale, proximity, and appearance), adds to the appeal of the outlook.
  79. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6, and Kelvin Peninsula to the smoother south-facing slopes of Te Tapanui (Queenstown Hill) and the more irregular profile of Pt 781 (seen in combination with the cone like peak of Ferry Hill which is a separate PA and ONF). In more distant views (e.g. Frankton Arm and Kelvin Peninsula), this part of the PA is perceived as a continuous, albeit varied, landform feature with the Ferry Hill PA and ONF. The almost unbroken patterning of vegetation (plantation forest) along the southern flanks of Te Tapanui (Queenstown Hill) and wilding conifers intermixed with grey shrubland and scrub throughout the southern lower flanks of Pt 781, together with its generally undeveloped character, forms a memorable contrast with the urban development below and the more open pastoral slopes sitting above, which reinforces the impression of coherence. In longer range views from many of the more distant locations to the south, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm seen in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform seen within an urban context adds to the memorability and appeal of such views.
  80. Attractive mid to long-range views from Queenstown, Lake Whakatipu, and the Glenorchy-Queenstown Road, in which the smoother 'up-glacier' largely forested south-western slopes of Te Tapanui (Queenstown Hill) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountains. From more distant vantage points, the connection of Te Tapanui (Queenstown Hill) to the broader glacial landscape is more legible and adds a sense of grandeur to the outlook.
  81. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the basin, to the more irregular steep profile of Pt 781 and the more rounded, albeit rugged, northern side of Sugar Loaf. In closer range views, the expanse of the PA is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some of these views, there is an
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appreciation of the band of rural living development (Tucker Beach) along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landforms and their generally undeveloped character make them memorable.

82. Highly attractive close and mid-range views across Waipuna (Lake Johnson), seen enclosed by the steeply rising roche moutonnée features of Pt 781 and Ferry Hill (ONF). Scattered largely exotic lake edge, shelterbelt, shade tree, and amenity plantings (around dwellings) add to the scenic appeal.
83. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roche moutonnée and the broader glacial landscape context within which the PA is set.
84. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case of the southern and north-eastern sides of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

**Naturalness attributes and values:**

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

**Memorability attributes and values:**

89. The appealing and engaging views of the largely undeveloped mountains and largely undeveloped and legible roche moutonnée landforms from a wide variety of public vantage points. The juxtaposition of the mountains and landforms within a largely urban context, along with the magnificent broader mountain and lake context within which they are seen in many views, are also factors that contribute to memorability.

90. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the tracks and gondola in very close proximity to the town centre).
91. The panoramic alpine landscape views afforded from: the Ben Lomond track, saddle and peak; and the top of Te Tapunui (Queenstown Hill).
92. The sense of Queenstown and Arthurs Point tucked in at the toe of a majestic mountain setting.
93. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.

**Transient attributes and values:**

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

**Remoteness and wildness attributes and values:**

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

**Aesthetic qualities and values:**

97. The experience of the values identified above from a wide range of public viewpoints.
98. More specifically, this includes:
  - a. The highly attractive and memorable composition created by the generally undeveloped, vegetation-dominated, mountain landforms and roche moutonnée juxtaposed beside an urban context and/or an (ONF/L) lake or river context.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The large-scale and dramatic character of the steep mountain landforms backdropping Queenstown and Arthurs Point.
    - ii. The sculptural peaks of Te Taumata-o-Hakitekura (Ben Lomond) and Bowen Peak.
    - iii. The ever-changing play of light and weather patterns across the mountain and roche moutonnée slopes.
    - iv. The more rugged and wild character of the eastern side of Bowen Peak particularly throughout the mid and upper slopes.
    - v. The distinctly rugged character of the west, northwest, north and northeast sides of each of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.

- vi. The rounded tops of Te Tapunui (Queenstown Hill) and Sugar Loaf, and the more rugged and irregular profile of Pt 781.
- vii. The open and pastoral character of Pt 781 and the top of Te Tapunui (Queenstown Hill).
- viii. The contained and enclosed nature of Waipuna (Lake Johnson) set within a largely pastoral context interspersed with largely exotic plantings.
- ix. The general confinement of visible built development to ~~two~~ three distinct locations: Cemetery Hill (gondola, luge, etc.); parts of the Gorge Road valley floor (rural living, rural buildings, and adventure tourism related buildings, facilities and tracks); and near Arthurs Point (limited scattering of rural living development).

### Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

- a. The mana whenua associations of the area.
- b. The historic features and associations of the area.
- c. The very strong shared and recognised values associated with the area (deriving in part from the proximity of parts of the PA to urban areas).
- d. The significant recreational attributes of Cemetery Hill (Bob's Peak), Ben Lomond and Te Tapanui (Queenstown Hill) and trout fishing in Lake Johnson.

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

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Arthurs Point, Sunshine Bay, Fernhill, Te Nuku-o-Hakitekura (Kelvin Heights), the scenic routes of Glenorchy-Queenstown Road and Gorge Road, parts of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Wakatipu Basin, the airport approach path and the Remarkables Ski Field Access Road (and lookouts), along with the area's transient values, play an important role.
- c. A moderate-high to high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.

- d. The identity of the PA as a natural and dramatic landscape backdrop to the urban areas of Fernhill, Sunshine Bay, Queenstown, Arthurs Point, Frankton and the western side of the (more rural) Whakatipu Basin.
- e. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.
- f. A strong sense of remoteness and wildness throughout the elevated parts of Te Taumata-o-Hakitekura (Ben Lomond), along the western and north side of Te Tapanui (Queenstown Hill), the northern sides of Sugar Loaf and Pt 781 and on the slopes of Bowen Peak near Arthurs Point.

## Landscape Capacity

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

- i. **Commercial recreational activities** — **some** landscape capacity for small scale and low-key activities that integrate with and complement/enhance existing recreation features; are located to ~~optimise take advantage of~~ the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access.
- ii. **Visitor accommodation ~~and tourism related activities~~** — **very limited** landscape capacity for visitor accommodation associated with existing dwellings and consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road) and which are: located to ~~optimise take advantage of~~ the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **~~Tourism related activities~~ — e** **Extremely limited** landscape capacity for small scale visitor accommodation and small scale tourism related activities in low lying and/or visually discreet parts of the PA where development is located so that existing landform and/or vegetation features provide an appreciable integrating benefit; is designed to be small scale and have a low-key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).
- iii. **Urban expansions** — **extremely limited or no** landscape capacity. [At Fernhill there may be the potential for carefully located small pockets of infill residential activity between existing urban zoned land, that integrate landscape restoration and enhancement, enhance public access, and do not extend the urban pattern to higher elevations.](#)
- iv. **Intensive agriculture** — **extremely limited or no** landscape capacity unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks** — **very limited** landscape capacity for earthworks associated with farm tracks, ~~and~~ [adventure tourism, that protect naturalness and expressiveness attributes and values, and](#) are sympathetically designed to integrate with existing natural landform patterns. **Limited** landscape capacity for tracks and trails for recreational use that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement [\(where appropriate\).](#)
- vi. **Farm buildings** — in those areas of the ONL with pastoral land uses, **very limited** landscape capacity for modestly scaled buildings ~~that reinforce existing rural character.~~
- ~~vii. **Mineral extraction** — **extremely limited or no** landscape capacity excepting very small scale farm~~

quarries.

- viii. **Transport infrastructure** (excluding Passenger Lift Systems) — **limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement. **Extremely limited** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** — **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** — **extremely limited or no** landscape capacity for commercial scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry** — **extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living** — **extremely limited** landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise take advantage of the screening and/or filtering benefit of natural landscape elements; designed to be small-modest scale and have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- xiii. **Passenger Lift Systems** — **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas (including base and terminal buildings and stations), provided they are positioned in a way that is sympathetic to the landform, are co-located with existing gondola infrastructure and designed to be recessive in the landscape.

## PLANT AND ANIMAL PESTS

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

