

**BEFORE THE INDEPENDENT HEARING PANEL FOR THE PROPOSED
QUEENSTOWN LAKES DISTRICT PLAN**

UNDER the Resource Management Act 1991 (RMA)

IN THE MATTER of a variation to Chapter 21 Rural Zone of the Proposed
Queenstown Lakes District Plan, to introduce Priority Area
Landscape Schedules 21.22 and 21.23. PA ONL
Western Whakatipu Basin 21.22.12

**STATEMENT OF EVIDENCE OF STEPHEN RUSSELL SKELTON
11 SEPTEMBER 2023**

Introduction

- 1 My name is Stephen Russell Skelton. I am the Director of Patch Limited (Patch), a landscape architecture and landscape planning consultancy based in Queenstown.
- 2 I have been asked to provide evidence by Passion Development Limited who is the successor to a submission prepared by Richard Kemp(no186). The Submission seeks to vary the Queenstown Lakes Proposed District Plan Landscape Schedules 21.22 & 21.23 with particular regard to what the spatial extent of the 'Western Whakatipu Basin' ONL Priority Area' 21.22.12, as well as seeking changes to the text of this related schedule

Qualifications and Experience

- 3 I hold the qualifications of a Bachelor of Arts in Communication from Northern Arizona University and a Master of Landscape Architecture (First Class Hons) from Lincoln University. I am a registered member of the New Zealand Institute of Landscape Architects.
- 4 I have been involved in landscape consultancy work for ten years, working in both the public and private sector. I held the position of landscape planner with Lakes Environmental before it was absorbed by the Queenstown Lakes District Council. I then held the position of Landscape Architect at another landscape architecture practice in Queenstown for approximately 4 years before founding Patch Limited.
- 5 I founded Patch in 2016 and our work includes all facets of landscape architecture and landscape planning through the range of small and large-scale projects. My work involves master planning, residential and commercial landscape design, preparation of native restoration planting plans, preparation of landscape management plans and preparation of landscape assessments for resource consent applications and plan changes.
- 6 Of relevance to the Proposed District Plan (PDP) I have been engaged by several land owners and interested parties over the years to provide landscape advice and evidence on various matters in associated council hearings and Environment Court appeals. Those matters include Topic 2

- Rural Landscapes, Topic 30 and Topic 31 Whakatipu Basin and Topic 3B - Rural Visitor Zone.

- 7 With respect to the Western Whakatipu Basin (WWB) Priority Area (PA) I have observed and experienced the landscape's values and attributes in many ways over the 12 years I have lived in the District. In a personal capacity, I have paraglided over all of the WWB which is within the general aviation (GA) airspace. I have hiked most of the trails within the WWB and I have ridden most of the mountain bike trails within the WWB. I have held a season pass at the Skyline Gondola for approximately 10 years. I have skied off Bowen Peak in winter and have hiked the ridgeline between Ben Lomond and Fernhill.
- 8 In a professional capacity, I have worked with the submitter to provide advice with respect to the Queenstown Lakes District Council's Spatial Plan 2024 Gen. 2.0 – Call for Urban Growth Sites (the Spatial Plan). Some of the work I undertook in preparing that advice has informed the considerations contained within this evidence. I have also worked for tourism operators and private landowners seeking professional landscape advice on the capacity and potential future development opportunities of their land within the WWB PA, with regard to land on the lower, east facing slopes of Bowen Peak and those associated with Ben Lomond Scenic Reserve.

Code of Conduct

- 9 I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023. Accordingly, I have complied with the Code in the preparation of this evidence, and will follow it when presenting evidence at the hearing. Unless I state otherwise, this assessment is within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

Scope of Evidence

- 10 My evidence addresses the following:

- a) General comments on the study methods and capacity ratings in the schedules variation;
- b) What are the boundaries of the WWB PA?;
- c) Recommended amendments to schedule 21.22.12 PA ONL Western Whakatipu Basin: Schedule Of Landscape Values.

Capacity Ratings and Study Methods

Methodology

- 11 It is my understanding from reading the *Methodology Statement*¹ that, while deriving much of their methods from the *Te Tangi a Te Manu*, or Aotearoa Landscape Assessment Guidelines (TTatM), the authors of the Landscape Schedules (the Authors) have created a unique method in preparing the Landscape Schedules. It is worth noting the TTatM does not specify a method for undertaking such studies. If the landscape architects had undertaken a Landscape *Sensitivity Study*, they would have had the benefit of adopting established methodologies for undertaking such a study.²
- 12 The methodology in preparing the Landscape Schedules was, in my opinion, correct in its approach to identify the scope and location of the PAs and identify and rate landscape attributes and values. However, I note that one cannot 'estimate' how much of an unknown future activity could be accommodated when there are potentially activities, including scale, location, form and external appearance, which we have not yet imagined. The schedules acknowledge that only a certain list of general activities have been assessed which are directed in Chapter 3, and other activities will in future require their own capacity assessment.

¹ ONF, ONL and RCL Priority Area Landscape Schedules, Methodology Statement, Final, May 2022

² Including : "An approach to landscape sensitivity assessment – to inform spatial planning and land management." June 2019 Christine Tudor, Natural England and 'Landscape Sensitivity Studies' NatureScot

Capacity

- 13 Assessing capacity is imprecise³ and accepts that there is an unknown future of landscape where creative land uses may be conceived and applied for in a resource consent application.
- 14 In creating their own landscape capacity rating (of an unknown future), the Authors developed a scale consisting of the word 'some' (at the highest end of the scale) and the word 'no' (at the lowest). This, in my opinion, sets the pretext that, as a starting point, the PAs have a low capacity. There is no capacity rating higher than some, such as 'high or 'lots'. Similarly, the use of the word 'no' is determinative for an 'imprecise' study in the face of an unknown future.
- 15 The scale employed in the Schedules is also inconsistent with that used in Schedule 24.8 of the PDP for the Whakatipu Basin. This is confusing to plan users and unnecessarily alters assessment terms between landscapes which are often adjacent to each other.
- 16 Also, a four-point scale (as notified and now amended to a five-point scale) does not have a middle pivot point. I understand the authors have now added a fifth rating scale of 'very limited to no'. This provides for a middle pivot point but does not address the aforementioned pretext of the word 'some' and determinative nature of the word 'no'. I consider a five-point rating is more appropriate in this context as it is not overly complex, can be easily interpreted, employs a middle pivot point and can better assist plan users and the community as to anticipated activities and consequent change to landscapes.
- 17 The above discussion is a preamble to the part of the submission that request the rating scale is clear in how it interrelates with the wording used in the Chapter 3 provisions. I consider a rating of 'No Capacity'

³ TTYatM Part 5.49 "*Generic attributes such as sensitivity and capacity are necessarily imprecise because they estimate a future. They can be useful and necessary in policy-based assessments, or in comparing alternative routes/localities, but they become redundant once the actual effects of a specific proposal can be assessed directly.*"

cannot be given unless an assessment of all sites within a PA has been undertaken. The word 'no' is too determinative, especially with the understanding that landscape capacity/sensitivity is imprecise and can change over time.

- 18 I consider it most appropriate to rely on a five-point scale. The five-point scale below is often used by landscape practitioners when describing a landscape's capacity for, or sensitivity to change:

1. Very High 2. High 3. Medium 4. Low 5. Very Low⁴

- 19 I provide a description of these ratings below based on a modified version of what Landscape Architect Bridget Gilbert sets out in part 9.26 of her evidence. Any changes I suggest are highlighted in red.

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

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

Medium ~~Very Limited~~ landscape capacity: typically this corresponds to a situation in which the landscape ~~is very close to its~~ **has some** capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a ~~very~~

⁴ As recommended by:
Scotland's Nature Agency, Landscape Sensitivity Assessment Guidance. Part 2.21
and
"An approach to landscape sensitivity assessment – to inform spatial planning and land management." Part 2.4, June 2019 Christine Tudor, Natural England

small amount of sensitively located and designed development is likely to be appropriate.

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

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

- 20 The above landscape capacity scale would provide for some greater internal consistency across the PDP which uses similar scales.

Preamble to Schedule 21.22 and Schedule 21.23

- 21 I have considered Ms Gilbert's proposed Preamble to Schedule 21.22 and Schedule 21.23.⁵ I consider the text she has proposed is largely appropriate. However, if the capacity rating of 'no' is incorporated in the Schedules, I do not consider the preamble is enough to ensure Plan users, particularly Council staff, will understand that 'no capacity' is 'not a fixed concept'.
- 22 As discussed above, capacity ratings are imprecise, and I consider the clear language contained within part 5.49 of the TTatM and reproduced above (footnote # 3) should be included in the preamble.
- 23 It is my experience that Plan users, particularly Council staff, take a hard stance when strong language, such as the word 'no' is used. If the intention of the capacity ratings is relatively 'high level', 'is not a fixed concept' 'may change over time' and is not intended to prescribe 'the capacity of specific sites within the PA'⁶ then I consider the capacity

⁵ Bridget Gilbert's Evidence 11 August 2023, Part 9.26

⁶ Bridget Gilbert's Evidence 11 August 2023, Part 9.26

ratings should be changed to those terms suggested above in my evidence, or alternative suitably flexible / open-textured language.

What are the boundaries of the WWB PA

- 24 I understand that the Council's evidence maintains there is no 'scope' to make mapping amendments to the PA boundaries as spatially identified in the PDP. However, I note that the GIS link to the spatial mapping was included within the public notice documents for this variation process, and my understanding from talking to a range of submitters, is that many are under the impression or understanding that consequently, a values and attributes assessment could result in necessary changes to some mapped boundaries of PAs.
- 25 Generally speaking, it is best practice in identification of whether a particular site is part of a landscape (or not) to undertake a first principles values and attributes assessment, and this leads to conclusions as to mapped boundaries on the extent of a landscape. This process effectively is the first opportunity for a number of sites within already identified ONLs and ONFs where values, character, and related capacity has been considered in detail. Consequently, and as set out below, in some instances I do not agree with current mapped boundaries of the underlying ONF / ONL (and the PA) boundaries resulting from my values assessment.
- 26 At a high level, I disagree with the inclusion of Queenstown Hill, Sugar Loaf and Lake Johnston ONL as part of the WWB PA. I consider these pastoral, glacially overridden lands hold distinctly separate landscape attributes and values to the dramatic, partially forested mountain slopes of Ben Lomond and Bowen Peak. I consider the WWB PA should be considered separately from the Queenstown Hill Lake Johnson ONL and that the PA boundaries should be draw along or near Gorge Road as shown in my **Attachment A**. I also consider the Ferry Hill ONF should form part of a 'Queenstown Hill, Lake Johnson, and Ferry Hill ONL PA as the attributes and values of Ferry Hill and the other parts of the ONL are similar. I do not wish to labour this point and the evidence contained below does not seek relief as such.
- 27 With respect to the submitter's land and the lower, southern boundary of the WWB PA, I agree with the submission that in this instance, the PA

boundary could better follow landscape pattern, such as the location of existing buildings, access and other urban elements across a similar landform, elevations and vegetation pattern, rather than cadastral lines as shown in my **Attachment B**.

- 28 In preparing my advice for the submitter on the Spatial Plan (attached as **Attachment C**) we undertook a study of the site and determined that the existing development within the Fernhill / Sunshine Bay exists generally below the 560m contour (refer Concept Package in **Attachment C**, Graphic E). We assessed values and attributes at a site scale within the wider landscape context, and examined the capacity for land below the 560masl contour to absorb urban type development without resulting in adverse effects on the wider ONL's attributes and values. As part of that body of work we determined two potential future outcomes for the site. Those potential outcomes sought to realign the ONL boundary and Urban Growth Boundary and allow for urban infill development within an area which I consider capable of absorbing future urban development. This line is represented in yellow in the Concept Package in **Attachment C**, Graphics E, F, G and H). We also prepared an indicative urban subdivision pattern within that land (refer Concept Package in **Attachment C**, Graphics G and H) and represented how that urban infill may look in a visual representation (refer Concept Package in **Attachment C**, Graphics K and L).
- 29 I note as part of this Landscape Schedule submission I am supportive of our Option 1 shown in our Concept Package, which uses landform and existing patterns as a landscape boundary and not Option 2 which uses only landform.
- 30 Upon undertaking my own assessment of the site's values and attributes, and in considering those against the Schedules description, I do not consider the parts of the site represented in yellow in the Concept Package in **Attachment C**, Graphics E, F, G and H) shares the same values and attributes as the wider WWB ONL. This part of the site does not reach the sufficient naturalness threshold to warrant section 6B classification. For the reasons outlined above and set out in our Spatial Plan memo (**Attachment C**) I support the submission that the irregular notified shape of the WWB ONL PA along the bottom slopes (Fernhill) of Ben Lomond should follow landscape patterns rather than cadastral boundaries.

Proposed Amendments to Schedule 21.22.12 PA ONL Western Whakatipu Basin: Schedule of Landscape Values

- 31 I was not involved in preparation of the original submission but have been asked to review the submission, the adoptions by Ms. Gilbert, and to provide landscape advice with respect to appropriate wording, terminology and my assessment of those landscape values and attributes to which the submitter has addressed. I attach to my evidence a track-changes version of the Landscape Schedules as proposed (**Attachment D**).
- 32 The following portion of my evidence will address the proposed changes to the landscape schedules. I structure my evidence in accordance with the paragraph numbers as set out in the Landscape Schedules.
- 33 The following parts of my evidence are to be read in light of the preceding section, which addresses why I consider the site should not be included within the WWB PA (or the ONL itself).

Important land use patterns and features - 38

- 34 I consider an important feature of the WWB PA is its adjacency to urban areas. I consider these urban areas have a significant influence on the PA and that their presence should play a greater role in the description of the landscape's important land use patterns and features. I have made subtle suggestion which in my opinion will better address the PA's adjacency to the urban areas.

Aesthetic qualities and values – 102 (b) (ix)

- 35 In part 102 (b) (ix), I have added the 'lower slopes of Ben Lomond' to the described, visually confined built development. This is to suggest the urban infill assessed for the site as set out in my attachments, would be visually confined similar to the other areas already listed in the Schedule.

Summary of Landscape Values 104 (c)

- 36 I consider the very strong shared and recognized values are associated with the PA's adjacent to urban areas. I consider if the PA was not

adjacent to these urban areas the shared and recognized values would be lower. Therefore I consider the PA's adjacency should form part of this descriptor.

Summary of Landscape Values 105 (d)

- 37 I consider part of the PA's perceptual values are attributed to its hard edge against urban areas. I consider this adjacency should be included in this descriptor.

Landscape Capacity (ii) - Visitor accommodation and tourism related activities

- 38 For the reasons set out above, I consider there is limited (or second highest on a five-points scale) capacity for this type of (ill defined) activity to occur where they are associated with urban areas of Fernhill.

Landscape Capacity (iii) – Urban Expansion

- 39 For the reasons set out above in my evidence I consider there is limited (or second highest on a five-point scale) capacity (should the boundary of the PA not be shifted as suggested in my **Attachment B**) for urban development where that development will read as infill on the lower slopes of Ben Lomond near Fernhill.

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

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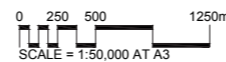
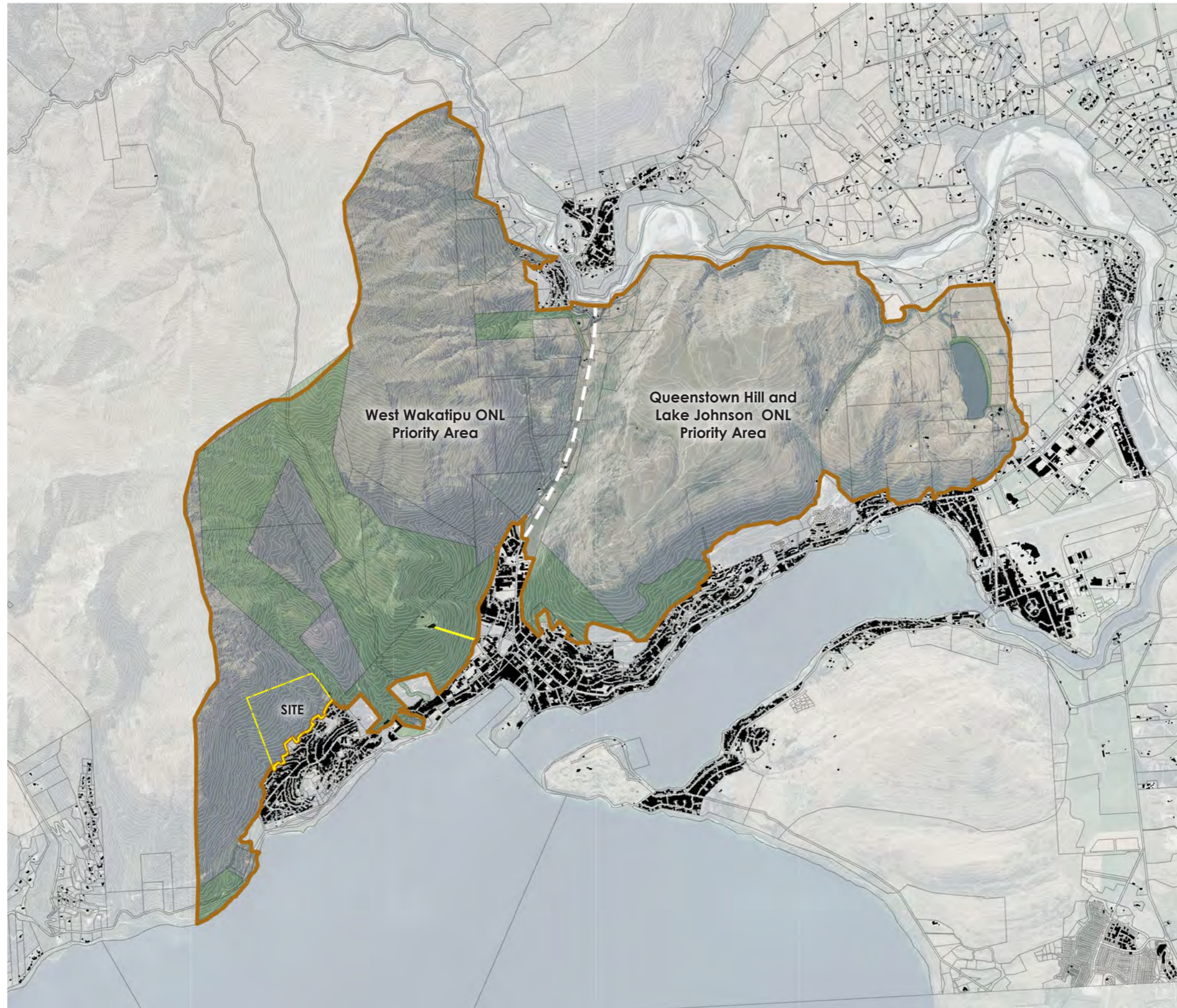
11 September 2023

ATTACHMENT A

Western Whakatipu Basin Priority Area ONL - Activity Map

Key:

-  Priority area boundary
-  Reserves and DOC land
-  Gondola



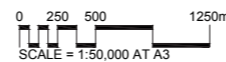
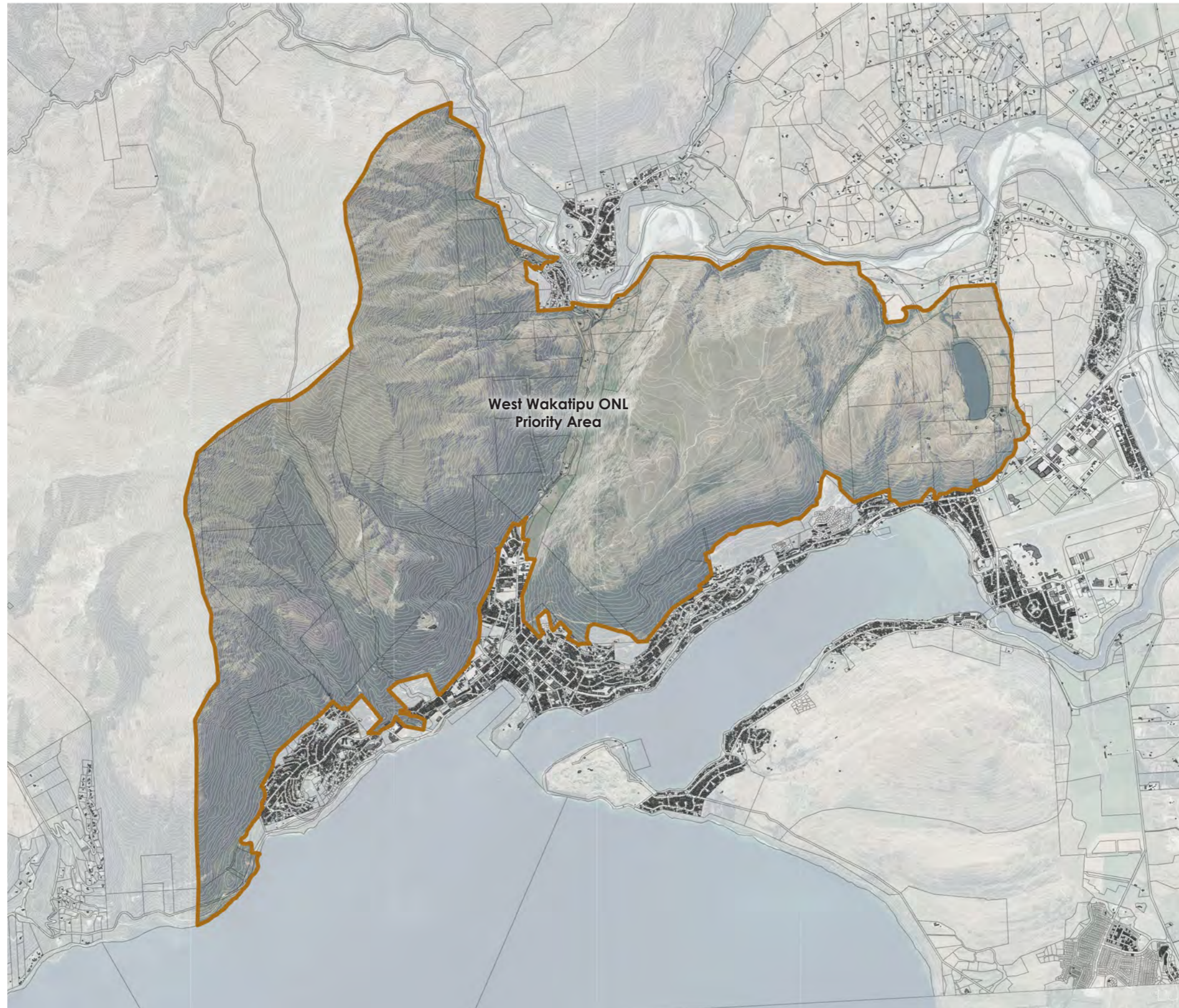
ATTACHMENT B

Western Whakatipu Basin Priority Area ONL – Proposed Priority Area

Key:



Priority area boundary



ATTACHMENT C

Submission to the Queenstown Lakes District Council's
Spatial Plan 2024 Gen. 2.0 – Call for Urban Growth Sites (the Spatial Plan)
And Graphic Attachments



LANDSCAPE MEMO – Urban Development – Wynyard Crescent – Fernhill

13 July 2023

INTRODUCTION

1. This memo provides landscape and urban design comment regarding a submission to Queenstown Lakes District Council's Spatial Plan 2024 Gen. 2.0 – Call for urban growth sites. The subject site is 56.6 hectares in area and occupies much of the forested hill slopes to the north of and above the urban area known as Fernhill in Queenstown. The legal description of the site is Lot 1 DP 20613
2. Patch has prepared a series of analyses and design graphics which are attached and will be referred to throughout this memo. The analysis graphics set out:
 - A. the existing urban growth boundary (UGB),
 - B. the Wāhi Tūpuna line,
 - C. the existing zoning,
 - D. the Outstanding Natural Landscape (ONL) boundary and contours,
 - E. a plan setting out the existing development standards,
 - F-L indicative design layers which project future development of the potential urban area.

ASSESSMENT CONTEXT

3. The design layers listed above and contained within the attached supporting graphics are rooted in a high-level assessment of the proposal which is based on landscape and urban assessment imperatives and statutory context. Those include:
 - Part 21.21.1 of the Proposed District Plan derived from *Decision No. [2023] NZEnvC 58 – Appendix A – Part 4, 21 Rural for Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL), and*
 - The notified Schedule of Landscape Values: Outstanding Natural Landscapes Priority Areas 21.22.12 – Western Whakatipu Basin ONL.
4. The high-level assessment below is prepared in the frame of the New Zealand Institute of Landscape Architects (NZILA) *Te Tangi a Te Manu Aotearora New Zealand Landscape Assessment Guidelines*, July 2022.

PROPOSED DISTRICT PLAN – PART 21.21.1 – ONLS AND ONFS

5. This part of the PDP was derived from the Environment Court's decision in 2023 with significant reference to Chapter 3 and Chapter 6 of the PDP and the landscape schedules which are currently notified and subject to submissions, hearings and likely appeals. Part 21.21.1 of the PDP ensures regard is given to the landscape schedules and the values identified and to what extent any proposal will protect Tangata Whenua values. This part will be discussed in further detail below.

Summary – Part 21.21.2

6. Part 21.21.2 of the PDP seeks to consider visibility and whether any parts of a proposal will detract from public or private views of and within ONLs or ONFs, whether they're mitigation is provided and if that mitigation is in keeping with the protection of landscape values. Assessment of effects on ridges, hills and slopes, lighting, earthworks and landscaping are all considered. This part of the PDP gives regard to open space and open character and seeks to maintain open space and open character as viewed from public roads and public places and ensure development is not within a broadly visible expanse of open landscape as viewed from public roads or public places. This part of the PDP also seeks to consider development's effects on open space and open character on the surrounding landscape and to contain development within areas defined by natural elements. This part of the PDP also seeks to

ensure development does not contribute to adverse cumulative effects on landscape values identified in the landscape schedules by introducing significant adverse visual effects.

Assessment – Part 21.21.2

7. The indicative proposed urban design extension above Fernhill and Sunshine Bay would not occur on any prominent hills, slopes or ridges. Lighting and earthworks would be viewed in conjunction with the existing urban areas and would not extend beyond a natural line in the landscape. This proposed extension of urban areas would not be in a broadly visible expanse of open landscape and would not act to noticeably reduce any openness or open character of the much broader south facing slopes of Ben Lomond. Design would largely be defined by natural elements such as the gullies or the edge of existing urban areas. The proposal would not contribute to significant or adverse cumulative effects on landscape values which will be discussed further below under the landscape schedule assessment.

Summary – Part 21.21.3

8. Part 21.21.3 of the PDP seeks to ensure that future development is designed in response to the identified landscape values and built development is aggregated to utilize common access ways and to cluster areas of development where parts of the landscape least sensitive to change. It seeks to ensure boundaries will not give rise to artificial or unnatural lines in the landscape and that the design and development does not contribute to adverse cumulative effects on landscape values.

Assessment – Part 21.21.3

9. Indicative proposals as set out in **Attachments E – M** seeks to infill urban development within areas where that urban development immediately abuts an ONL. This infill type development will see a very small extension of the existing urban area into parts of the ONL which are already affected by that urban development. Any future development within this area would be aggregated and will utilize a common accessways. It would appear as a clustered urban development in a part of the landscape which is least sensitive to change. We have derived two potential, legible, logical and justified lines (refer to **Attachment E – Potential Urban Growth Area and 560m contour line**) which we consider would not give rise to artificial or unnatural lines in the landscape. It is considered that this infill type urban development would not contribute to adverse cumulative effects on landscape values which will be discussed further below under the landscape schedule assessment.

Summary – Part 21.21.4

10. This part of the PDP considers methodology and how that methodology is applied in the consideration of cumulative effects on landscape values. It also seeks to arrive at an outcome of an assessment of landscape capacity in accordance with SP 3.3.29 and SP 3.3.45. This part of the plan requires an assessor to consider existing, consented or permitted subdivision or development and how those address landscape capacity as well as the effects of proposal would have on landscape values and landscape capacity.

Assessment – Part 21.21.4

11. In terms of assessment methodology, most landscape architects are now adhering to the assessment guidelines which were prepared by the New Zealand Institute of Landscape Architects. A consistent assessment methodology is used throughout the profession. That assessment methodology applies measurable spatial and other indicators to inform conclusions and then accounts for effects and how they may influence visual and landscape values. With regard to existing consented and permitted subdivision and development in the Fernhill /Sunshine Bay Area, it is considered that the proposal will read and as infill in an insignificant part of the adjacent rural lands and that the infill will not exceed the landscapes capacity to absorb change.

LANDSCAPE SCHEDULES – 21.22.12 WESTERN WHAKATIPU BASIN ONL

12. We have undertaken a review of the text contained under the Western Whakatipu Basin ONL (WWB-ONL) and provide the following comment.

Important landforms and land types

13. The schedule lists several important landforms and land types, very few of which address any part of the site or its immediate adjacent landscape. The WWB-ONL is a large landscape and takes in much of the wider hills and mountains which enclose the Queenstown area. The proposal would not act to have any effect on the important landforms and land types listed in the schedule.

Important hydrological features

14. The landscape schedules refer to a series of unnamed streams on either side of One Mile Creek network, draining directly to Lake Wakatipu as well as numerous unnamed streams draining the southern and eastern sides of Bowen Peak. These hydrological features generally refer to the gullies which run through the site and then through the urban areas of Fernhill and Sunshine Bay. Any proposal for future development in the proposed area could result in significant enhancements of these hydrological features through the clearing of wilding conifers within their gully type landforms and the enhancement of those water features through naturalistic, indigenous planting (refer **Attachments G-J**).

Important ecological features and vegetation types

15. The site does not hold any noteworthy indigenous vegetation features and is only referred to under the subject matter '*other distinctive vegetation types*' in which the schedule describes the almost continuous patterning of plantation Douglas fir forest throughout the mid and lower flanks of Ben Lomond and the southern flanks of Bowen Peak. These vegetation types are not particularly aesthetic or memorable and are a biodiversity problem. The proposal would likely see the removal of this exotic forest cover in parts of the site, including those associated with any gully enhancement areas.

Important land use patterns and feature

16. The schedule nods to the proliferation of wilding conifers across the urban interface, as well as the gondola and other facilities associated with the gondola. Other important land use patterns and features which are discussed in the landscape schedule include this series of trail networks which are used for recreation. The landscape schedule notes an absence of rural and rural living buildings and highlights that urban residential and commercial development adjoining the southern edge of the area and its associated recreation features are important parts of the landscape. The proposed urban development areas would seek to enhance the land use patterns particularly those associated with recreation values (refer to indicative trail networks on **Attachments G and I**).

Important archaeological and heritage features and other locations

17. The site does not have any important archaeological or heritage features.

Mana whenua features and their locations

18. The schedule notes that the entire area is ancestral land to Kai Tahu and is significant. It notes much of the ONL is mapped as Wahi Tupuna. That mapping is shown in **Attachments B and E**. No part of any infill development would occur within the Wahi Tupuna mapped area.

Important shared and recognized attributes and values

19. This part of the landscape schedule refers to parts of the landscape which are significant in terms of cultural understanding. Those include many photographs of the landscape including those from the gondola and postcard views as well as the identity of Bowen Peak. It is worth noting that the Fernhill/Sunshine Bay area is not part of these more memorable images. It is considered that any proposed infill urban development would not result in adverse effects on shared and recognized attributes and values of the ONL.

Important recreation attributes and values

20. The schedule lists the multitude of recreational opportunities which are available within the landscape. An urban-type development within the proposed locations could be accompanied by enhancements to the existing trail network (**Attachments G and I**) and other recreational facilities which could be enjoyed by the public.

Legibility and expressiveness attributes and values

21. This deals particularly with natural landforms, land type and hydrological features as well as indigenous gully and wetland plantings. While the site does not contain any important land types, it does hold some significant gully landforms which could benefit from indigenous gully and wetland plantings and weed clearance which would reinforce the legibility and expressiveness of those features (**Attachments G-J**).

Particularly important views to and from the area

22. This part of the landscape schedule lists in detail significant views to and from the landscape. None of those important views are noted to contain the subject site, except where the schedule refers to engaging mid to long range views from Queenstown, Fernhill and Sunshine Bay where the largely forested slopes of Ben Lomond form the backdrop of Queenstown. The schedules go on to say that the bold contrast between urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to

identity of Queenstown as a settlement tucked into the base of a mountain. The proposal will not act to change any of this visual amenity) and if developed the landscape would continue to form the importance of this identity of Queenstown as a settlement tucked into the base of a mountain (refer to **Attachments K-M**).

Naturalness attributes and values

23. Most of what is described under this heading in the landscape schedules is not relevant to the site. However, one paragraph describes the forestry plantings across the south flanks of Ben Lomond and parts of Bowen Peak. This part of the landscape schedule considers that those plantations contribute to a reduced perception of naturalness. It goes on to say that the visual appearance of these parts of the landscape during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to temporarily further reduce perception of naturalness in this part of the landscape. It is our opinion that while the existing forested cover of the site is not native forest, it does contribute to naturalness as viewed through the lens of a visitor. While from an ecological perspective it would be beneficial to clear this area of its wilding conifers, in terms of this urban infill type development, no wide scale clearance of conifers would be considered.

Memorability attributes and values

24. Again, the landscape schedule discusses the juxtaposition of the mountains and landforms within the larger urban context. It goes on to discuss the close-up experience of the alpine setting which is adjacent to the urban areas and is highly accessible. It discusses the sense of Queenstown as a place tucked into a majestic mountain setting. The proposed urban development area would not act to change any of these memorability attributes and values.

Transient attributes and values

25. The proposed urban development area would not act to change any transient attributes and values as set out in the schedule.

Remoteness and wildness attributes and values

26. The proposed urban area would not act to change any remoteness and wildness attributes and values as set out in the schedule.

Aesthetic qualities and values

27. The schedule again describes the mountain landforms juxtaposed beside an urban context and describes the large scale and dramatic character of the mountain landforms and sculpted peaks which form the backdrop to Queenstown as well as the sculpted peaks. However, much of the aesthetic qualities and values which are listed in the landscape schedule are not particularly relevant to the site. As discussed above, any urban infill would not act to change or adversely affect the described juxtaposition of urban and wild lands and would result in no adverse effects on the ONL peaks or their dramatic character (refer to **Attachments K-M**).

Landscape capacity

28. These schedules make assumptions on the landscape capacity for certain types of activity noting that some commercial and recreational activities may be absorbed. However, the schedules have considered that no urban expansion should occur within the landscape priority area. This part of the schedule, and in fact the whole of the schedule, is subject to a future submission and hearing process. It is anticipated that the use of the word no will be struck from the schedules and that a more fluid term such as limited is likely to be in its place. It is considered that appropriate, urban infill type development of the site would be appropriate and would not exceed the landscape's capacity to absorb change.

CONCLUSION

29. Overall, it is considered that parts of the site have the potential to absorb appropriately designed urban infill type development. Our analysis has set out two potential areas and boundaries where there is landscape justification to locate future urban development. These two boundaries follow both the existing urban patterning of the landscape as well as the 560m contour line.

30. We have set out a series of analysis and design graphics which demonstrate the effect urban infill type development may have on the wider landscape. It is our assessment that urban infill type development, confined to these existing development standards, would not act to adversely affect landscape or visual amenity values, would maintain the attributes and values of the much broader ONL and could, to a degree enhance the attributes and values.

Prepared by:

Steve Skelton



Registered Landscape Architect

Director, Patch Ltd

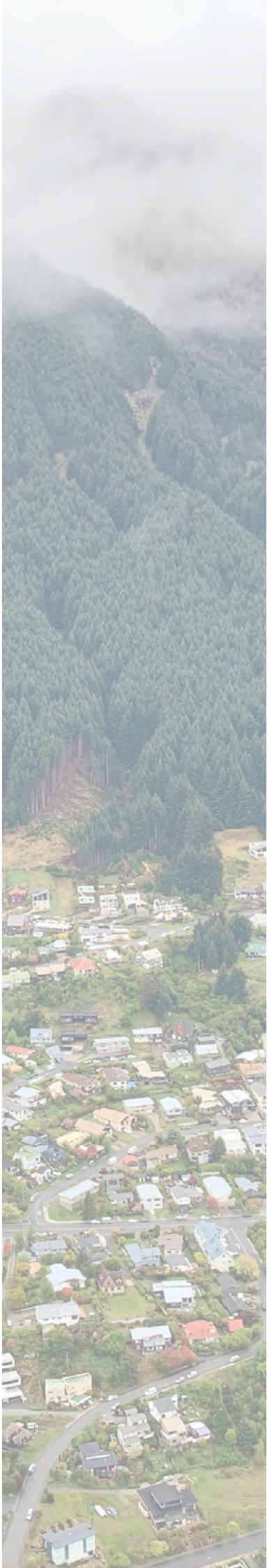
Reviewed by:

Jessica Zuban



Landscape Architecture Associate





WYNYARD CRESCENT



FERNHILL

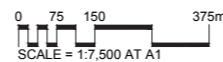
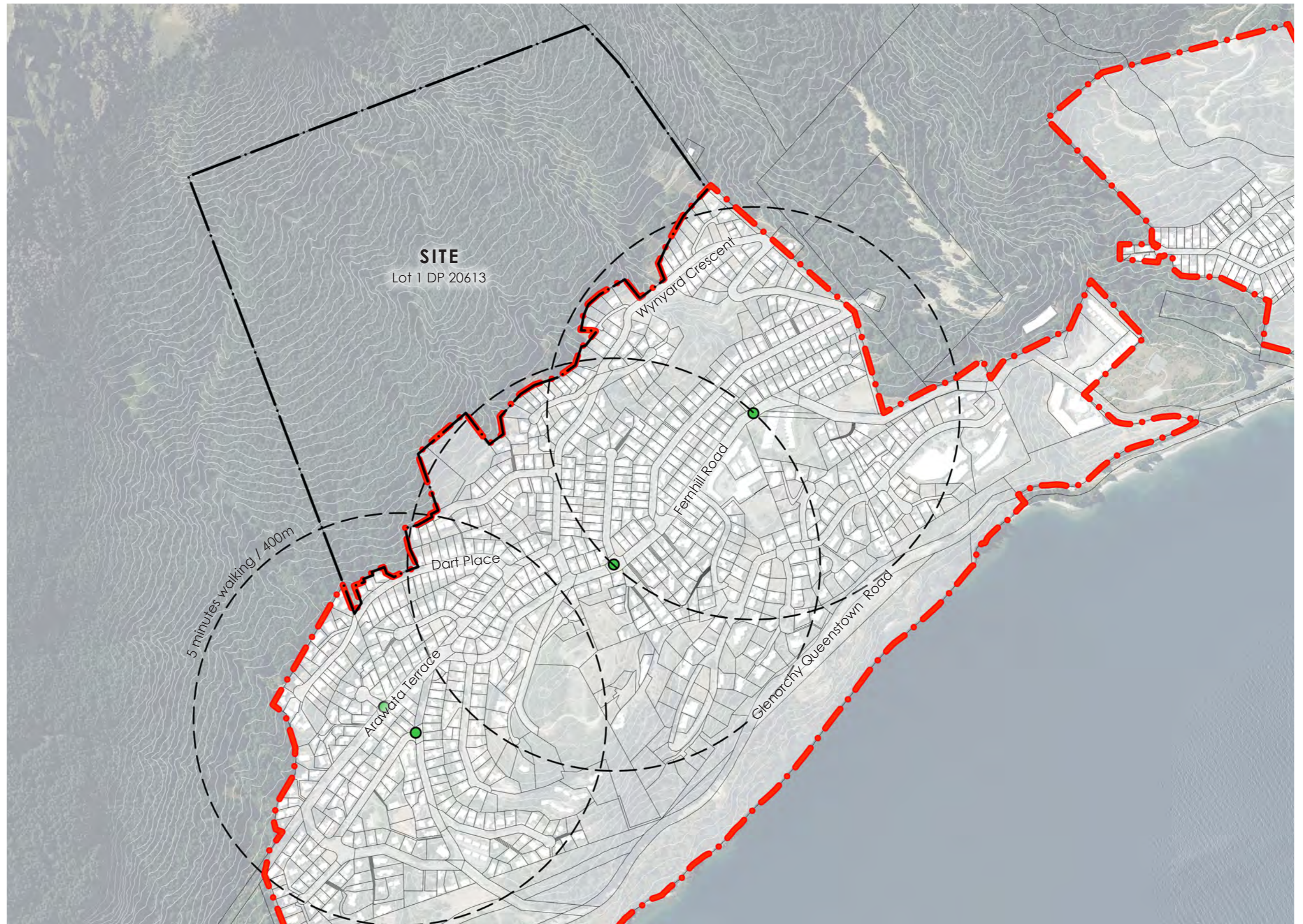
Concept Package

13 July 2023

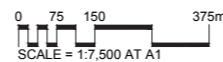
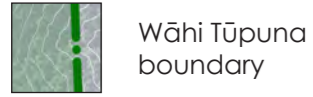


Key:

-  Urban Growth Boundary
-  Bus stop

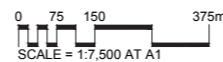
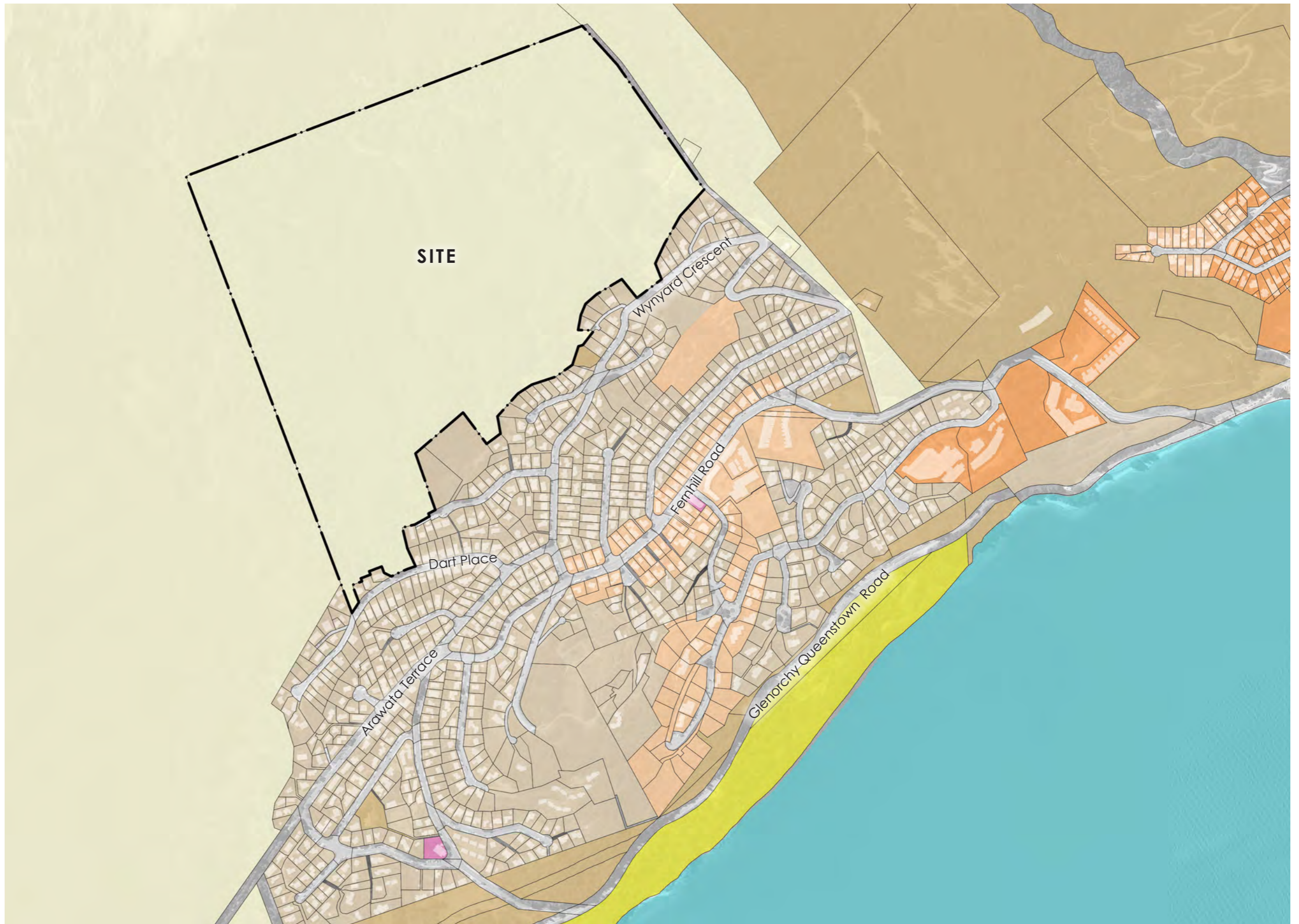


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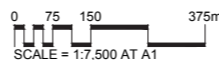
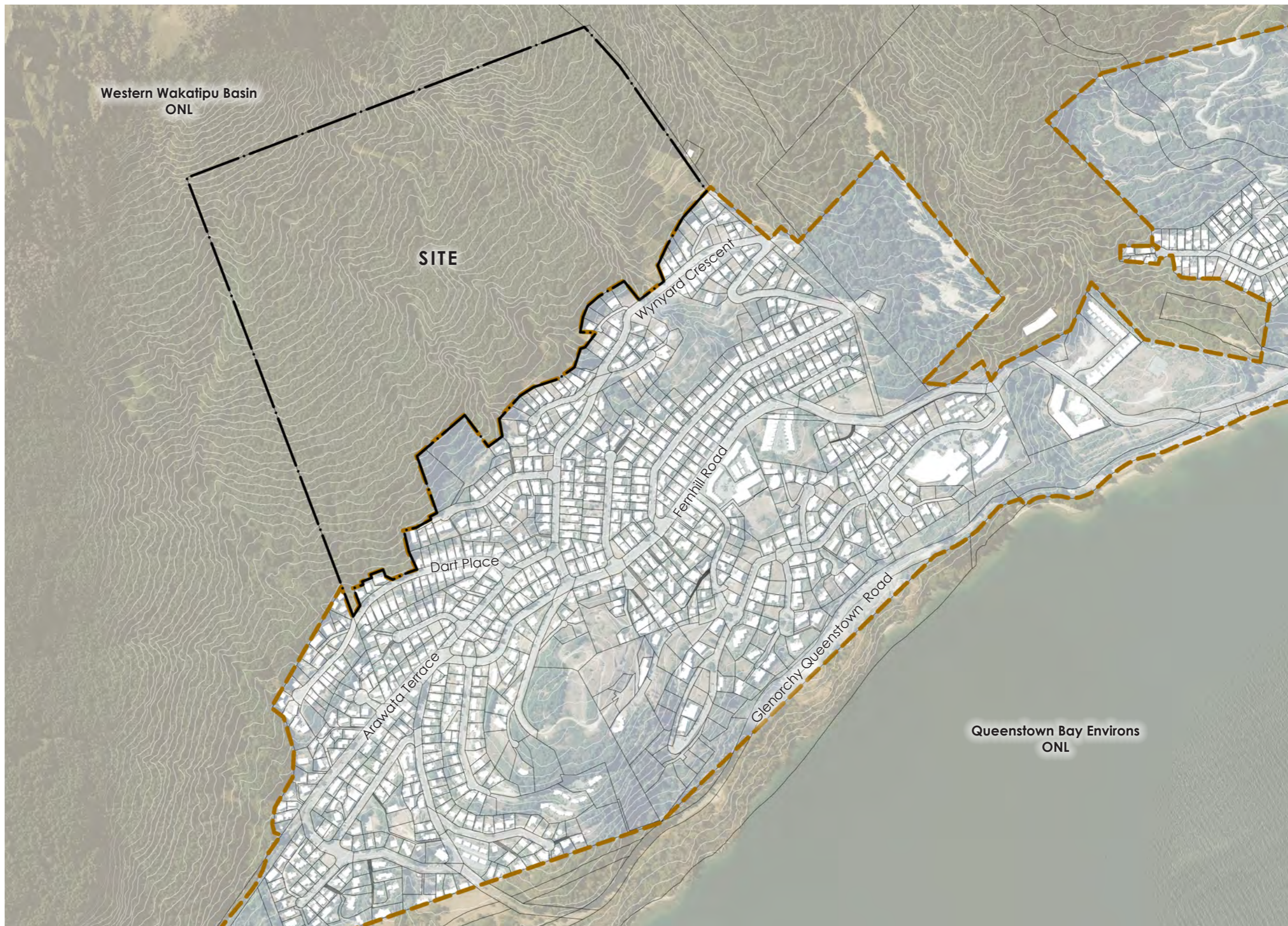
-  Rural
-  Lower Density Suburban
-  Medium Density
-  High Density
-  Local Shopping
-  Informal
-  Nature
-  Water (Rural)






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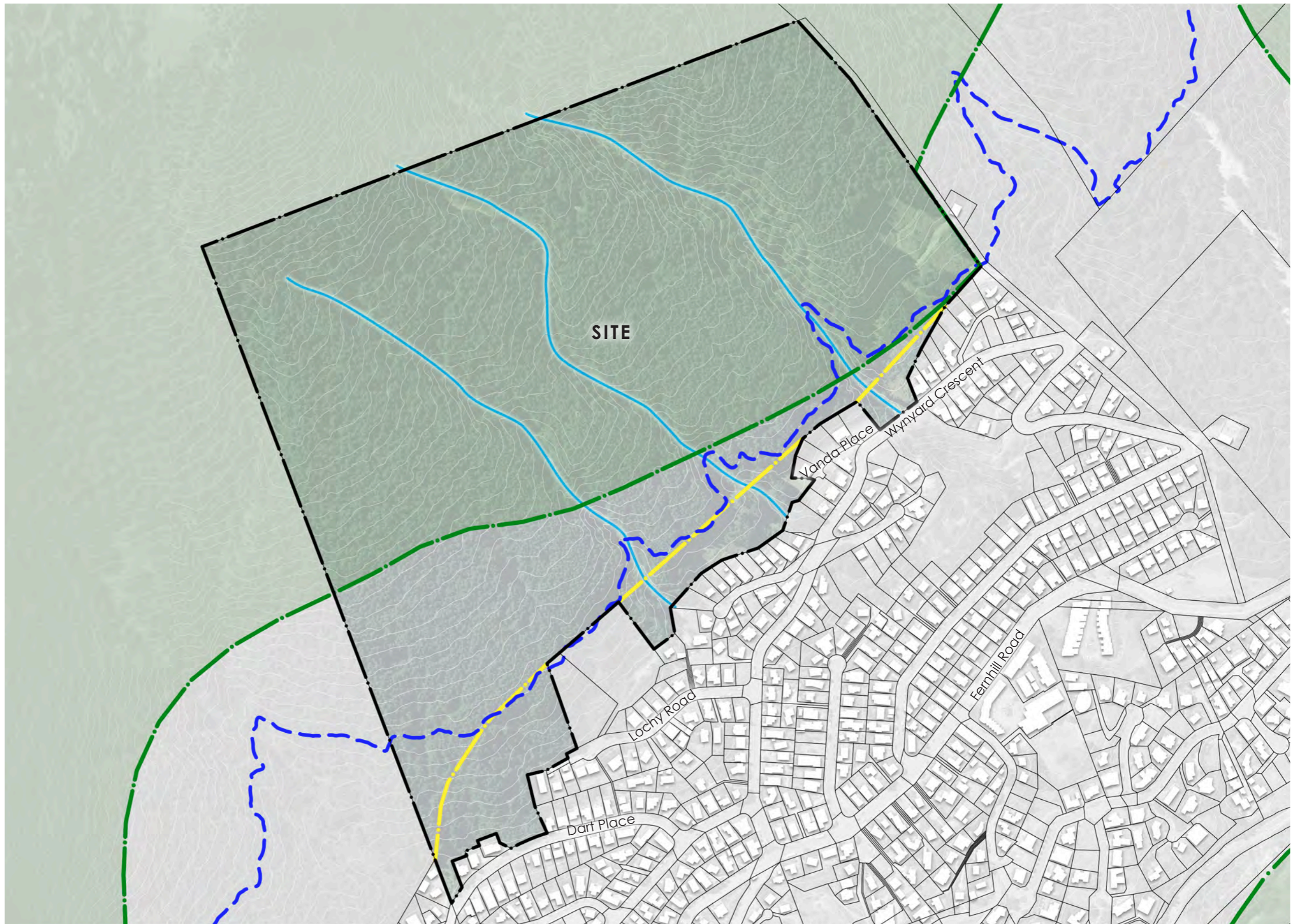


ONL boundary



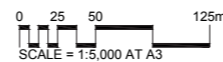
Key:

-  Wāhi Tūpuna boundary
-  560m contour line
-  Potential urban growth area


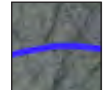



Site Areas:

Total site area (ONL):	56.68 ha
Outside Wāhi Tūpuna:	15.52 ha
Below 560m:	6.96 ha
Potential urban growth area:	4.66 ha



Key:







-  Wāhi Tūpuna boundary
-  560m contour line
-  Potential urban growth area

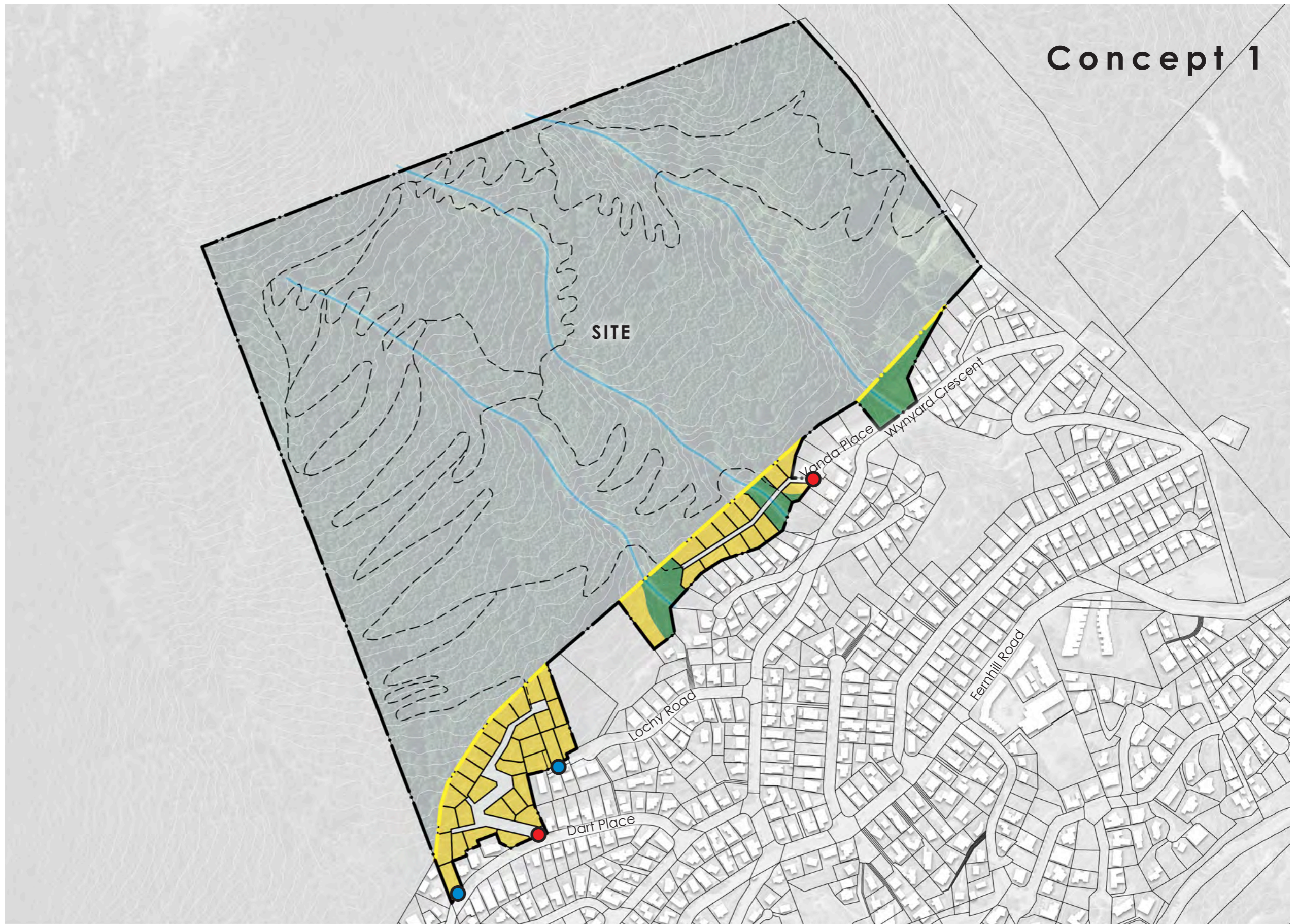


Site Areas:

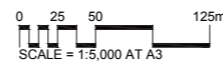
Total site area (ONL):	56.68 ha
Outside Wāhi Tūpuna:	15.52 ha
Below 560m:	6.96 ha
Potential urban growth area:	4.66 ha

Key:

-  Infill lower density suburban boundary
-  Reserve to improve freshwater quality
-  Potential urban growth pattern 46 lots (≈ 600m²)
-  Road access to existing roads
-  Lot access on existing roads
-  Indicative trail network



Concept 1



Key:



Infill lower density suburban boundary



Reserve to improve freshwater quality









Reserve to improve freshwater quality 46 lots (~600m²)

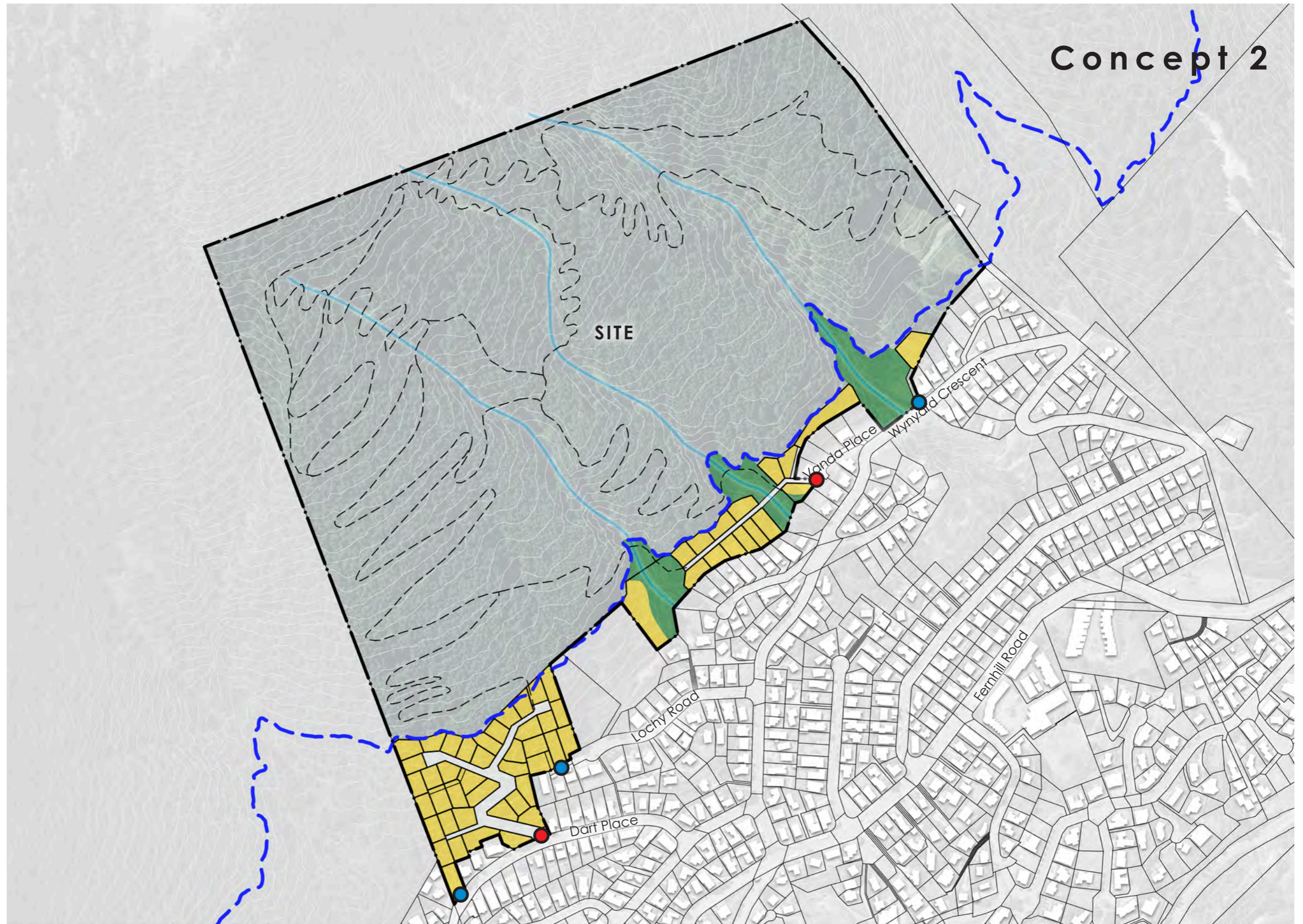


Concept 1

SITE

Key:

-  560m contour line
-  Reserve to improve freshwater quality
-  Reserve to improve freshwater quality 59 lots (~600m²)
-  Road access to existing roads
-  Lot access on existing roads
-  Indicative trail network



Key:



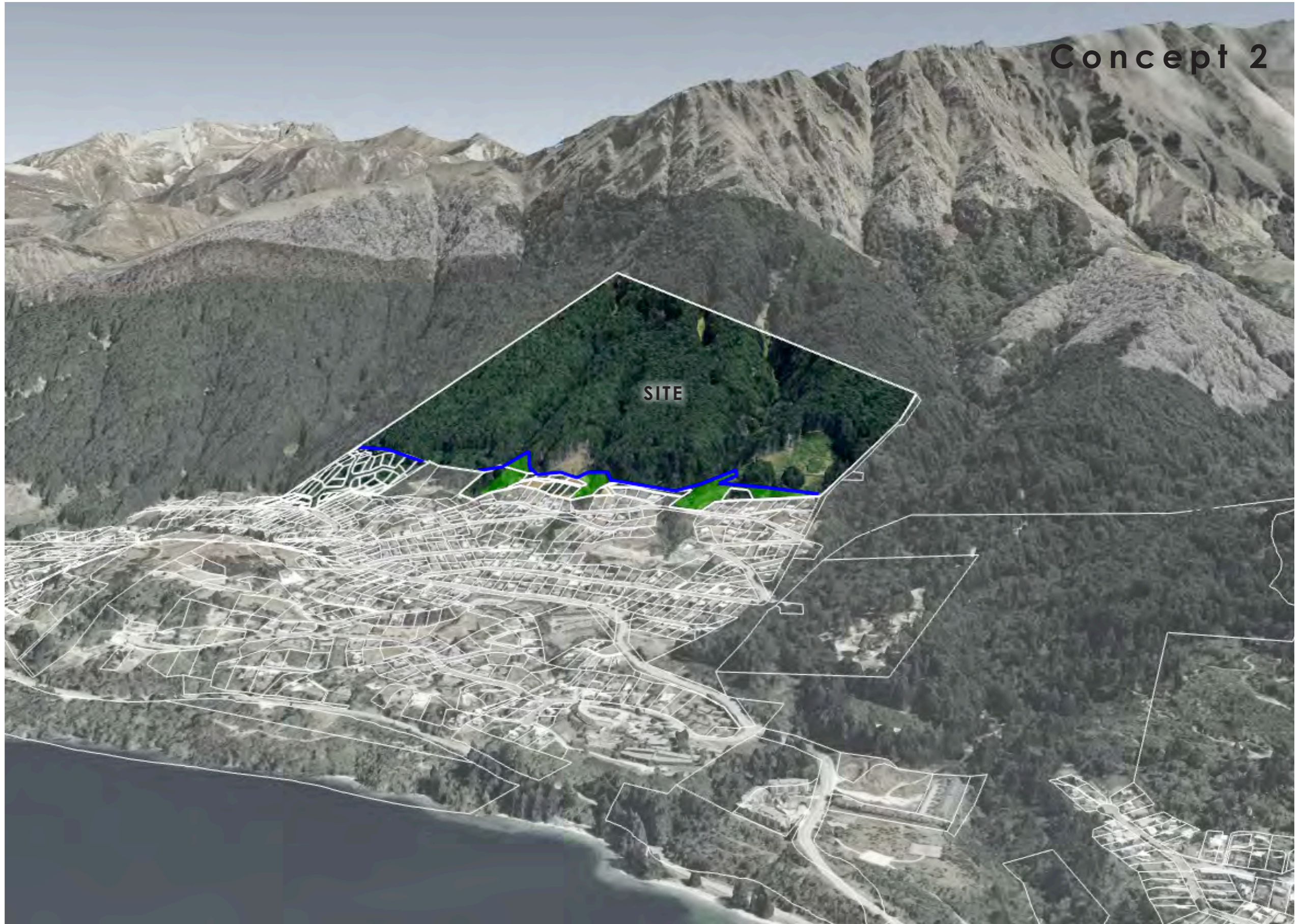
560m contour line



Reserve to improve freshwater quality



Reserve to improve freshwater quality 59 lots (≈ 600m²)





Concept 1



Concept 2



ATTACHMENT D

Proposed amendments to 21.22.12 PA ONL Western Whakatipu Basin:
Schedule of Landscape Values

21.22.12 PA ONL Western Whakatipu Basin: Schedule of Landscape Values

General Description of the Area

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

Commented [BG1]: OS 138.1 Off Road Adventures Queenstown Limited.
OS 189.10 Off Road Adventures Queenstown Limited.
OS 138.17 Off Road Adventures Queenstown Limited.

Physical Attributes and Values

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

Important landforms and land types:

1. The steeply sloping foliated schistose mountain landforms of Te Taumata o Hakitekura (Ben Lomond 1,748m) and Bowen Peak (1,631m), which form part of the wall of mountains typical of the U-shaped glaciated valleys of which the Whakatipu Valley is an example.
2. The distinctive peaks of Te Taumata o Hakitekura (Ben Lomond) and Bowen Peak.
3. Exposed rock outcrops and bluffs in places.
4. The Ben Lomond saddle that extends on a west-east orientation between Ben Lomond and Bowen Peak and (in combination with the flanking peaks) separates the Whakatipu Valley from the Moke Creek Valley to the north.
5. The elevated ridgeline spurs extending southwards from the Ben Lomond saddle and taking in Pt 1121 and Cemetery Hill (812m, also known as 'Bobs Peak') immediately west of Queenstown (upon which the skyline Gondola and luge development is located).
6. The extensive ridgeline descending south-westwards from Te Taumata o Hakitekura (Ben Lomond) to Whakatipu Waimāori (Lake Whakatipu (ONL)) and taking in Pt 1580, Pt 1395, Pt 1335, Pt 1138 and Pt 850.
7. The small roche moutonnée landform (480m) towards the western edge of the PA, Whakatipu Waimāori (Lake Whakatipu (ONL)).
8. Glacial till deposits at the toe of the steep mountain slopes forming shallow localised shelves and throughout the more gently sloping lower reaches of gullies within the PA.
9. A localised area of ribs of bedrock on the lower-lying slopes to the west of Sunshine Bay.
10. The steeply sloping roche moutonnée glacial landforms of Te Tapunui (Queenstown Hill, 907m), Sugar Loaf (911m), and Pt 781, with a smooth 'up-glacier' slope to the southwest and south of each landform and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north and northeast.
11. The elevated saddle-like landform between Pt 781 and Ferry Hill, within which Lake Johnson is located.

Commented [BG2]: Typographical correction.

12. Scarps and hummocky topography on the southeast slopes of Queenstown Hill and the eastern side of Sugar Loaf which are indicative of historic large-scale landslides.

Important hydrological features:

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

Important ecological features and vegetation types:

20. Particularly noteworthy indigenous vegetation features include:
 - a. Pockets of grey shrubland dominated by matagouri and mingimingi occur throughout the low-lying rocky slopes of Bowen Peak adjacent to Gorge Road and Moonlight Track.
 - b. Kohuhu (*Pittosporum tenuifolium*) dominant (broadleaved) shrubland at the western end of the PA bordering the lake shore.
 - c. Pockets of mountain beech forest remnants in the gullies of One and Two Mile Creek and Bushy Creek.
 - d. Relic specimens of kowhai on the bluffs above McChesney Creek.
 - e. Subalpine shrubland and snow tussock grassland higher up above the bushline and areas of grey shrubland. The shrubs associated with the subalpine shrubland include species of the genera *Dracophyllum*, *Hebe*, *Leucopogon*, *Gaultheria*, *Pimelea* and *Ozothamnus*.
 - f. Parts of the beech forest in One Mile Creek and adjoining areas of subalpine shrubland and snow tussock grassland within the Ben Lomond Scenic Reserve.
 - g. Crack willows line much of the Waipuna (Lake Johnson) shoreline. Wetland vegetation comprising a mix of rushes and sedges at the southern and northern end of the lake where there is an absence of crack willows. Pockets of rushland and sedgeland also in isolated shoreline areas where gaps exist in the willow cover.
 - h. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on each of the roche moutonnée landforms, as well as some hillslopes such as above the eastern shoreline of Waipuna (Lake Johnson). Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.

- i. Extensive patches of manuka (*Leptospermum scoparium*) and scattered specimens of bog pine (*Halocarpus bidwillii*) on the higher western slopes of Te Tapunui (Queenstown Hill).
 - j. Short tussockland grassland covers large parts of the undulating crest terrain between Te Tapunui (Queenstown Hill) and Sugar Loaf.
 - k. A large wetland (sedgeland) called the Matakauri wetland on the outskirts of Queenstown by Gorge Road which is classified as a Regionally Significant Wetland.
21. Other distinctive vegetation types include:
- a. The almost continuous patterning of plantation *Pseudotsuga menziesii* (Douglas fir) forest throughout the mid and lower flanks of Te Taumata o Hakitekura (Ben Lomond) and the southern flanks of Bowen Peak.
 - b. Areas of pasture adjacent to Gorge Road as far as Watties Track.
 - c. The almost continuous patterning of plantation larch and Douglas fir forest throughout the southern lower flanks of Te Tapunui (Queenstown Hill).
 - d. The more fragmented patterning of wilding conifers intermixed with grey shrubland, hawthorn, sycamore, broom, gorse and crack willow throughout the southern lower flanks of Pt 781, the western and northern lower slopes of Sugar Loaf and western lower slopes of Te Tapunui (Queenstown Hill).
 - e. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Te Tapunui (Queenstown Hill), Sugar Loaf and Pt 781.
 - f. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the saddle between Pt 781 and Ferry Hill.
 - g. Amenity and shelter plantings around the few scattered rural and rural living dwellings at the southern end of Waipuna (Lake Johnson) and on the north-western side of Sugar Loaf.
 - h. Amenity plantings around the two groupings of dwellings on the south side of Te Tapunui (Queenstown Hill), near the entrance to the Queenstown Hill Time Walk.
22. Waipuna (Lake Johnson) is a SNA in the District Plan. The riparian vegetation is of significance to aquatic values.
23. Scrub and exotic trees/weeds throughout the lower mountain slopes to the west of Sunshine Bay and adjacent Gorge Road, Arthurs Point and the Moonlight Track.
24. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
25. Plant pest species include wilding conifers, hawthorn, buddleia, elderberry, sycamore, broom, cotoneaster and gorse.

Important land-use patterns and features:

- 26. Grazed pasture across the low-lying flatter land on the eastern side of the PA adjacent to Gorge Road, parts of the slopes to the west of Arthurs Point and the majority of Te Tapanui (Queenstown Hill), Sugar Loaf, Pt 781 and around Waipuna (Lake Johnson). Very low-intensity grazing across the elevated pastoral slopes. Associated with this activity are a network of farm tracks, fencing and farm buildings sheds.
- 27. The proliferation of plantation and wilding conifers around the edges of the PA that define the interface between much of the PA and urban Queenstown/Arthurs Point.

Commented [BG3]: OS 142.35 Hansen Family Partnership.

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Commented [BG5]: OS 142.36 Hansen Family Partnership.

28. The gondola (towers, cableway and cabins in a cleared area of Douglas fir forest), luge tracks and chairlift and associated buildings (top and bottom stations, maintenance workshop), café/restaurant/terminal building, service buildings, lighting, signage, jumping-off point for paragliders, vehicular access track, star gazing platforms, bungee platform and associated buildings, zip lining and associated tree top huts and network of mountain bike trails (Queenstown Mountain Bike Park) ~~on Cemetery Hill~~.
29. The swathe of Community Purpose and Informal Recreation zoned land across the slopes of Cemetery Hill facing towards Queenstown (where the Skyline gondola, luge, and mountain bike tracks are) and along either side of the lower reaches of One Mile Creek.
30. The Queenstown Hill Time Walk that leads from near the Queenstown city centre (Belfast Street) to the summit of Te Tapunui (Queenstown Hill) and coincides with Informal Recreation zoned land across the lower south-western slopes of Te Tapunui (Queenstown Hill).
31. An area of Community Purposes zoned land adjacent the northern edge of the Urban Growth Boundary (UGB) on Gorge Road and coinciding with Matakauri Park wetland and boardwalk.
32. The Tiki Trail, Fernhill Loop and Ben Lomond tracks near Queenstown; the Arawata Track at the western end of Sunshine Bay; and the Moonlight Track on the north-western side of Arthurs Point. Associated with these tracks are signage, stiles, and seating.
33. The general absence of rural and rural living buildings within the PA, excepting a scattering at the north-western end of Arthurs Point, a scattering along the Gorge Road valley floor (including adventure tourism related facilities and activities), a very small pocket of urban dwellings at the toe of the Queenstown Time Walk, and the small cluster of rural living dwellings at the south end of Waipuna (Lake Johnson).
34. An unformed road leading from Gorge Road up the lower slopes on the east side of Bowen Peak; from Wynyard Crescent up the mountain slopes; and from Lomond Crescent up the mountain slopes (Ben Lomond Track).
35. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill; and from the western end of Tucker Beach Road extending southwards to the lower northern slopes of Pt 781.
36. Infrastructure is evident within the PA and includes: Aurora distribution lines around the lower slopes of Ben Lomond to the west of Sunshine Bay, along the Gorge Road corridor and on the south-eastern side of the area, and over the saddle near Waipuna (Lake Johnson); water reservoir designations near Greenstone Place and Scott Place in Fernhill; and a firefighting pond near the luge.
37. The UGB associated with Queenstown and the Fernhill/Sunshine Bay suburban area which adjoins the southern edges of the PA, and the Arthurs Point UGB which adjoins the north-western margins of the PA.
38. Other neighbouring land uses which have an influence on the landscape character of the area with particular regard to adjacent urban areas, due to their scale, character, and/or proximity. These areas include: the urban residential and commercial development adjoining the southern edges of the PA (taking in Sunshine Bay, Fernhill, Queenstown and Frankton); the urban residential and commercial development adjoining the north-western edges of the area (including Arthurs Point); the Queenstown Mountain Bike Club pump track area used for recreation and events on Kerry Drive near the south boundary; rural living development towards the western end of Tucker Beach; and Gorge Road, Glenorchy Queenstown Road and Frankton Road (SH6A).

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OS 189.20 Queenstown Adventure Park (1993) Limited.
OS 138.7 Off Road Adventures Queenstown Limited.
OS 138.8 Off Road Adventures Queenstown Limited.
OS 138.25 Off Road Adventures Queenstown Limited.

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Commented [BG10]: OS 75.6 Peter Clark.

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OS 138.26 Off Road Adventures Queenstown Limited.

Important archaeological and heritage features and their locations:

39. Queenstown Powerhouse, One Mile Creek (District Plan reference 96).
40. Old McChesney Bridge Abutment Remains, Arthurs Point (District Plan reference 104, archaeological site E41/236).

41. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).
42. A protected horse chestnut (*Aesculus hippocastanum*) on Gorge Road (western side of Te Tapunui (Queenstown Hill)) and a grouping of protected English oaks (*Quercus robur*) at the south-western end of Waipuna (Lake Johnson).
43. Various archaeological features associated with goldmining across the area (e.g., sluicings, tailings, water races, hut sites, dams, etc.), especially in the area around Waipuna (Lake Johnson).
44. Archaeological features relating to historic farming in the area around Waipuna (Lake Johnson).
45. Historic walking track from Queenstown to the top of Te Tapunui (Queenstown Hill).

Mana whenua features and their locations:

46. 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.
47. Much of the ONL is mapped as the wāhi tūpuna Te Taumata o Hakitekura (Ben Lomond) or Te Tapunui wāhi tūpuna. The very northern extent overlaps the Kimiākau (Shotover River) wāhi tūpuna.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

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OS 188.39 Elisha Ebert-Young.

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OS 188.48 Elisha Ebert-Young.

Important historic attributes and values:

53. The naming of the Ben Lomond, after Ben Lomond in Scotland by the early shepherd, Duncan McAusland.

- 54. Early European interactions with the creeks in the area as sources of water, power, and gold, as well as obstacles that needed to be bridged.
- 55. Gold mining in the area and the associated physical remnants.
- 56. Early farming around Waipuna (Lake Johnson).
- 57. The contextual value of Te Tapanui (Queenstown Hill) as a landscape feature that historically defined communication routes around the Whakatipu Basin.
- 58. The importance of Te Tapanui (Queenstown Hill) as an early tourist destination.

Important shared and recognised attributes and values:

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

Commented [BG14]: Amended for consistency as the other outlooks are referred to in a general sense.
OS42.5 Sunnyheights Limited.

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OS42.5 Sunnyheights Limited.

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OS42.5 Sunnyheights Limited.

Important recreation attributes and values:

- 65. Walking, running, mountain biking, paragliding, lugging, riding the gondola, bungee jumping and enjoying the view from the café/restaurant facilities on Cemetery Hill (Bob's Peak).
- 66. Walking and running on the Tiki Trail, Ben Lomond Track, Arawata Track and the Moonlight Track.
- 67. Mountain biking within the Queenstown Mountain Bike Park and trails within and around the Wynyard Jump Park.
- 68. Walking, running, and picnicking on the Queenstown Time Walk which includes several heritage interpretation panels, lookout points and the 'Basket of Dreams' sculpture by Caroline Robinson.
- 69. Walking and running on the Matakauri Park boardwalk (near Gorge Road).
- 69a Adventure tourism tracks, facilities and activities in the Gorge Road valley.
- 70. Trout fishing at Waipuna (Lake Johnson).
- 71. Glenorchy-Queenstown Road and Gorge Road as key scenic routes in close proximity.

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OS 138.8 Off Road Adventures Queenstown Limited.

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:

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

Particularly important views to and from the area:

74. The postcard views from vantage points on Cemetery Hill (Bob's Peak) ~~out over Queenstown~~, Whakatipu Waimāori (Lake Whakatipu), Te Tapunui (Queenstown Hill), Walter Peak, Cecil Peak, the Remarkables, Te Taumata-o-Hakitekura (Ben Lomond), and the broader mountain context.
75. The spectacular panoramic views from the Ben Lomond saddle and Ben Lomond summit out over the Whakatipu Valley to the south (including the lake) and the rugged and dramatic expanse of Harris and Richardson mountains ranges to the north.
76. ~~The postcard views from Te Tapunui (Queenstown Hill) over Lake Wakatipu, the Remarkables, Ben Lomond and the broader mountain context of Queenstown.~~
77. The highly attractive short to long-range views from the Moonlight Track along the vegetation-clad gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Mount Dewar and northwards to The Point.
78. The appealing short to long-range views from the Arawata Track across the mixed bush and scrub-clad lake margins to Whakatipu Waimāori (Lake Whakatipu) and Cecil Peak.
79. The engaging mid to long-range views from Queenstown, Fernhill, Sunshine Bay, Te Nuku-o-Hakitekura (Kelvin Heights), Whakatipu Waimāori (Lake Whakatipu), parts of the Queenstown Trail network, and the Glenorchy-Queenstown Road, in which the largely forested slopes of Te Taumata-o-Hakitekura (Ben Lomond) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountain.
80. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road (and lookouts) in which the visibility of Te Taumata-o-Hakitekura (Ben Lomond) peak and the connection of Cemetery Hill (Bob's Peak) and Te Taumata-o-Hakitekura (Ben Lomond) to the broader glacial landscape confers a sense of grandeur to the outlook.
81. Dramatic close and mid-range views from Gorge Road to the rugged and vegetation-pocked slopes of Bowen Peak. The somewhat wild and unkempt character of the slopes where rocky outcrops and patches of scrub and grey shrubland dominate at relatively close range, combined with the broader mountain context (Sugar Loaf and Te Tapanui (Queenstown Hill)), add to the spectacle.
82. Dramatic mid and long-range views from Arthurs Point, the Kimiākau (Shotover River) ONF, the western Whakatipu Basin / Littles Stream area and sections of the trail network coinciding with this part of the basin, to the rugged eastern and north-eastern slopes of Bowen Peak and Sugar Loaf. In views the mountainous context within which the largely undeveloped and open mountain-scape is seen, together with its visual dominance (as a consequence of its scale, proximity, and appearance), adds to the appeal of the outlook.

Commented [BG18]: Amended for consistency as the other outlooks are referred to in a general sense.
OS42.5 Sunnyheights Limited.

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OS42.5 Sunnyheights Limited.

83. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6, and Kelvin Peninsula to the smoother south-facing slopes of Te Tapunui (Queenstown Hill) and the more irregular profile of Pt 781 (seen in combination with the cone like peak of Ferry Hill which is a separate PA ONF). In more distant views (e.g. Frankton Arm and Kelvin Peninsula), this part of the PA is perceived as a continuous, albeit varied, landform feature with Ferry Hill PA ONF. The almost unbroken patterning of vegetation ~~plant~~ plantation forest along the southern flanks of Te Tapunui (Queenstown Hill) and wilding conifers intermixed with grey shrubland and scrub throughout the southern lower flanks of Pt 781, together with its generally undeveloped character, forms a memorable contrast with the urban development below and the more open pastoral slopes sitting above, which reinforces the impression of coherence. In longer range views from many of the more distant locations to the south, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm seen in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform seen within an urban context adds to the memorability and appeal of such views.
84. Attractive mid to long-range views from Queenstown, Lake Whakatipu, and the Glenorchy-Queenstown Road, in which the smoother 'up-glacier' largely forested south-western slopes of Te Tapunui (Queenstown Hill) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountains. From more distant vantage points, the connection of Te Tapunui (Queenstown Hill) to the broader glacial landscape is more legible and adds a sense of grandeur to the outlook.
85. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the basin, to the more irregular steep profile of Pt 781 and the more rounded, albeit rugged, northern side of Sugar Loaf. In closer range views, the expanse of the PA is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some of these views, there is an appreciation of the band of rural living development (Tucker Beach) along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landforms and their generally undeveloped character make them memorable.
86. Highly attractive close and mid-range views across Waipuna (Lake Johnson), seen enclosed by the steeply rising roche moutonnée features of Pt 781 and Ferry Hill (ONF). Scattered largely exotic lake edge, shelterbelt, shade tree, and amenity plantings (around dwellings) add to the scenic appeal.
87. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roches moutonnées and the broader glacial landscape context within which the PA ONL is set.
88. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case of the southern and north-eastern sides of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

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Naturalness attributes and values:

89. The 'seemingly' undeveloped character of Western Whakatipu Basin PA ONL set within a largely urban context (Queenstown and Arthurs Point), which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral, recreational, and infrastructure uses are visible, the very low number of buildings and the limited visibility (excepting the gondola etc described below), limits their influence on the character of the area as a natural landscape.

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

Memorability attributes and values:

93. The appealing and engaging views of the largely undeveloped mountains and largely undeveloped and legible roche moutonnée landforms from a wide variety of public vantage points. The juxtaposition of the mountains and landforms within a largely urban context, along with the magnificent broader mountain and lake context within which they are seen in many views, are also factors that contribute to memorability.
94. The 'close up' experience of the alpine setting that the PA affords for many residents and visitors to Queenstown as a consequence of the relatively high accessibility of the area (via the tracks and gondola in very close proximity to the town centre).
95. The panoramic alpine landscape views afforded from: the Ben Lomond track, saddle and peak; and the top of Te Tapunui (Queenstown Hill).
96. The sense of Queenstown and Arthurs Point tucked in at the toe of a majestic mountain setting.
97. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

Aesthetic qualities and values:

101. The experience of the values identified above from a wide range of public viewpoints.

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102. More specifically, this includes:

- a. The highly attractive and memorable composition created by the generally undeveloped, vegetation-dominated, mountain landforms and roche moutonnée juxtaposed beside an urban context and/or an (ONF/L) lake or river context.
- b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The large-scale and dramatic character of the steep mountain landforms backdropping Queenstown and Arthurs Point.
 - ii. The sculptural peaks of Te Taumata-o-Hakitekura (Ben Lomond) and Bowen Peak.
 - iii. The ever-changing play of light and weather patterns across the mountain and roche moutonnée slopes.
 - iv. The more rugged and wild character of the eastern side of Bowen Peak.
 - v. The distinctly rugged character of the west, northwest, north and northeast sides of each of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.
 - vi. The rounded tops of Te Tapunui (Queenstown Hill) and Sugar Loaf, and the more rugged and irregular profile of Pt 781.
 - vii. The open and pastoral character of Pt 781 and the top of Te Tapunui (Queenstown Hill).
 - viii. The contained and enclosed nature of Waipuna (Lake Johnson) set within a largely pastoral context interspersed with largely exotic plantings.
 - ix. The general confinement of visible built development to ~~two~~ ~~three~~ ~~four~~ distinct locations: Cemetery Hill (gondola, luge, etc.); ~~parts of the Gorge Road valley floor (rural living, rural buildings, and adventure tourism related buildings, facilities and tracks);~~ ~~The lower slopes of Ben Lomond (Fernhill)~~ and near Arthurs Point (limited scattering of rural living development).

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Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

- 103. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 104. **High associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The historic features and associations of the area.

- c. The very strong shared and recognised values associated with the area and its adjacency to urban areas.
- d. The significant recreational attributes of Cemetery Hill (Bob's Peak), Ben Lomond and Te Tapanui (Queenstown Hill) and trout fishing in Lake Johnson.

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

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Arthurs Point, Sunshine Bay, Fernhill, Te Nuku-o-Hakitekura (Kelvin Heights), the scenic routes of Glenorchy-Queenstown Road and Gorge Road, parts of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Wakatipu Basin, the airport approach path and the Remarkables Ski Field Access Road (and lookouts), along with the area's transient values, play an important role.
- c. A moderate-high to high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
- d. The identity of the PA as a natural and dramatic landscape backdrop to the PA's adjacent urban areas of Fernhill, Sunshine Bay, Queenstown, Arthurs Point, Frankton as well as ~~and~~ the western side of the more rural Wakatipu Basin.
- e. The sense of Waipuna (Lake Johnson) as a 'hidden gem' tucked away in the hillslopes by Frankton.
- f. A ~~strong~~ sense of remoteness and wildness throughout the elevated parts of Te Taumata-o-Hakitekura (Ben Lomond), along the western and north side of Te Tapanui (Queenstown Hill), the northern sides of Sugar Loaf and Pt 781 and on the slopes of Bowen Peak near Arthurs Point.

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OS 75.11 Peter Clark.
OS 142.2 Hansen Family Partnership.
OS 142.41 Hansen Family Partnership
OS 186.7 Richard Kemp.
OS 186.10 Richard Kemp.
OS 189.2 Queenstown Adventure Park (1993) Ltd.
OS 189.3 Queenstown Adventure Park (1993) Ltd.
OS 189.32 Queenstown Adventure Park (1993) Ltd.
OS 109.5 Kiwi Vineyard Holdings Ltd.
OS 138.30 Off Road Adventures Queenstown Ltd.

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OS 72.5 Charlotte Pringle.
OS 83.5 Michael McElroy.
OS 87.5 Karen Ramsay.
OS 92.5 Jana Brasch.
OS 107.5 Edward and Anne Halson.
OS 112.5 Claire Hazledine.
OS 13.8 J Semple.
OS 122.5 J Semple.
OS 14.8 M Semple.
OS 69.5 Andrew James Blackford.
OS 131.5 Justine Lee.
OS 150.5 Tracey van Hercul.
OS 187.5 Joshua Nicholas Jones.
OS 197.5 Sonja and John Kooy and Gavin.
OS 202.5 Michael John Boyd.
OS 204.5 Anna-Louise and Paul Hedley and Hollingsworth.

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Landscape Capacity

The landscape capacity of the PA ONL Western Whakatipu Basin 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 natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** – ~~no~~ landscape capacity. **very limited** landscape capacity for visitor accommodation associated with existing dwelling, urban areas and consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road and Fern Hill) and which are: located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **No** landscape capacity for visitor accommodation elsewhere in the PA. **No** landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions** – **Very Low** ~~no~~ landscape capacity where urban development will read as infill at the lower slopes of the PA adjacent to and north of Fernhill.
- iv. **Intensive agriculture** – **no** landscape capacity.

- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with farm, adventure tourism or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **no** landscape capacity.
- i. **Transport infrastructure** – **limited** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONE values. **Very limited to no** landscape capacity for other transport infrastructure.

Utilities and regionally significant infrastructure – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- viii. **Renewable energy generation** – **no** landscape capacity for commercial scale renewable energy generation. Very limited to no landscape capacity for discreetly located and small-scale renewable energy generation.
- ix. **Production Forestry** – **no** landscape capacity.
- x. **Rural living** – **Very limited to no** landscape capacity. Where such development is appropriate, it is likely to be: co located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access (where appropriate).
- xi. **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 co-located with existing gondola infrastructure and designed to be recessive in the landscape.

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OS 138.2 Off Road Adventures Queenstown Limited.
OS 189.2 Queenstown Adventure Park (1993) Ltd.
OS 189.35 Queenstown Adventure Park (1993) Ltd.
OS 138.8 Off Road Adventures Queenstown Ltd.

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OS 91.3 Columb Family and Off Road Adventures Limited.

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OS 189.2 Queenstown Adventure Park (1993) Ltd.
OS 189.3 Queenstown Adventure Park (1993) Ltd.
OS 189.39 Queenstown Adventure Park (1993) Ltd.
OS 109.12 Kiwi Vineyard Holdings Ltd.

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OS 91.3 Columb Family and Off Road Adventures Limited.

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OS 75.21 Peter Clark.
OS 90.3 Will Hodgson.
OS 142.2 Hansen Family Partnership.
OS 142.44 Hansen Family Partnership.
OS 186.7 Richard Kemp.
OS 189.2 Queenstown Adventure Park (1993) Ltd.
OS 189.3 Queenstown Adventure Park (1993) Ltd.
OS 109.14 Kiwi Vineyard Holdings Ltd.
OS 91.3 Columb Family and Off Road Adventures Limited.