

21.22.9 PA ONF Kawarau River: Schedule of Landscape Values

General Description of the Area

Kawarau River PA ONF is the Kawarau River corridor stretching from the Frankton Arm of Whakatipu-wai-Māori (Lake Whakatipu) eastwards to Roaring Meg. The mapped PA ONF includes the upper edges of the landforms framing the river corridor. This takes in the river floodplains between Whakatipu-wai-Māori and the Kawarau Bridge.

Physical Attributes and Values

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

Important landforms and land types:

1. Spectacular steep scarps, gorges and cliffs where the river has cut through the underlying schist. The gorge from Gibbston to Ripponvale (outside the QLDC boundary) is identified as a Geopreservation Site of national importance and a landslide on the north bank of the river opposite Gibbston is identified as being of regional importance. The gorge is being continuously modified by landslides, some of extremely large scale.
2. Flat alluvial floodplains between the confluence with **Kimiākau Kimi Ākau** (Shotover River) and Chard Farm.
3. Confluence of the Kawarau and Kimiākau Shotover rivers and the dynamic changes in river braids and shoals in this area.
4. A number of large-scale landslides (e.g., the Gibbston landslide that is the most studied in the area and the K9 landslide that extends 4km between the Roaring Meg and Scrubby Stream) related to the interaction of the downcutting of the Kawarau River with the regolith overlying bedrock. Downstream of the Arrow River confluence is a suite of river terraces faulted and offset by the NW Cardrona Fault. These landforms are recognised in the NZ Geopreservation Inventory as nationally important.

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OS 188.35 Te Rūnunga o Ngāi Tahu

Important hydrological features:

5. The Kawarau River, in the particular the following features and attributes:
 - a. Waterbody notable for its volume and fast flow, with a gravel and schist bed.
 - b. Clarity and distinctive turquoise colour of the waters.
 - c. Presence of white-water rapids.
 - d. Scientific rarity of the potential reverse flow of the river towards **Whakatipu-Waimāori Whakatipu-wai-Māori** (Lake Whakatipu) when the Kawarau and **Kimiākau Kimi Ākau** (Shotover) rivers are in flood. River training earthworks at the confluence of the rivers may prevent this occurring in the future.
 - e. The Water Conservation (Kawarau) Order 1997 requires the outstanding amenity and intrinsic values afforded by the river waters to be sustained and the water body preserved as far as possible in its natural state.

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Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Pockets of indigenous grey shrubland often mixed with sweet briar border the river along its entire length, particularly on scarps.
 - b. Valued habitat for eel, kōaro and rare native fish, trout and salmon.
 - c. Numerous rocky outcrops and bluffs that characterise the river corridor are refugia for specialist indigenous plants.
7. Other distinctive vegetation types include:
 - a. Crack willow lining the banks of the river along much of its length.
 - b. Stands of Lombardy poplar and Black poplar in places.
 - c. Rural shelter belts and woodlots on the alluvial floodplains.
8. The river corridor with its bordering rocky terrain and areas of shrubland provide favourable nesting habitat and hunting opportunities for New Zealand falcon. The grey shrubland is likely to support populations of grey warbler, fantail, silvereve and possibly geckos.
9. Plant pest species include wilding conifers, crack willow, sweet briar, buddleia, hawthorn, sycamore, broom and gorse.
10. Animal pest species include rabbits, possums, stoats, rats and mice.

Important land use patterns and features:

11. Pastoral land use dominates the floodplain areas between Whakatipu-Waimāori ~~Whakatipu-wai-Māori~~ (Lake Whakatipu) and the Kawarau Bridge Bungy. Nearly all the vegetation immediately flanking this section of the river is exotic, including, extensive willows, stands of poplars, pine woodlots and shelterbelts, and pockets of broom and gorse. The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid are transmission lines are located generally parallel to the river between the Kawarau Bridge and Lake Hayes Estate and are in or over the ONF at some points.
 - 11a. The Gibbston Character Zone (GCZ) is located near the eastern section of the ONF and incorporates the terraced Victoria Flats area above the Kawarau River, lying between and including Chard Farm and Waitiri. Part of the ONF overlays the GCZ where the GCZ encroaches the river escarpment. The GCZ has a distinctive character and sense of place, which reflects the development enabled or provided for by that zone framework.
12. Between the Kawarau Bridge Bungy and Roaring Meg, the river scarps and slopes are largely covered in rosehip, matagouri, weed species and coarse grasses, with land uses limited to low intensity grazing, public access on Gibbston walking/cycling trail, the Kawarau Bungy commercial recreation facility, parts of the Gibbston Cromwell Highway (SH6) and the Roaring Meg hydro station.

Important archaeological and heritage features and their locations:

13. There are a number of schedules historic heritage features along the river, including the Kawarau Falls Bridge (QLDC Ref. 40), the late 1880s Brunswick Flour Mill (QLDC ref. 49), the 1881 Kawarau Suspension Bridge (QLDC Ref. 41), the supports of the Victoria Bridge (QLDC Ref. 223), the 1936 Roaring Meg Power Station (QLDC Ref. 94), Chard Road (QLDC Ref. 216) and Rum Curries Hut at Rafters Road (QLDC Ref. 236).
14. Various ferry sites along the river and associated hotel remains, including Victoria Flat, Owens Ferry and Morven Ferry.

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Commented [JH10]: OS 133.5 The Station at Waitiri Ltd although not submitted wording per se.

15. Various inter-related complexes of gold sluicings, tailings, water races, dams and associated domestic sites along the riverbanks.
16. Numerous pre-European archaeological sites along the river, including the Owens Ferry moa hunter site (archaeological sites F41/1 and F41/66) and the former natural bridge access across the river (now widened by floods) near Roaring Meg.

Mana whenua features and their locations:

17. 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.
18. The Kawarau River is mapped as a wāhi tūpuna. The ONF also overlaps with the mapped wāhi tūpuna Tititea. Tititea was a pā located on the south side of the Kawarau River near Whakatipu-Waimāori Whakatipu-wai-Māori.
19. Ōterotu is the traditional Māori name for the Kawarau Falls.
20. Potiki-whata-rumaki-nao is the name for the former natural bridge over the Kawarau, which was a major crossing point for Kāi Tahu whānui.

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OS 188.38 Te Rūnunga o Ngāi Tahu

Associative Attributes and Values

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

Mana whenua associations and experience:

21. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
22. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-Waimāori Whakatipu-wai-māori (Lake Whakatipu) and Mata-au (the Clutha River).
23. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
24. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea area and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
25. The mana whenua values associated with the Kawarau ONF include, but may not be limited to, ara tawhito, mahika kai, nohoaka, kāika and tauraka waka.

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OS 188.38 Te Rūnunga o Ngāi Tahu

Important historic attributes and values:

26. The historic and contextual values of gold mining in and alongside the river and associated physical remnants.
27. The historic and contextual values of the feature as a factor shaping early European transport in the District, including historic roads, bridges, ferry sites, and associated infrastructure.
28. The historic significance of the river and its tributaries as a source of water and power.

Important shared and recognised values:

- 29. Nationally recognised values set out in the Water Conservation Order that applies to the river (with its wild and scenic characteristics; natural characteristics; scientific values and recreational purposes specifically identified).
- 30. Very strong shared and recognised values as a popular recreational destination.

Important recreation attributes and values:

- 31. Kayaking, jetboating (both commercial and private), rafting, swimming and fishing on the river.
- 32. Walking and cycling on the popular Twin Rivers and Gibbston trails alongside the river, and occasional recreational events on the southern side of the river between Whakatipu-Waimāori ~~Whakatipu-wai-Māori~~ (Lake Whakatipu) and Chard Farm.
- 33. Bungy jumping and zip lining at the Kawarau Bridge Bungy.

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OS 188.38 Te Rūnunga o Ngāi Tahu

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

- 34. Clearly legible, glacial and alluvial / hydrological processes that have shaped the river valley landscape and which continue to add to its dynamic qualities. These are evident in the scarps, floodplains and the changing patterns of channels and gravel banks at the confluence with the Kimiākau ~~Kimi Ākau~~ (Shotover) and along the river course.

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OS 188.35 Te Rūnunga o Ngāi Tahu

Particularly important views to and from the area:

- 35. Highly attractive close, mid and long-range views along the predominantly vegetation clad river corridor. Vegetation and landform patterns together with the winding corridor 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 are a dominant visual element. The mixing of different water colours at the Kimiākau ~~Kimi Ākau~~ (Shotover) confluence, particularly when the Kimiākau ~~Kimi Ākau~~ is in flood, adds to the appeal and interest of the views in this section of the Kawarau.
- 36. Appealing mid and long-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 and other enclosing mountains adds to the appeal of the outlook.
- 37. From some proximate vantage points, the vegetation fringed, dynamic waters of the Kawarau River are seen alongside the more domesticated pastoral flood plains and terraces.

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Naturalness attributes and values:

- 38. Generally, there is a high perception of naturalness throughout the river corridor due to the dominance of the waterbody and its vegetated margins. Whilst boating activity and trails are evident in the corridor, these activities indicate the high recreational values of the ONF. Where evident, structures are modest in scale and/or sympathetic character and remain subservient to the natural landscape.
- 39. Between Whakatipu-Waimāori ~~Whakatipu-wai-Māori~~ (Lake Whakatipu) and the Kawarau Bridge Bungy, pastoral land use dominates the floodplain areas and nearly all the vegetation flanking the river is exotic.

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Even so, there remains a perception of significant naturalness within the river landscape. The very limited visibility of built development on the Remarkables side of the river is important in this regard, even if pasture, farm tracks, fencing, power lines and the margins of the Kawarau Heights, Lake Hayes Estate and Bridesdale settlements are evident. However, the confined, often intimate nature of the river corridor **provides terrain shielding and** limits exposure to such elements.

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- 40. For the stretch of river corridor between the Kawarau Bridge Bungy and Roaring Meg, dramatic gorges with exposed schist outcrops frame the river to form a contained and intimate river character. Whilst exotic vegetation is apparent, grey shrubland is dominant and there is generally an increased perception of naturalness due to very limited exposure to development. The exception to this is visibility of SH6 within the corridor between Victoria Flats and Roaring Meg.

Memorability attributes and values:

- 41. Views of the dramatic river scarps and gorges east of Morven Ferry Road are highly memorable, as is the distinctive turquoise colour of the water and notable volume and flow of the river through the gorges and rapids.

Transient attributes and values:

- 42. Transient attributes include the fluctuations and changing patterns of the river waters and flood plain gravel banks, flood-related changes in the confluence with the **Kimiākau Kimi Ākau (Shotover)**, and the seasonal changes evident in the vegetation – most notably in the stands of willows and poplars.

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Remoteness and wildness attributes and values:

- 43. Visitors on the surface of the river east of the Kawarau Bridge Bungy are enclosed within the gorge and experience a strong sense of remoteness. In addition, the river corridor east of the Gibbston Valley and Victoria Flats has a high level of wildness and remoteness, although SH6 and the historic Roaring Meg Power Station also influence the perception of this riverscape. Much of this river corridor comprises a steep V-shaped valley that is both deep and sinuous – winding its way eastward past Mt Allen and Mt Difficulty.

Aesthetic attributes and values:

- 44. The experience of the values identified above from a wide range of public viewpoints.
- 45. More specifically, this includes:
 - a. Strong sense of enclosure within the river corridor, defined by escarpments or gorges and the surrounding mountain ranges and roches moutonnées.
 - b. Coherence and distinctiveness of the waterway as a feature.
 - c. Highly picturesque and aesthetically appealing views.
 - d. Ability to travel along the river on trails, roads, or the water itself and to be immersed in the scenic and remoteness attributes of the river corridor.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

very low	low	low-mod	moderate	mod-high	high	very high
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The physical, associative and perceptual attributes and values described above for the PA ONF Kawarau River can be summarised as follows:

- (a) **Very high** physical values relating to the volume, flow and clarity of the waters, the dynamic attributes of the confluence with the **Kimiākau Kimi Akau (Shotover)**, the scarps, gorges and floodplains shaped by the river, the habitat values for native and introduced fauna, the areas of indigenous vegetation, and the mana whenua features associated with the area.
- (b) **Very high** associative values relating to the Kāi Tahu associations with the river, the rich history of gold mining and early European settlement, the significant recreational attributes, and the strong shared and recognised values, as evidenced by the 2013 Water Conservation Order.
- (c) **Very high** perceptual values relating to the expressiveness of the river landforms, the memorability of the spectacular gorges and fast flowing turquoise waters, the high level of naturalness, the scenic views available to and within the corridor, and the sense of remoteness and wildness experienced east of the Kawarau Bungy.

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Landscape Capacity

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

- 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 the screening and/or camouflaging benefit of existing natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access; **and protect the area's ONF values.**
- ii. **visitor accommodation and tourism related activities** - **no** landscape capacity.
- iii. **urban expansions** – **no** landscape capacity.
- iv. **intensive agriculture** – **very limited landscape capacity** on floodplains or terraces that are not subject to flood hazard.
- v. **earthworks** – **limited landscape capacity** for earthworks, trails **or works that are necessary to mitigate natural hazard risks, and that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.**
- vi. **farm buildings** – in those areas of the ONF with pastoral land uses, **limited landscape capacity** for modestly scaled buildings that reinforce existing rural character.
- vii. **mineral extraction** – **very limited landscape capacity** for small scale gravel extraction **that protects the area's ONF values.**
- viii. **transport infrastructure** – **very limited landscape capacity** for low key 'rural' roading infrastructure outside of the State Highway corridor. **Very limited landscape capacity** for wharfs, jetties or bridges that are located in more modified parts of the ONF between **Whakatipu-Waimāori (Lake Whakatipu)** and Morven Ferry and are designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement and enhance public access; **and protect the area's ONF values.**
- ix. **utilities and regionally significant infrastructure** – **limited landscape capacity** for infrastructure that is co-located with existing facilities. 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 there is limited landscape capacity for the upgrade of existing infrastructure within the same corridor and limited landscape capacity in circumstances where there is a functional or**

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Commented [JH28]: OS 77.14 Kai Tahu ki Otago although not submitted change to capacity rating per se. 'No' capacity sought in submission.
OS 188.15 Te Rūnunga o Ngāi Tahu although not submitted change to capacity rating per se. 'No' capacity sought in submission.

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operational need for the particular location and structures are designed and located to limit their visual prominence, including associated earthworks.

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x. **renewable energy generation – no landscape capacity.**

xi. **Production Forestry – no landscape capacity.**

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xii. **rural living – no landscape capacity.**

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, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.**

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OS 171.8 Queenstown Park Limited (not additional activity wording per se).

21.22.9 Kawarau River ONF Schedule

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Blue highlighted text: captured in "Response to Submissions (version of) 21.22.9 Kawarau River ONF Schedule". New text to be underlined with black line, deleted text to be strike through.

Red text relates to a submission point that has not been specifically captured in the "Response to Submissions (version of) 21.22.9 Kawarau River ONF Schedule". This is typically because the submission point is general rather than confined to specific text amendments. **One example identified.**

Submissions Summary: Landscape Comments

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 68.1	Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Oppose	That the landscape capacity ratings for ii. visitor accommodation and tourism related activities, viii. transport infrastructure, ix. utilities and regionally significant infrastructure, and xii. rural living be amended to <u>some</u> landscape capacity at a minimum to provide for the range of existing and consented activities and development within the Outstanding Natural Landscape.	<p>No technical evidence is provided in support of this submission point. The PA schedules account for existing land use activity, permitted activity, and consented but unbuilt development.</p> <p>Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I consider that the notified capacity ratings are appropriately rated for the 21.22.9 PA/ONF given the high level of intactness, naturalness and landscape values across the PA.</p> <p>Further, it is my opinion that increasing the capacity ratings to 'some' would fail to protect landscape values, and in particular, perceptual and associative values. The landscape attributes and values of the PA/ONF include highly natural, rocky/vegetated slopes with frequently occurring precipitous escarpments interspersed with highly legible/contrasting pastoral floodplains. Such landforms and their values, makes the PA highly sensitive to the types of development change itemised above, hence the notified capacity ratings.</p> <p>While there may be locations within the PA where activities might be appropriate at varying levels of capacity, that would need to be determined through a site specific landscape assessment (as signalled in the Response to Submissions Version of the Preamble to Schedule 21.22).</p>	Reject submission.
OS 68.2	Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Oppose	That all the activities that happen in the Arrow (Haehaenui) and Kawarau River Outstanding Natural Features from past, present and future are recognised within the landscape schedule.	<p>(with regards to the Kawarau River PA/ONF)</p> <p>No technical evidence is provided in support of this submission point. The PA schedules identify the existing landscape values that need to be protected while providing a high-level indication of the landscape capacity of the PA for a range of land use activities. The Landscape Capacity section of the schedule includes a range of 'development characteristics' that are likely to be associated with appropriate development (for each land use type), within the PA. As such, the PA schedules acknowledge the dynamics of landscape change and anticipate the broad parameters or characteristics that are likely to make such change is appropriate in terms of landscape values including visual amenity values.</p> <p>Further, Ms Gilbert's EiC addresses the question of the whether the capacity ratings are too conclusive and the appropriateness of considering potentially suitable future uses as part of the PA Schedules work.</p> <p>This matter is also addressed by the reporting planner in the s42A report.</p>	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 68.4	Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Oppose	That all areas within the Arrow (Haehaenui) and Kawarau River Outstanding Natural Landscapes are amended to have some landscape capacity.	Addressed in response to OS 68.1.	Reject submission.
OS 68.6	Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Oppose	That the Kawarau Outstanding Natural Feature be restricted to areas that can be seen from the river and not more than 50 metres from the top edge of the gorge.	No technical evidence is provided in support of this submission point. The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments (of the nature requested by the submitter) are beyond the scope of the Variation. Further, ONF boundaries should be defined by topographical boundaries where possible, rather than buffer strips.	Reject submission.
OS 70.21	Ainsley McLeod on behalf of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to include the word 'important' with 'land-use patterns and features'.	This is a typographical error. All PAs will be consequently amended to read 'important Land use patterns and features:'	Accept submission.
OS 70.22	Ainsley McLeod on behalf of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended at point 11 to include 'Cromwell-Frankton A 110kV overhead transmission line that forms part of the', to include the word 'are', and replace the word 'are' with 'located generally'.	I recommend the following wording change to the schedule: [11] Pastoral land use dominates the floodplain areas between Whakatipu-wai-Māori (Lake Whakatipu) and the Kawarau Bridge Bungy. Nearly all the vegetation immediately flanking this section of the river is exotic, including, extensive willows, stands of poplars, pine woodlots and shelterbelts, and pockets of broom and gorse. The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid are transmission lines are located generally parallel to the river between the Kawarau Bridge and Lake Hayes Estate and are in or over the ONF at some points.	Accept submission.
OS 70.23	Ainsley McLeod on behalf of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, 'In the case of the National Grid there is landscape capacity for the upgrade of existing infrastructure within the same corridor and limited landscape capacity in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence, including associated earthworks'.	I consider that the following amendments to Schedule 21.22.9 Capacity are appropriate: ix utilities and regionally significant infrastructure - limited landscape capacity for infrastructure that is co-located with existing facilities. 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 there is limited landscape capacity for the upgrade of existing infrastructure within the same corridor and limited landscape capacity in circumstances where there is a functional or operational need for the particular location and structures are designed and located to limit their visual prominence, including associated earthworks.	Accept submission.
OS 77.14	Michael Bathgate on behalf of Kai Tahu ki Otago	Oppose	That landscape capacity 21.22.9.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	No technical evidence is provided in support of this submission point. Mineral extraction from the Kawarau River riverbed is currently permitted in accordance with Otago Regional Council and QLDC river management strategy consents. I consider that the following amendment to the wording in Schedule 21.22.9 Capacity is appropriate: vii. mineral extraction – very limited landscape capacity for small scale gravel extraction. Of note, reference to 'protect ONF/L values' has been deleted from the PA Schedules in response to OS 74.2 as it is unnecessarily repetitive of the Chapter 3 policies which apply to ONF/Ls within the district.	Accept submission in part.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 77.35	Michael Bathgate on behalf of Kai Tahu ki Otago	Oppose	That landscape schedule 21.22.9 Kawarau River be amended to correct the spelling for Kimiākau at paragraph 2, 5d., 35, 42, and summary of landscape values (a).	Amend spelling.	Accept Submission.
OS 77.38	Michael Bathgate on behalf of Kai Tahu ki Otago	Oppose	That landscape schedule 21.22.9 Kawarau River general description, paragraphs 5d., 11, 18, 22, 32 and 39 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimāori.	Amend spelling.	Accept Submission.
OS 93.2	Brett Giddens on behalf of Gibbston Valley Station Ltd	Oppose	That the Kawarau River Priority Area (PA) be removed from land zoned Gibbston Valley Resort Zone	No technical evidence is provided in support of this submission point. The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments (of the nature requested by the submitter) are beyond the scope of the Variation. The PAs capture Non-Rural Zone land, but do not apply to those zones.. Addressed by reporting planner in the s42A Report	N/A
OS 93.3	Brett Giddens on behalf of Gibbston Valley Station Ltd	Oppose	That the Kawarau River Priority Area (PA) be removed from the Gibbston Character Zone land.	Addressed in response to OS 93.2.	N/A
OS 93.4	Brett Giddens on behalf of Gibbston Valley Station Ltd	Oppose	That the extent of the Priority Area (PA) is clarified relative to Outstanding Natural Landscape (ONL) and Outstanding Natural Feature (ONF) boundaries.	The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions). Addressed by reporting planner in the s42A Report	N/A
OS 125.1	Maddy Familton on behalf of Bridesdale Farm Developments Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is opposed and should be rejected as notified.	Addressed by reporting planner in the s42A Report	N/A
OS 125.2	Maddy Familton on behalf of Bridesdale Farm Developments Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River mapping is amended to remove from the embankment south of Bridesdale and Shotover Country Estate between Hayes Creek Road/ Huxley Place to Widgeon Place and Alpine Avenue.	No technical evidence is provided in support of this submission point. The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments (of the nature requested by the submitter) are beyond the scope of the Variation.	Reject submission.
OS 125.3	Maddy Familton on behalf of Bridesdale Farm Developments Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended under the capacity for urban expansions to include 'except on the embankment south of Bridesdale and Shotover Country Estate between Hayes Creek Road/ Huxley Place to Widgeon Place/ Alpine Avenue where there may be some capacity'.	No technical evidence is provided in support of this submission point. Urban expansion within the PA would, in my view fail to protect landscape values, and in particular, perceptual, and associative values. As such, the submitted change to the capacity schedule is not supported. As such, exempting the submitted areas from the 'no' capacity rating is not supported.	Reject submission.
OS 125.4	Maddy Familton on behalf of Bridesdale Farm Developments Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is alternatively amended so the landscape capacity is changed from 'no capacity' to 'limited capacity'.	This submission point is taken to be referring to an increase in capacity for (iii) Urban expansions. Addressed at OS 125.3.	Reject submission.
OS 125.5	Maddy Familton on behalf of Bridesdale Farm Developments Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended so that 'no capacity' is not given unless all potential individual sites within the Priority Area have been examined in detail. That the lowest rating of 'no capacity' applicable to the Kawarau River be amended to reflect 'very limited capacity'.	This submission point is taken to be referring to an increase in capacity for (iii) Urban expansions. Addressed at OS 125.3.	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 132.1	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That Outstanding Natural Feature boundary be amended to exclude the submitters land (State Highway 6, Gibbston Valley, east of Nevis Bluff -Part Lot 3 DP 27395) or if the landscape classification is not amended, that the priority area 21.22.9 Kawarau River priority area be amended to exclude the submitter's land.	No technical evidence is provided in support of this submission point. The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments are beyond the scope of the Variation.	Reject submission.
OS 132.2	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That landscape schedule 21.22.9 Kawarau River be amended to exclude the submitters land (State Highway 6, Gibbston Valley, east of Nevis Bluff -Part Lot 3 DP 27395).	Addressed in response to OS 132.1.	Reject submission.
OS 132.5	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That landscape schedule 21.22.9 Kawarau River be amended so that visibility in the schedule to and across the submitters site (State Highway 6, Gibbston Valley, east of Nevis Bluff -Part Lot 3 DP 27395) be limited to important public viewpoints.	No technical evidence is provided in support of this submission point. Under 'Particularly important views to and from the area' at [35 - 37] in the schedule, public views to and from the PA are addressed. Relying on my knowledge of the area (including fieldwork) and careful review of GIS mapping resources (including contours, and aerial imagery), I consider that any public views from the PA where relevant to the submission, will generally be confined to within the river gorge, where the submitters site will be largely, if not fully concealed from view. However, views from SH6 to the Kawarau River ONF, including across the submitters site are considered to be 'important' [36]. The locations of any specific 'important public viewpoints' are not provided by the submitter. I consider that important public views are likely to be numerous and continuous from SH6. As such, it is of my opinion that 'important public viewpoints' would be best considered and identified as part of an assessment of any future land use consent or plan change applications.	Reject submission.
OS 132.31	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That 21.22.9 Important landforms and land types be amended by adding an additional paragraph after paragraph 4 that reads: Upper terraces in the vicinity of the Victoria Flats exhibit significant modifications due to quarrying/extraction activities, paper road access, and potential trail and recreation opportunities.	No technical evidence is provided in support of this submission point. At [4] the schedule describes landforms, land types, and natural landform processes - not land use. Land use is addressed under the heading 'Important land use patterns and features'. This submission point is largely addressed in the 21.22.17 PA Victoria Flats ONL under 'Important land use patterns and features'. As such, the submitted text is not supported.	Reject submission.
OS 132.32	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That 21.22.9 Land use patterns and features be amended by adding an additional paragraph, after paragraph 13 that reads: Upper terraces in the vicinity of Victoria Flats exhibit significant modifications due to quarrying/extraction activities, paper road access, and potential trail and recreation opportunities.	No technical evidence is provided in support of this submission point. This section of the schedule addresses 'important archaeological and heritage features and their locations'. The submitted wording " <i>Significant modifications due to quarrying/extraction activities, paper road access, and potential trail and recreation opportunities</i> " is not appropriate to include under this topic. As such the submitted text is not supported.	Reject submission.
OS 132.33	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That 21.22.9 Important shared and recognised values be amended by adding a paragraph, after paragraph 29 that reads: Shared and recognized values to obtain and provide for an aggregate resource and enhanced, recreation and trail access opportunities in the area of the Victoria Flats.	No technical evidence is provided in support of this submission point. Recreational activities are addressed at [30] in the schedule. Aggregate extraction activities do not in my opinion contribute an 'important shared and recognised value' in an ONF / this PA. As such the submitted wording would be inappropriate to be included in the schedule wording here. Recreational trails are addressed at [33] and in 21.22.17 PA Victoria Flats ONL at [27 - 29] under 'Important recreational attributes and values'. As such the submitted text is not supported.	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 132.34	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That 21.22.9 Particularly important view to and from the area be amended by the addition of a paragraph, after paragraph 36, that reads: View points from consented and planned cycle trails or other private views are not accounted for in future subdivision and development proposals for the ONF or the adjacent land areas, including in particular, the Victoria Flats.	No technical evidence is provided in support of this submission point. Viewpoints from consented and future cycle trails or other private (and public) views would be considered as per 'best practice' in any finer grained site-specific landscape assessment required for a plan change or resource consent application. As such, the submitted text is not supported.	Reject submission.
OS 132.35	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That 21.22.9 Naturalness attributes and values at paragraph 39 be amended by adding the words ' in this location naturalness is also severely degraded due to quarrying/extraction activities and paper road access.' at the end of the last sentence.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), in my opinion quarrying / extraction activities and paper road access form a very small part of the Kawarau River ONF between Victoria Flats and Roaring Meg where these activities are not considered sufficient enough to 'severely degrade' naturalness values. As such, the submitted text is not supported.	Reject submission.
OS 132.36	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That 21.22.9 Remoteness and wilderness attributes and values be amended at paragraph 42 by changing from high level of wildness and remoteness, to moderate, and adding the quarry to the list of features that influence the perception of this riverscape.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), in my opinion the quarry forms a very small part of the Kawarau River ONF east of the Gibbston Valley. The quarry activity is not considered large enough in extent to reduce the attributes and values that contribute to wildness and remoteness from 'high' down to 'moderate'. It is noted that the quarry on the higher terrace is unlikely to be particularly visible from the river itself which is within an incised gorge at a lower level. As such, the submitted text is not supported.	Reject submission.
OS 132.37	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That 21.22.9 Aesthetic attributes and values at paragraph 43 be amended by adding the words 'excluding cycle trails, and paper roads' to the end of the sentence.	No technical evidence is provided in support of this submission point. Roads (which includes paper roads) and trails (which includes cycle trails) are referenced at [45d] in the schedule. Roads and trails are considered to be valid locations for public viewpoints. As such, the submitted text is not supported.	Reject submission.
OS 132.38	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That landscape capacity 21.22.9.v Earthworks be amended from limited landscape capacity to moderate landscape capacity.	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I consider that the 'limited' capacity rating is appropriate from a landscape perspective within the PA. In my view, earthworks at greater levels than 'limited' within the PA would fail to protect landscape values, and in particular, perceptual, and associative values, particularly in parts of the PA which are highly natural, and expressive such as the incised river gorge. Further, regarding the submitted use of the term 'Moderate': Section 3 of the PA Schedules Methodology Report explains the capacity rating scale (and noting that this explanatory detail is incorporated into the Response to Submissions Version of the Schedule 21.22 Preamble to assist plan users). The Methodology Report goes on to explain that 'moderate' is deliberately not a term used in the rating scale. As such, the submitted changes in capacity are not supported.	Reject submission.
OS 132.39	Rosie Hill on behalf of Rock Supplies NZ Limited	Oppose	That landscape capacity 21.22.9.vii. Mineral extraction be amended from limited to high landscape capacity, delete small scale gravel and replace with aggregate, delete the words 'that protect the area's ONF	No technical evidence is provided in support of this submission point. Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
			values', and add the words 'particularly within the existing quarry site at Victoria Flats'.	<p>platforms, resource consents and aerial imagery), I consider that the 'limited' capacity rating is appropriate from a landscape perspective within the PA.</p> <p>Mineral extraction at greater levels than 'limited' within the PA would in my view fail to protect landscape values, and in particular, perceptual, and associative values, particularly in the parts of the PA which are highly natural, and expressive such as the incised river gorge.</p> <p>Note; mineral extraction has a capacity rating of 'some' in 21.22.17 PA Victoria Flats ONL (the PA where the quarrying activity is primarily located).</p> <p>Of note, reference to 'protect ONF/L values' has been deleted from the PA Schedules in response to OS 74.2 as it is unnecessarily repetitive of the Chapter 3 policies which apply to ONF/Ls within the district.</p> <p>Also, of note; the recommended decrease in capacity for mineral extraction from 'limited' to 'very limited' in response to OS 77.14.</p> <p>As such, the submitted text is not supported.</p>	
OS 133.1	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to remove the submitters land from the priority area.	The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments are beyond the scope of the Variation.	Reject submission.
OS 133.3	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to recognise and provide for anticipated development appropriately.	The PA Schedules have been drafted and amended including changes in the wording where appropriate arising from submissions - acknowledging the scale and character of anticipated development. This has resulted in amendments to the capacity evaluation for some activities.	Reject submission.
OS 133.5	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to provide for the 'exception regime' provided for in the Gibbston Character Zone of the Proposed District Plan in the landscape schedule.	<p>The exception zone framework is already provided for by the PDP, through Chapter 3, and does not need to be provided for through the PA schedules.</p> <p>The PAs capture Non-Rural Zone land, but do not apply to those zones.</p> <p>However, I consider that the following new paragraph for Schedule 21.22.9 Land use patterns and features is appropriate:</p> <p>11a. The Gibbston Character Zone (GCZ) is located near the eastern section of the ONF and incorporates the terraced flats area above the Kawarau River, lying between and including Chard Farm and Waitiri. Part of the ONF overlays the GCZ where the GCZ encroaches the river escarpment. The GCZ has a distinctive character and sense of place, which reflects the development enabled or provided for by that zone framework.</p> <p>Also addressed by the reporting planner in the S42A Report.</p>	Accept submission.
OS 133.7	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the mapping of the landscape schedule 21.22.9 Kawarau River is amended to entirely remove the submitters land from the landscape schedule as it is not part of the river corridor.	The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments are beyond the scope of the Variation.	Reject submission.
OS 133.8	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That if the outstanding natural feature classification for the landscape schedule 21.22.9 Kawarau River is not amended that the priority area be amended to exclude the submitters land (Section 3 SO 24743 and Lot 4 DP 27395 held in 410590 and OT19A/37).	The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments are beyond the scope of the Variation.	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 133.11	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to provide for Gibbston Character Zone land as that of a visual amenity landscape (Section 7 landscape). The submitter seeks that this be recognised in the relevant schedules, and that those provide for appropriate future use and development.	No technical evidence is provided in support of this submission point. The PAs capture Non-Rural Zone land, but do not apply to those zones. It is also noted that the question as to whether part of the PA qualifies as an RMA s7 landscape or feature is beyond the scope of the Variation and that the mapping of the District's ONF/Ls has been confirmed by the Environment Court (Topic 2 Decisions).	Reject submission.
OS 133.14	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to more accurately recognise and provide for existing uses, their likely and anticipated future upgrade, replacement or redevelopment.	No technical evidence is provided in support of this submission point. Other than existing uses, what is sought does not form part of the identification of the landscape values of the PA and its capacity ratings. The 'replacement' or 'upgrade' of an existing activity may or may not protect landscape values. Therefore, the appropriateness or otherwise of such development change would be appropriately addressed via a comprehensive and robust landscape assessment, as signalled in the Preamble to the Schedule 21.22.	Reject submission.
OS 133.16	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to recognise and provide for benefits of change, enhancement and remediation.	No technical evidence is provided in support of this submission point. The purpose of the Schedules is to identify the existing landscape values that need to be protected. It is expected that matters relating to enhancement and remediation would be traversed as part of a detailed (and more site specific) landscape assessment in support of a plan change or resource consent process. I do not consider that signalling benefits, or other potential future outcomes, would be in keeping with the purpose of the Schedules.	Reject submission.
OS 133.18	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to identify degradation and opportunities to remedy identified degradation.	No technical evidence is provided in support of this submission point. See response to OS 133.16. In my opinion, the current wording at [9 - 11] adequately describes the current condition of the PA where 'degradation' is concerned. No additional changes to wording in the schedule are considered necessary.	Reject submission.
OS 133.20	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended so the terminology used is consistent with that used in Chapter 24 of the Proposed District Plan.	The submitter does not itemise which PA terminology they seek be consistent with the PDP. Addressed by the reporting planner in the s42A Report	N/A
OS 133.22	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to revise capacity ratings used in the priority area.	Submission point is not specific. However, any revisions to capacity ratings are addressed in some responses to OS 133.	Reject submission.
OS 133.24	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That any additional, amended, consequential, or further relief in respect of the landscape schedule 21.22.9 Kawarau River reflects the intent of the matters raised in this submission.	Addressed by the reporting planner in the s42A Report.	N/A.
OS 133.26	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That if the mentioned amendments in this submission regarding landscape schedule 21.22.9 Kawarau River are not included that the schedule is deleted or withdrawn from the variation to Chapter 21.	Addressed by the reporting planner in the s42A Report.	N/A.
OS 133.59	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to include a point under the title important landforms and land types which states 'upper terraces in the vicinity of the Victoria Flats exhibit significant modifications due to quarrying/extraction activities, paper road access, and potential trail and recreation opportunities'.	Addressed in response to OS 132.31.	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 133.60	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to include a point under the title land use patterns and features which states 'Upper terraces of the Victoria Flats exhibit significant modifications due to quarrying / extraction activities, paper road access, and potential trail and recreation opportunities'.	Addressed in response to OS 132.32.	Reject submission.
OS 133.61	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to include a point under the title important shared and recognised values which states 'Shared and recognized values to obtain and provide for a aggregate resource and enhanced recreation and trail access opportunities in the area of the Victoria Flats'.	Addressed in response to OS 132.33.	Reject submission.
OS 133.62	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to include a point under the title particularly important views to and from the area which states 'View points from consented and planned cycle trails or other private views are not accounted for in future subdivision and development proposals for the ONF or the adjacent land areas, including in particular, the Victoria Flats'.	Addressed in response to OS 132.34.	Reject submission.
OS 133.63	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended at point 40 to include the words 'in this location naturalness is also severely degraded due to quarrying/extraction activities and paper road access'.	Addressed in response to OS 132.35.	Reject submission.
OS 133.64	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended at point 43 to change the level of wildness and remoteness from 'high' to 'moderate', and to mention the quarry present.	Addressed in response to OS 132.36.	Reject submission.
OS 133.65	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended at point 44 to include the words 'excluding cycle trails, and paper roads'.	Addressed in response to OS 132.37.	Reject submission.
OS 133.66	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to change the capacity for earthworks from 'limited' to 'moderate'.	Addressed in response to OS 132.38.	Reject submission.
OS 133.67	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to change the capacity for mineral extraction from 'limited' to 'high', replace the words 'small scale gravel' with 'aggregate', and replace the words 'that protects the area's ONF values' with particularly within the existing quarry site at Victoria Flats'.	Addressed in response to OS 132.39.	Reject submission.
OS 133.68	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended so the schedule only describes values which contribute to a feature as being outstanding.	No technical evidence is provided in support of this submission point. The schedule describes the attributes and values, guided by the methodology in Te Tangi a te Manu relevant to a PA wide study area. This includes both positive and negative aspects. While negative aspects do not contribute to ONF values, their inclusion does not mean the landscape character and value of the ONF has reached a point where it can no longer be considered outstanding. In other words, it is the collective relationship of the identified attributes and values that ultimately results in the RMA s6(b) classification.	Reject submission.
OS 133.70	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to either delete references of the removal or eradication pest flora and fauna species or amended them to align with the Proposed District Plans assessment matters which recognise the opportunity and benefit of legal mechanisms to achieve such outcomes.	No technical evidence is provided in support of this submission point. Animal and plant pests are deliberately referenced in the PA Schedules as they have the potential to (negatively) influence landscape values. The identification of negative landscape aspects such as pest plants and animals, along with the reference to landscape restoration and enhancement in the discussion of landscape capacity for a range of land	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
				<p>uses, signals the types of enhancement and remediation as part of development change that are likely to be appropriate within the PA ONF (noting that this is at a PA level, rather than a site-specific level).</p> <p>However, it is agreed that as currently drafted the Schedules are potentially confusing in this regard as these aspects of the landscape are negative rather than positive. A number of amendments are recommended in the Response to Submissions Version of the Preamble to Schedule 21.22 to address this matter.</p>	
OS 133.72	Rosie Hill on behalf of The Station at Waitiri Limited	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to include the scale of potential developments in regard to the landscape capacity for different activities within the priority area.	<p>No technical evidence is provided in support of this submission point.</p> <p>The recommended amendments to the Response to Submissions Version of the Schedule 21.22 Preamble address this submission point to some degree.</p> <p>Further, the Preamble to Schedule 21.22 explains that landscape capacity is evaluated at a PA level within the Schedule. A determination of capacity levels at scales smaller than this (such as at a site-specific level) would form part of landscape assessments for resource consent and plan change applications.</p> <p>In other words, the capacity descriptions should not be taken as prescribing the capacity of specific sites. In addition, landscape capacity may change over time; and across each priority area there are likely to be variations in landscape capacity, which will require detailed consideration and assessment through consent applications.</p> <p>This means that there is an acknowledgement that a finer grained assessment as part of a site-specific proposal may determine a higher capacity for a land use which may give the submitter some comfort in this regard.</p>	Reject submission.
OS 166.21	Ben Farrell on behalf of RealNZ Limited	Oppose	That landscape schedule 21.22.9 Important ecological features and vegetation types be amended to delete paragraph 9 and 10 to remove reference to pest plant and animal species.	Addressed in response to OS 133.70.	Reject submission.
OS 166.22	Ben Farrell on behalf of RealNZ Limited	Oppose	That landscape schedule 21.22.9 Aesthetic attributes and values at paragraph 44 be amended to add 'and recreation activities'.	<p>Recreational activities are addressed in the schedule at [31 – 33] and are implicit in [45 d].</p> <p>As such, the submitted text is not supported.</p>	Reject submission.
OS 166.23	Ben Farrell on behalf of RealNZ Limited	Oppose	That landscape capacity 21.22.9.ii. visitor accommodation and tourism related activities be amended from no landscape capacity to some landscape capacity.	Addressed in response to OS 68.1.	Reject submission.
OS 166.24	Ben Farrell on behalf of RealNZ Limited	Oppose	That landscape capacity 21.22.9.viii transport infrastructure amend by deleting the words 'very limited landscape capacity for wharfs, jetties or bridges that are located in more modified parts of the ONF between Lake Whakatipu and Morven Ferry', delete the words 'and protect the area's ONF values', and amend capacity so that it reads: Some landscape capacity for infrastructure associated with water based transport and recreation (including commercial recreation) activities that are designed to be...	<p>No technical evidence is provided in support of this submission point.</p> <p>Wharves, jetties and bridges are considered to encapsulate 'infrastructure associated with water based transport and recreation'. If there are other relevant activities to add to the schedule, the submitter may need to be more specific.</p> <p>The landscape attributes and values of the less modified parts of the ONF where wharves, jetties and bridges would be typically located, include the river waters and river margins framed by highly natural, steep, rocky/vegetated slopes.</p> <p>Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), in my opinion the development of transport infrastructure at levels greater than 'very limited' in such areas would be inappropriate.</p>	Reject submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
				Of note, reference to 'protect ONF/L values' has been deleted from the PA Schedules in response to OS 74.2 as it is unnecessarily repetitive of the Chapter 3 policies which apply to ONF/Ls within the district. As such the submitted changes are not supported.	
OS 166.25	Ben Farrell on behalf of RealNZ Limited	Oppose	That landscape capacity 21.22.9.ix utilities and regionally significant infrastructure be amended from limited to some landscape capacity and include water-based transport or recreation so that it reads: Some landscape capacity for infrastructure that is co-located within existing facilities or for the purpose of water-based transport or recreation (including commercial recreation).	No technical evidence is provided in support of this submission point. Commercial recreation (i) has a 'some' capacity rating and so part of the submission is met. Relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery), I consider that the notified capacity rating for (ix) utilities and regionally significant infrastructure at a 'limited' capacity is appropriately rated for the 21.22.9 PA/ONF given the high level of intactness, naturalness and landscape values across the PA, which includes the waters of the Kawarau River, subject to a Water Conservation (Kawarau) Order (SR 1997/38). Further, it is my opinion that an increase in the capacity ratings as submitted to 'some' would fail to protect landscape values, and in particular, perceptual and associative values. The landscape attributes and values of the PA/ONF include the river waters, edged with highly natural, rocky/vegetated slopes with frequently occurring precipitous escarpments interspersed with highly legible/contrasting pastoral floodplains. The river waters, landforms and their combined values, makes the PA highly sensitive to the types of development change itemised above and sought in the submission, hence the notified capacity ratings.	Reject submission.
OS 171.2	Rowan Ashton on behalf of Queenstown Park Limited	Support	That paragraphs 9 and 10 on the presence of pest plant and animal species included in landscape schedule 21.22.9 Kawarau River are retained.	In agreement, no comment required.	Accept submission.
OS 171.3	Rowan Ashton on behalf of Queenstown Park Limited	Oppose	That paragraph 17 of landscape schedule 21.22.9 Kawarau River is moved further down the schedule to the 'Associative Attributes and Values' / 'Mana whenua associations and experience' as this statement is considered an association rather than a feature.	The Priority Area Schedules have been reviewed by a cultural expert, and no amendments were recommended in relation to this matter.	Reject submission.
OS 171.4	Rowan Ashton on behalf of Queenstown Park Limited	Oppose	That paragraph 39 (from the third sentence) of landscape schedule 21.22.9 Kawarau River be amended to the following: "The limited visibility of built development on the Remarkables side of the river contributes to this even if pasture, farm tracks, fencing, power lines and the margins of the Kawarau Heights, Lake Hayes Estate and Bridesdale settlements are evident. However, the confined, often intimate nature of the river corridor provides terrain shielding and limits exposure to such elements".	No technical evidence is provided in support of this submission point. However, relying on my knowledge of the area (including fieldwork), careful review of GIS mapping resources (including contours, building platforms, resource consents and aerial imagery) I recommend the below amendment to the schedule wording: [39] Between Whakatipu-wai-Māori (Lake Whakatipu) and the Kawarau Bridge Bungy, pastoral land use dominates the floodplain areas and nearly all the vegetation flanking the river is exotic. Even so, there remains a perception of significant naturalness within the river landscape. The very limited visibility of built development on the Remarkables side of the river is important in this regard, even if pasture, farm tracks, fencing, power lines and the margins of the Kawarau Heights, Lake Hayes Estate and Bridesdale settlements are evident. However, the confined, often intimate nature of the river corridor provides terrain shielding and limits exposure to such elements."	Accept submission in part.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 171.5	Rowan Ashton on behalf of Queenstown Park Limited	Support	That the landscape capacities included in landscape schedule 21.22.9 Kawarau River for commercial recreation activities (i), earthworks (v), transport infrastructure (viii), intensive agriculture (iv), farm buildings (vi), mineral extraction (vii), utilities and regionally significant infrastructure (ix) are retained as notified.	In agreement, no comment required other than to note the Schedule 21.22.9 text changes recommended in Response to Submissions Version of Schedule 21.22.9 (July 2023).	Accept submission in part.
OS 171.6	Rowan Ashton on behalf of Queenstown Park Limited	Oppose	That the landscape capacity for visitor accommodation and tourism related activities included in landscape schedule 21.22.9 Kawarau River is either: (a) amended to state that there is "some" landscape capacity as follows: ii. visitor accommodation and tourism related activities - some landscape capacity for activities that integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit or existing natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONF values. OR: (b) the boundary of the Kawarau River ONF is re-drawn (as per Annexure B of submission) to exclude areas that do not form part of the river curtilage and have some landscape capacity for visitor accommodation and tourism activities. It is the submitters view that the proposed boundary better reflects the topography and boundary of the river curtilage.	Addressed in response to OS 68.1. No technical evidence is provided in support of this submission point. The spatial extent of the Priority Area ONF/L mapping has been confirmed by the Environment Court (Topic 2 Decisions) and ONF/L mapping amendments (of the nature requested by the submitter) are beyond the scope of the Variation.	Reject submission.
OS 171.7	Rowan Ashton on behalf of Queenstown Park Limited	Oppose	That paragraph v. relating to the landscape capacity for earthworks in landscape schedule 21.22.9 Kawarau River is amended to acknowledge that there is capacity for earthworks necessary to mitigate natural hazard risks as follows: v. earthworks - limited landscape capacity for earthworks and trails that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns, or that are necessary to mitigate natural hazard risks.	I recommend that the following amendments to the schedule wording is appropriate: (v) earthworks – limited landscape capacity for earthworks, trails or works that are necessary to mitigate natural hazard risks, and that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. Note changes to wording submitted are recommended be inserted after "trails" to ensure that such works integrate with existing natural landform patterns.	Accept submission in part.
OS 171.8	Rowan Ashton on behalf of Queenstown Park Limited	Oppose	That the landscape capacity for transport infrastructure (viii) in landscape schedule 21.22.9 Kawarau River is amended as follows: viii transport infrastructure - very limited landscape capacity for low key 'rural' roading infrastructure outside of the State Highway corridor. Some landscape capacity for wharfs, jetties or bridges, and cableway/gondola crossings that are located in more modified parts of the ONF between Lake Whakatipu and Morven Ferry and are designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONF values.	Addressed in response to OS 166.24 (submission rejected). However, a new activity type in the Landscape Capacity section of the schedule is included in response to OS 74.2 (change in terminology from gondolas to 'passenger lift systems'): (xiii) Passenger Lift System – limited landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.	Accept submission in part.
OS 188.15	Elisha Young-Ebert on behalf of Te Rūnanga o Ngāi Tahu	Oppose	That landscape capacity 21.22.9.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	Addressed in response to OS 77.14.	Accept submission in part.
OS 188.35	Elisha Young-Ebert on behalf of Te Rūnanga o Ngāi Tahu	Oppose	That landscape schedule 21.22.9 Kawarau River be amended to correct the spelling for Kimiākau at paragraph 2, 5d., 35, 42, and summary of landscape values (a).	Addressed at 77.35 above in response to the submission on behalf of Kai Tahu ki Otago.	Accept submission.

Original Submission No	Name	Position	Submission Summary	JH comments	JH recommendation
OS 188.38	Elisha Young-Ebert on behalf of Te Rūnanga o Ngāi Tahu	Oppose	That landscape schedule 21.22.9 Kawarau River general description, paragraphs 5d., 11, 18, 22, 32 and 39 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimāori.	Addressed at 77.38 above in response to the submission on behalf of Kai Tahu ki Otago.	Accept submission.
OS 203.1	Penelope and Rachel and Daphne Young	Oppose	That the landscape schedule 21.22.9 Kawarau River is opposed and rejected as notified.	Addressed by reporting planner in the s42A Report	N/A