

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

Decision No. [2026] NZEnvC 42

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

JEREMY BURDON

(ENV-2024-CHC-54)

Appellant

AND

QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

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

In Chambers at Christchurch

Date of Consent Order: 10 March 2026

CONSENT ORDER

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



¹ Resource Management Act 1991.

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

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

REASONS

Introduction

[1] This proceeding concerns an appeal by Jeremy Burdon against the decision of the Queenstown Lakes District Council on the Priority Area Landscape Schedules Variation to the proposed Queenstown Lakes District Plan.

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

[3] Mr Burdon has an interest in land at 1576 Makarora-Lake Hāwea Road, Hāwea³ (site). The site is located within the area to which Sch 21.22.23 Hāwea South and North Grandview Schedule of Landscape Values applies.

[4] The appeal sought that the site be excluded from both the Priority Area and also the Outstanding Natural Landscape (ONL) classification and associated

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

³ Legally described as Lot 1 DP 396356 held in Record of Title 384225.

amendments to Sch 21.22.23.

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

[6] I have read and considered the consent memorandum of the parties dated 5 August 2025 which sets out the agreement reached between the parties to resolve the appeal. The agreement reached includes:

- (a) insertion of new text and/or amendment to existing text to further describe the Priority Area;
- (b) amendment to the landscape capacity rating text to further guide the application of the ratings, including to improve clarity and acknowledge where some guidance may not be relevant to all activities; and
- (c) amendment to the landscape capacity ratings for:
 - (i) earthworks (from limited to some);
 - (ii) farm buildings (from limited to some); and
 - (iii) rural living (from very limited to limited).

Other relevant matters

[7] Dr John Cossens, Diane Kenton, Federated Farmers of New Zealand (FFNZ) and Upper Clutha Environmental Society Incorporated (UCES) joined the appeal as interested parties under s274 RMA. Of these, Ms Kenton and FFNZ withdrew their respective interests in the appeal.⁵ UCES confirmed it had no

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

⁵ Notice of withdrawal by Diane Kenton dated 29 January 2025 and Notice of withdrawal by FFNZ dated 17 March 2025.

interest in Topic 2.⁶ Dr Cossens remains the only interested party and has signed the consent memorandum setting out the relief sought.

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

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

Orders

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

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

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



J J M Hassan
Environment Judge



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

ANNEXURE 1

Agreed amendments to Sch 21.22.23 Hāwea South and North Grandview

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

21.22.23 Hāwea South North Grandview 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, Informal Recreation, Community Purposes and Rural Visitor.

General Description of the Area

The Hāwea South North Grandview PA takes in some of the ONL of the eastern slopes of Mt Maude, the south end of Lake Hāwea (~~including the undeveloped lake shore~~), the lake terrace in the vicinity of Bushy Creek (on the eastern side of the lake) and the western faces of the range of mountains approximately extending from Pt 1359 in the north, to Lagoon Valley in the south (and including Pt 1316, Breast Peak, Pt1453, Pt 1414, Pt 916, and Pt 812).

Physical Attributes and Values

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

Landforms and land types:

1. The line of mountains along the western side of Lake Hāwea in which Mt Maude is located at the southern end. These steep foliated schist landforms separate Lake Hāwea from Lake Wanaka and are capped by the distinctive peaks of Mt Maude, Mt Burke, and Isthmus Peak (latter two peaks are outside the PA). Extensive rocky areas.
2. The Grandview Range, which defines the eastern side of the southern end of Lake Hāwea and the Upper Clutha valley, capped by the distinctive peaks of Breast Hill, Grandview Mountain and Trig Hill (the latter is outside PA). These landforms comprise a dissected pattern of rugged and very steep schist slopes, bluffs and sculpted spurs; and form part of the steep and broken headwall of the Hāwea glacier. Slumps, sheet wash and gully erosion are features on the upper slopes. Extensive rocky areas, rock bluffs, prominent spurs, and sheer rock faces and buttresses shaped by ice action.
3. Colluvial slopes and fans extending from the mountain 'walls' on either side of the lake to the water edge to create lake-edge terraces. These are more pronounced on the western side of Lake Hāwea, where the Glen Dene Station provides an area of improved pasture.
4. Two rocky glacial knolls on the western side of the lake (Pt 414 and Pt 412, Round Hill) separated by a narrow terrace (noting that Round Hill is subject to a QE II Covenant).
5. The terminal moraine at the southern end of the lake deposited by the glacier that formed the depression now occupied by the lake.
6. Varying wide to narrow stony beaches of greywacke and schist around the lake edge which contain a

range of 'coastal' wave-generated landforms.

7. The Grandview Fault which is parallel to the lake and is active.

Hydrological features:

8. The southern portion of Lake Hāwea notable for its scale, largely undeveloped mountain context, high water quality, clear visibility, ~~and~~ attractive water colour, and modified shoreline. The lake outlet was dammed in the 1950s as part of the Roxburgh hydroelectric scheme, which raised the lake level by approximately 20m. Hence the lake edge, shoreline and proximity of the lake to the surrounding terraces are relatively recent artifacts of lake level management. There is ongoing raising and lowering of lake levels as part of hydrogeneration activities.
9. The several unnamed, steeply incised streams draining the eastern slopes of Mt Maude.
10. The network of deeply incised streams draining the mountains on the eastern side of the lake including: the lower reaches of Bushy Creek, Johns Creek, Grandview Creek, Drakes Creek, Cameron Gully, Hospital Creek and numerous unnamed streams and tributaries.

Ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
 - a. Slim snow tussock grassland (*Chionochloa macra*) and herbfields dominated by false Spaniard (*Celmisia lyallii*) on the mountain tops.
 - b. Remnant isolated (fire relic) stands of mountain beech (*Fuscospora cliffortioides*) forest in Grandview catchments.
 - c. The subalpine and alpine vegetation across the mountains to the west and east of the lake, featuring short fescue tussocklands, narrow leaved snow tussocklands (*Chionochloa rigida*), patches of Dracophyllum dominant shrub or woodland and herbfields.
 - d. Swathes and patches of regenerating kānuka, mānuka, coprosma sp, matagouri and grey shrubland across the lower and mid slopes and spurs of the mountains on either side of the PA.
 - e. Bracken, matagouri and kānuka and mānuka woodlands throughout rocky slopes of mountains on either side of the PA.
 - f. Kānuka woodlands, manuka woodlands, grey shrubland and bracken cover large parts of the lower slopes of the glacial knolls on the western side of the lake.
 - g. The grey shrubland on a rocky outcrop on Kane Road, near Hāwea Back Road that is identified as an SNA in the District Plan. Species include: *Coprosma intertexta*, *Coprosma propinqua*, *Coprosma tayloriae*, *Coprosma rigida*, *Coprosma crassifolius*, *Carmichaelia petriei*, *Melicytus alpinus*, *Discaria toumatou*, *Pteridium esculentum*, *Muehlenbeckia complexa* and *Cordyline australis*.
 - h. A woodland on the eastern slopes of Mt Maude that is an SNA in the District Plan. Dominated by halls totara (*Podocarpus cunninghamii*) and mountain toatoa (*Phyllocladus alpinus*).
 - i. Areas of regenerating matagouri, grey *Coprosma* sp. dominant shrublands, kānuka and bracken fernland in places across the fans and lake terraces.
 - j. Species listed as at risk/declining status include native broom (*Carmichaelia petriei*), matagouri.

Threatened - Nationally vulnerable species include: small leaved tree daisy (*Oleraia fimbriata*). Also present: alpine wineberry, *Corokia cotoneaster* and *Kowhai microphylla*.

- k. Many of the communities identified above comprise early successional stages to podocarp / beech forest (specifically (d), (e), (f) and (i)).

12. Other distinctive vegetation types include:

- a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.
- b. the mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout The Camp and throughout the southern lake margins.
- c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.
- d. Wilding conifers and *Betula sp.* across the mountain slopes.

13. The Hāwea area is generally regarded as a transition zone between the wetter Wanaka ecological district and the drier Central Otago ecological district.

14. Valued habitat for New Zealand falcon, New Zealand pipit, bellbird, grey warbler, fantail, tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko and McCann's skinks and silvereye.

Land-use patterns and features:

15. Built modification which is currently generally concentrated around the Glen Dene homestead (western side of the lake and including the improved pasture of the home paddocks), The Camp (including a nearby boat ramp and jetty/pontoon), a cluster of rural living buildings on the mountain slopes near the control dam, and the modest cluster of dwellings at the end of Nook Road.
16. Modifications at Lake Hāwea Station [and surrounding low-lying environment](#) which includes farm buildings, farming and farm tracks within the ONL as well as accommodation, recreation activities (mountain biking, hunting) and event services outside of but on the boundary of the ONL.
17. Pastoral farming throughout much of the remainder of the PA, and associated farm tracks, fencing, dams, farm buildings and rural dwellings.
18. Throughout the remainder of the area, built development is largely restricted to a scattering of rural residential dwellings on the eastern side of Cameron Hill, and [two](#) rural residential dwellings along the southern margins of the lake.
19. Generally, built development is characterised by very carefully located and designed buildings, accessways and infrastructure, which is subservient to the 'natural' landscape patterns. Typically, buildings are well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.
20. SH 6 Makarora Lake Hāwea Road which is roughly along the base of the Mt Maude slopes.
21. [There is](#) reserve land along [somenuch](#) of the lake margins adjoining Hāwea township (and which coincide with Te Araroa, a network of trails and picnic spots).
22. The network of rural roads (generally single-lane and formed in metal) that coincide with the eastern side of the PA.

23. The boat ramp and pontoon at the southern end of the [The CampLake Hāwea Holiday Park](#).
24. The [Camp to Round Hill Track](#), the Te Araroa Trail, the John Creek track, the Gladstone Track, the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
25. Recreational uses associated with the lake including swimming, fishing, paddle boarding, boating, water skiing, jet skiing, kite boarding and kayaking. [These uses tend to be weather dependent, seasonal in nature and concentrated in the warmer months.](#)
26. Infrastructure is evident within the eastern portion of the area and includes power and telephone lines along the highway and local road network and a farm quarry on the west side of SH6 near Pt 414.
27. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the very close proximity of Hāwea township which extends along the south-western margins of the lake and abuts the PA; the cluster of dwellings at John Creek; and the Control Dam (booms, dam wall, etc.) at the start of the Hāwea River.

Archaeological and heritage features and their locations:

28. The protected exotic *Eucalyptus sp* (gum) specimen trees throughout the lake margin adjacent Hāwea township.
29. Early survey marks on Mt Grandview (archaeological sites G40/215 and FG0/216).
30. Māori occupation around lake foreshore (archaeological sites G40/2, G40/64, G40/208).

Mana whenua features and their locations:

31. 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.
32. The ONL overlaps with the Hāwea (Lake Hāwea) and Paetarariki and Timaru wāhi tūpuna.
33. Lake Hāwea is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
34. A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at The Camp.

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:

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

36. Hāwea is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
37. The Lake was traditionally considered rich with tuna (eel) that were caught, preserved, and transported to kāika nohoaka of coastal Otago. The knowledge of whakapapa, traditional trails, tauraka waka, mahika kai and other taoka associated with Lake Hāwea remain important to Kāi Tahu today.
38. Several sites within this area such as Kokotane and Pakituhi were known as rich kāika mahika kai. Kokotane is an old hāpua (lagoon) where pūtakitaki (paradise duck), pārera (duck sp.) and turnips were gathered. Te Whakapapa is also considered a pā site.
39. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika, nohoaka.

Historic attributes and values:

40. Contextual significance as a key reference point within the early survey of the area.
41. Hydro engineering work that led to the artificial raising of the lake surface in the 1950s.
42. Association with early pastoral farming.

Shared and recognised attributes and values:

43. The descriptions of the area in tourism publications.
44. The very high profile and popularity of Te Araroa Trail.
45. The postcard views [of mountains, lake, and some of the lake shore](#) available from the reserve area and Hāwea township at the southern end of the lake and SH6 Makarora Lake Hāwea Road.
46. The high popularity of the biking routes, walking trails, and holiday park in the area.
47. The local [popularity use](#) of the lake as a [peaceful](#) swimming, kayaking, boating, and fishing spot. [These uses tend to be weather dependent, seasonal in nature and concentrated in the warmer months.](#)
48. The interest of the [lake and some of its margins as area as](#) part of a large-scale hydroelectricity development.
49. The [critical role in the](#) outlook northwards across Lake Hāwea to the surrounding mountains in shaping the identity of Lake Hāwea township.
50. The identity of the south-western portion of the PA as the entrance or gateway to the relatively low-key lakeside settlement of Lake Hāwea township.

Recreation attributes and values:

51. The popular and nationally important Te Araroa Trail that is along the southern and south-eastern edges of the lake beyond John Creek, via the Gladstone to Wānaka Track, where it veers eastwards to climb a ridge to the Pakituhi Hut (near Pt 1316).
52. The popular walking/biking trails, including: [The Camp to Round Hill Track](#); the reserve tracks along the southern edge of the lake adjacent Hāwea township; the Johns Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon

Creek.

53. SH6 Makarora Lake Hāwea Road as thea key scenic route providing access between the West Coast and the Otago Lakes.
54. Boating, kayaking, fishing, and swimming at Lake Hāwea (subject to seasonal and weather conditions). Nationally significant fishery.
55. Picnicking along the southern shoreline, in particular on the reserve land adjacent to Hawea township lake shoreline.
56. The highly popular campground at The Camp.
57. Hunting throughout the mountains.

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:

58. The area's natural landforms, land type, and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes, acknowledging that the level and extent of Lake Hāwea and its shoreline is the result of human modification, and is influenced by hydro-generation activities.
59. Indigenous gully and stream vegetation which reinforce the legibility and expressiveness values in places.
60. More generally, the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying (depositional) areas and more natural vegetation cover apparent across more elevated (bedrock) areas.

Particularly important views to and from the area:

61. The sequence of highly attractive, frequently dramatic and varied views from SH6 Makarora Lake Hāwea Road between the entrance to Hāwea township/the Control Dam area and the lake terrace north of the Glen Dene homestead of the dynamic waters of the lake; the glacial knolls along the western side of the lake; the distinctive transition between the mountains, lake terraces and waters of the lake; and the broader undeveloped and open mountain context framing the lake.
62. The striking close to long-range views from the lake margins (including the Te Araroa Trail, reserve land and Lake Hāwea township at the southern end of the lake) out over the lake, framed by the Mt Burke range to the west, the wall of sharply dissected mountains to the east, and the distant often snow-capped mountain range to the north including Sentinel Peak and Terrace Peak. The openness of the surrounding mountain context makes an important contribution to the quality of the outlook.
63. The series of highly appealing and memorable mid and longer-range views from the various trails in the area that, in many instances, afford expansive views across the dynamic waters of the lake to the broader glacial and open mountain context. The seemingly undeveloped mountain context juxtaposed beside the relatively modest settlement of Lake Hāwea adds to the interest of the outlook from many vantage points.
64. The attractive and engaging north and south bound views from SH6 Makarora Lake Hāwea Road in the

vicinity of the Control Dam, in which the road across the control dam reads as a distinctive gateway and edge to the settlement on the eastern side of the dam/Hāwea River, with the land on the western side of the control dam retaining a markedly less developed, spacious rural character.

65. The highly appealing views from the waters of Lake Hāwea to the largely undeveloped lake terrace and dramatic open mountain context. The confinement of sizeable built development to Lake Hāwea township, its generally modest appearance and the ~~very~~ limited visibility of other development by virtue of its scale, appearance and/or the screening by landform or vegetation (for example, Gladstone, The Camp, and the cluster of buildings in the vicinity of the Glen Dene homestead) are of importance to the impression of Lake Hāwea as a relatively undeveloped lake.
66. In all of the views, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Naturalness attributes and values:

67. Lake Hāwea as a central feature of the ONL, ~~(acknowledging that the level and extent of Lake Hāwea is the result of large-scale engineering modification as part of a hydroelectricity development).~~
68. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
69. The lake terraces and the margin on either side of the lake are the least natural parts of the ONL because of the presence of The Camp ~~rural and~~ rural living and rural residential related development, ~~the damming of the lake, the influence of hydro-generation activities~~ and pastoral farming activities. The limited scale and visibility of built development within The Camp (from SH6, the lake and the township) and farm dwellings and buildings, ensures that naturalness values rate as at least moderate ~~high~~ in those parts of the PA.
70. Overall, the area displays varied naturalness values that range from moderate to rate towards the higher end of the spectrum. This is as a consequence of the dominance of the natural landscape elements, patterns, and processes, with lower naturalness values associated with areas of obvious human modification. The relatively confined extent of built development and its predominantly visually recessive, modest and/or relatively low key character plays an important role.

Memorability attributes and values:

71. The highly memorable views of the lake and its surrounding mountain frame.

Transient attributes and values:

72. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
73. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
74. Human activity on the lake.

Remoteness and wildness attributes and values:

75. A high degree of remoteness and wildness along the ~~mountain trails towards the~~ mountainous edges of the PA and from much of the waters of the lake where there is a strong sense of separation from Lake Hāwea township and the farmed lake terraces and the sheer scale of the natural mountain and lake setting. means that it is the dominant perception.
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76. A ~~localised-lesser~~ sense of remoteness along the [farmed lake terraces](#), lake-edge trails and shoreline within the PA ~~ONL., where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context.~~

Aesthetic attributes and values:

77. The experience of the values identified above from a wide range of public viewpoints.
78. More specifically, this includes:
- a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
 - b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and ‘tamed’ low-lying lake terraces that is engaging and appealing.
 - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The distinctive peaks, bold bluffs, rock outcrops, and sculpted spurs of the surrounding mountain ranges.
 - ii. The two glacial knolls on the western side of the lake. [Round Hill is protected by a QEII covenant](#)
 - iii. The transition of vegetation patterns from exotic to indigenous across the PA.
 - iv. The terminal moraine landform at the southern end of the lake.
 - v. The relatively low-key and ‘rural vernacular’ or visually discreet style of the majority of built development within the PA.
 - vi. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
 - vii. The general absence of structures and dominance of natural landscape elements along the western and eastern lake edges.
 - viii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the Lake Hāwea settlement context and imbues an impression of a natural landscape context.
 - ix. The mature trees throughout the area which contribute to the scenic appeal.

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 the Hāwea South North Grandview PA can be summarised as follows:

79. **High physical values** because of the assemblages of landforms, at a range of scales and formed by a range of interacting geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area.
80. **High associative values** relating to:
- The mana whenua associations of the area.
 - The historic associations of the area.
 - The strong shared and recognised values associated with the area.
 - The popularity of the area for a wide range of recreational activities.
81. **High perceptual values** relating to:
- The high legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
 - The high aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values and proximity to Lake Hāwea settlement, SH6 and Te Araroa Trail also play a role.
 - A high impression of naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development. [The impression of naturalness is reduced in places due to the influence of human modification.](#)
 - A **strong** sense of remoteness and wildness across much of the PA due to the distance from, or limited awareness of, development.

Landscape Capacity

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

- Commercial recreational activities** — **some** landscape capacity for ~~small scale and low-key~~ activities that: ~~integrate with and complement/enhance existing recreation features;~~ are co-located with existing use and development; ~~buildings are located to optimise the screening and/or filtering benefit of natural landscape elements;~~ designed to be of a modest scale, have a low-key rural character and are located to take advantage of screening and/or filtering benefit of natural landscape elements; ~~difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement;~~ integrate appreciable landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- Visitor accommodation and tourism related activities** (including campgrounds) — **some** landscape capacity for visitor accommodation activities that: are co-located with existing ~~consented facilities;~~ are ~~located to optimise the screening and/or filtering benefit of natural landscape elements;~~ use and development designed to be of a modest scale; have a low-key rural character and are located to take advantage of screening and/or filtering benefit of natural landscape elements; ~~difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement;~~ integrate appreciable landscape restoration and

enhancement (where appropriate); enhance public access (where appropriate); ~~and protect the area's ONL values.~~ **Tourism related activities — e**~~Extremely limited~~ landscape capacity for tourism related activities in visually discreet low-lying locations, that is designed to: be small scale and have a low-key, rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate).

- iii. **Urban expansions — extremely limited or no** landscape capacity.
- 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 — limited**~~some~~ landscape capacity for earthworks that ~~protect naturalness and expressiveness attributes and values; and~~ are sympathetically designed to integrate with existing natural landform patterns. **Some** 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, **limited**~~some~~ landscape capacity for modestly scaled buildings ~~that reinforce existing rural character and maintain the openness and legibility attributes and values of ONL.~~
- vii. **Mineral extraction — extremely limited or no** landscape capacity for extraction larger than farm-scale quarries.
- viii. **Transport infrastructure — very limited** landscape capacity for modestly scaled and low-key rural roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- 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. 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. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry — extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living — very limited** landscape capacity for activities that are located on the lower-lying terrain and are: ~~located to optimise the screening and/or filtering benefit of natural landscape elements;~~ designed to be of a modest scale, have a low-key rural character and are located to take advantage of screening and/or filtering benefit of natural landscape elements; ~~difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement;~~ integrates **appreciable** landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).
- xiii. **Jetties, boatsheds, lake structures and moorings — extremely limited or no** landscape capacity.

PLANT AND ANIMAL PESTS

- A. Animal pest species include chamois, red deer, fallow deer, wallabies, pigs, feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, hedgehogs and rabbits.

- B. Plant pest species include sweet briar, broom, wilding pines, hawthorn, buddleia, hawkweed, gooseberry, bittersweet, European broom, silver birch and gorse.

