

In the Environment Court of New Zealand
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa
Ōtautahi Rohe

ENV-2024-CHC

Under the Resource Management Act 1991 (**RMA**)

In the matter of an appeal under clause 14(1) of Schedule 1 of the RMA in relation to the variation to introduce Landscape Schedules 21.22 and 21.23 into Chapter 21 (Rural Zone) of the Queenstown Lakes District Proposed District Plan (**PDP**)

Between **Gertrude's Saddlery Limited**

Appellant

And **Queenstown Lakes District Council**

Respondent

Notice of Appeal on behalf of Gertrude's Saddlery Limited

5 August 2024

Appellant's solicitors:
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To: The Registrar

Environment Court

Christchurch

- 1 Gertrude's Saddlery Limited (**Appellant/GSL**) appeals against part of the decision of Queenstown Lakes District Council (**Respondent**) in relation to the variation to introduce Landscape Schedules 21.22 and 21.23 into Chapter 21 (Rural Zone) of the Queenstown Lakes Proposed District Plan (**PDP**) (**Variation**) (**Decision**).
- 2 The Appellant made a Submission #200 and Further Submission #224 on the Variation.
- 3 The Appellant is not a trade competitor for the purposes of section 308D of the RMA.
- 4 The Appellant received notice of the Decision on 21 June 2024.
- 5 The Decision was made by the Respondent.
- 6 The Appellant is appealing the Decision as it relates to the 21.22.3 Kimiākau (Shotover River) Priority Area (**PA**): Schedule of Landscape Values (**Schedule**) and to the Kimiākau (Shotover River) PA generally.
- 7 The reasons for appeal and general relief sought by the Appellant are summarised below.

Background

- 8 The Appellant has an interest in land at 111 Atley Road legally described as Lot 1-2 Deposited Plan 518803 held in Record of Title 814337 (**Site**). The zoning and landscape classification of the Site has been contested since Stage 1 of the PDP was notified in 2015.
- 9 In August 2015 as part of Stage 1 of the PDP the Site was notified as split zoned, as follows:
 - (a) The north western part of the Site was zoned Low Density Residential Zone (**LDSRZ**), within the Urban Growth Boundary (**UGB**); and
 - (b) The southern and eastern parts of the Site, were zoned Rural, outside of the UGB and included within the Outstanding Natural Landscape (**ONL**).

- 10 In October 2015 Larchmont Developments Limited lodged a submission seeking that the area of land identified in Appendix 1 to the submission including the Site be rezoned as LDSR Z and included within the UGB (**Rezoning Appeal Site**). The then owner of the Site, Swan, lodged a similar submission seeking that the Rural part of the Site be rezoned to LDSR Z, included in the UGB and excluded from the ONL.
- 11 The original Council decision was notified in May 2018 and made the requested changes to the zoning of the Rezoning Appeal Site, and the UGB and ONL locations. There were no submitters in opposition. There were no appeals to the Environment Court against the Council's decision.
- 12 The Arthurs Point Outstanding Natural Landscape Society (**APONLS**) formed in June 2018. APONLS had not made a submission on the PDP so with no standing to make an appeal (and being out of time to do so), APONLS sought to have the original Council decision overturned through two different avenues:
 - (a) By relying on the scope of an appeal on the PDP by Upper Clutha Environmental Society Incorporated seeking to amend the location of the ONL back to its previous location (to include the Site) and to rezone the Site back to Rural (**Jurisdictional Challenge**). This avenue was unsuccessful.
 - (b) By applying to the Environment Court for an enforcement order arguing that the Council's summary of the decisions sought by the submission was not 'fair, accurate and not misleading' and so the Council had not met its requirements under the RMA Schedule 1, and seeking that the Court order that the summary be re-notified, process (**Enforcement Order**). This avenue was successful. The Environment Court directed the Respondent to re-notify its summary of the Appellant and Larchmont submissions on 11 September 2019.
- 13 The Respondent notified an amended summary of submissions in accordance with the Environment Court's directions on 31 March 2022, with the submission period closing on 14 April 2022. The hearing was held in February 2023.
- 14 Meanwhile, the Respondent notified the Variation on 30 June 2022. The notification documents included a link to the Landscape Priority Areas and Rural Character Landscape ArcGIS map (**PA Map**).¹ The Respondent's

¹ <https://experience.arcgis.com/experience/d9fba0542af340feb12b54406dff9ca2>

position is that the PA Map is material incorporated by reference under Part 3 of Schedule 1 of the RMA.

- 15 The Appellant lodged a submission on the Variation challenging, amongst other things, the fact that the PA Map showed an incorrect boundary for the Kimiākau (Shotover River) ONF Priority Area, extending the PA over the Appellants land and into the LDSRZ, in a manner inconsistent with the PA boundary previously confirmed by the Environment Court.
- 16 The Appellant also applied for the following declarations pursuant to s 311 of the Act on 28 October 2022 (**Declaration Proceedings**) in respect of the mapping of the Kimiākau (Shotover River) ONF Priority Area:
 - (a) The Respondent is bound by Environment Court Decisions in Topics 2.1 – 2.9 and Strategic Policy 3.3.36 of the PDP to notify, under Schedule 1 of the RMA, the same PA boundary of the Shotover River ONF as agreed in the Landscape Decisions and Joint Witness Statement;
 - (b) The Council's notification of the Site within the Shotover ONF Priority Area is inconsistent with Environment Court Decisions 2.1 – 2.9, and in particular the identification of prescribed PA boundaries for the Shotover River ONF in those decisions; and
 - (c) The Council's notification of the Site within the Shotover ONF PA is inconsistent, or in contradiction with, SP 3.3.6 of the PDP, and therefore inconsistent with Council's duty to observe the PDP under section 84 of the Act.
- 17 The Declaration Proceedings are currently on hold.
- 18 The Respondent made its decision on the Re-Hearing of the submissions at its meeting on 29 June 2023 and publicly notified its decision on 13 July 2023 (**Rehearing Decision**). The Rehearing Decision adopted the recommendations of the Independent Hearings Panel dated 8 June 2023 that the notified position of the zone configuration of LDSRZ and Rural zone, the Arthurs Point UGB, and the delineation of an ONL be retained from the Stage 1 notified maps. The Appellant appealed the Rehearing Decision to the Environment Court (ENV-2023-CHC-88) (**Rezoning Appeal**).
- 19 The Rezoning Appeal is set down for mediation on 22 August 2024.

Decision

- 20 The Decision on the Variation:

- (a) Determined submission points seeking amendments to the PA, ONF, ONL and Rural Character Landscape (**RCL**) boundaries were not "on" the Variation and that there was no jurisdiction to make recommendations in respect of those submission points;²
- (b) Accepted that the Respondent will use clause 16 to correct PA boundaries, including the correction sought by the Appellant to the Kimiākau (Shotover River) Priority Area (**Shotover River PA**) boundary.³
- (c) Accepted the Appellant's submission point seeking:⁴

That the landscape schedule 21.22.3 Shotover River is amended to change the boundary line of the Shotover Outstanding Natural Feature and the priority area around the Shotover loop is confirmed as the boundary line that was determined in Council Decisions on Stage 1 of the Proposed District Plan.

- (d) Adopted the version of the preambles and schedules **attached** as Appendix 4 to the Decision.

Reasons for appeal

21 The general reasons for appeal are set out below.

21.22.3 Kimiākau (Shotover River) PA: Schedule of Landscape Values

22 The detail of the Schedule errs in the following respects:

- (a) The General Description of the Area incorrectly provides "The mapped PA includes the upper edges of the landforms framing the river corridor encompassing both the ONF and parts of the adjoining ONL" despite the Decision confirming the boundary as the boundary line that was determined in Council Decisions on Stage 1 of the Proposed District Plan. The Schedule should not contain any reference to ONL values;

23 The Appellant seeks to remedy the above.

Landscape Priority Areas and Rural Character Landscape ArcGIS Mapping

² Decision at [63] and [68].

³ Decision at [63] and [68].

⁴ Appendix 5 to the Decision at OS200.5 (Appendix B at 561).

- 24 For the avoidance of doubt, the Appellant is **not** appealing the decision to accept the following submission point:⁵

That the landscape schedule 21.22.3 Shotover River is amended to change the boundary line of the Shotover Outstanding Natural Feature and the priority area around the Shotover loop is confirmed as the boundary line that was determined in Council Decisions on Stage 1 of the Proposed District Plan.

- 25 The Appellant supports the above decision. However at the point in time this Appeal is filed, the Respondent has not yet undertaken the clause 16 correction of the Shotover River PA boundary. Until the clause 16 correction is undertaken, and not subject to any challenge, the Appellant appeals the Decision on the findings in respect of the mapping of the boundary of the Shotover River PA and the Shotover River ONF as it relates to the Appellant's land – namely that the Decision erred in its finding there was no jurisdiction in the Variation process to make changes to priority area or ONF boundaries.
- 26 The Appellant seeks that the boundary for the Shotover River PA be amended to follow the below green line:



⁵ Appendix 5 to the Decision at 4218.

Relief sought

27 The Appellant seeks the following relief:

- (a) That the Schedule be amended to be consistent with the changes sought in the Appellant's original Submission #200 and to address the reasons for the appeal listed above;
- (b) The boundary of the Shotover River PA be corrected;
- (c) Any other alternative, consequential, or necessary additional relief to maps or PDP provisions to give effect to the matters raised generally in this appeal or such other changes that give effect to the outcomes sought in the Submission #200 and Further Submission #224.

Attachments

28 The following documents are **attached** to this notice:

- (a) **Appendix A** - a copy of the submission and further submission lodged by the Appellant;
- (b) **Appendix B** - a copy of the relevant part of the Decision;
- (c) **Appendix C** - a list of names and address of persons to be served with a copy of this notice.

Dated this 5th day of August 2024



Maree Baker-Galloway/Laura McLaughlan
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Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must,—

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Act.

You may apply to the Environment Court under section 281 of the Act for a waiver of the above timing or service requirements (see form 38).

Advice

If you have any questions about this notice, contact the Environment Court in Christchurch.

Appendix A - a copy of the Submission and Further Submission lodged by the Appellant

Submission on notified variation to Queenstown Lakes Proposed District Plan

Clause 6 of Schedule 1, Resource Management Act 1991 (Act)

To: Queenstown Lakes District Council
pdpsubmission@qldc.govt.nz

Name of submitter: Gertrude's Saddlery Limited

- 1 This submission is made on behalf of Gertrude's Saddlery Limited (**Submitter**) in relation to the variation to introduce Landscape Schedules 21.22 and 21.23 into Chapter 21 of the Queenstown Lakes Proposed District Plan (**PDP**) (**Variation**).
- 2 The Submitter could not gain an advantage in trade competition through this submission.
- 3 The specific parts of the Variation that this submission relates to are:
 - (a) The Boundary of the Kimiākau (Shotover River) ONF and Priority Area in the vicinity of the 'Shotover Loop' / Submitter Land;
 - (b) The Kimiākau (Shotover River) ONF Schedule 21.22.3 in the vicinity of the Shotover Loop / Submitter Land (**Shotover River Schedule**); and
 - (c) The process adopted by Queenstown Lakes District Council (**Council** or **QLDC**) prior to notifying the Variation.

Introduction

- 4 The Submitter has an interest in land identified within **Appendix 1** and included within the notified Shotover River ONF Priority Area (but excluded from the Court's directions as to the Variation to be undertaken) (**Submitter Land**). The Submitter Land is currently subject to a renotification process under the PDP, following an Environment Court decision to suspend the Schedule 1 process. The genesis of the renotification process stems from Arthur's Point residents' opposition to Council decisions to rezone much of the Submitter Land as Low Density Residential (**LDR**) (excluded from ONL or ONF classification).
- 5 The Submitter has significant concerns as to the preparation of the Shotover River Schedule, which appears to have been influenced by specific private interests. Some immediate examples are:
 - (a) Reference to a wedding venue (unnamed), but which is known to be in the view shaft of the Submitter Land. It is highly unusual that a landscape schedule would single out a wedding venue in what is supposed to be a district-wide assessment of those values which give rise to recognition of a feature as particularly outstanding;
 - (b) Reference to views from 'nearby dwellings (including at Arthurs Point)'. The extent of the entire Shotover River PA is immense. It is implausible that specifically some Arthurs Point private views have been singled out as of greater importance to the hundreds of other private views from houses along escarpments of the ONF. This supports a finding that the Shotover River Schedule has not been adequately prepared by independent expertise, nor supported by any section 32 assessment;
 - (c) At para 63, specifically identifying 'limited visibility of urban development within Arthurs Point', given it is entirely unclear why visibility of Arthurs Point is being singled

out, when other urban contexts are highly visible, such as Tuckers Beach. It does not state from what viewpoints this is assessed;

- (d) At para 66, identifying exotic vegetation within the gorges of the river as contributing to a 'high perception of naturalness'. Assuming this refers to self-seeded wilding pine species (which are the most prevalent exotic vegetation in the gorge sections) it is unfathomable that those could be construed as enhancing or contributing to a perception of naturalness, when their invasive attributes and concerning threat to biodiversity values is the very antitheses of a natural phenomenon in this feature.
- 6 The above examples suggest that lobbying of particular interest groups have informed the preparation of the Variation, and have resulted in absurd outcomes within the notified Schedule.
- 7 Through the informal feedback phase of the priority area schedules, the Submitter Land was excluded from the ONF Priority Area. This exclusion followed (correctly) from:
- (a) Decisions on stage 1 of the PDP confirming that the Submitter Land is not ONL or part of the Shotover ONF;¹
- (b) Joint witness conferencing of various landscape architects (including Council employed landscape architects) as to which priority areas would be consulted on through this Variation, and the boundaries of those. The resulting Joint Witness Statement (**JWS**) attached as **Appendix 2** confirmed through hyperlinked maps, the exclusion of the Submitter Land from the ONF (see Figure 1 below);²
- (c) The consequent Environment Court decision confirming the JWS and the areas to be notified for the first Priority Areas Variation.³
- 8 Following this initial round of feedback and consultation on the Variation, the boundary of the ONF in relation to the Submitter Land was amended upon notification under Schedule 1 of the Variation. The notified boundary appeared to indicate the edge of the Shotover River ONF as being within / including the Submitter's Land, and for the most part, following the initially notified Arthur's Point Urban Growth Boundary from Stage 1 of the PDP Review. This decision was unlawful and otherwise unreasonable because it did not follow the boundaries determined by Environment Court decisions 2.5-2.12 which directed the boundary of the Shotover River ONF for notification, and because an alternative and novel ONF boundary was not otherwise supported by any landscape or section 32 assessment.

¹ IHP Decision report 17.04

² Joint Witness statement dated 29 October 2020 and link to PA's agreed for notification:
<http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=09766231fa5a4eb096f1a019baa27b6e>

³ Environment Court Decision [2020] NZEnvC 158

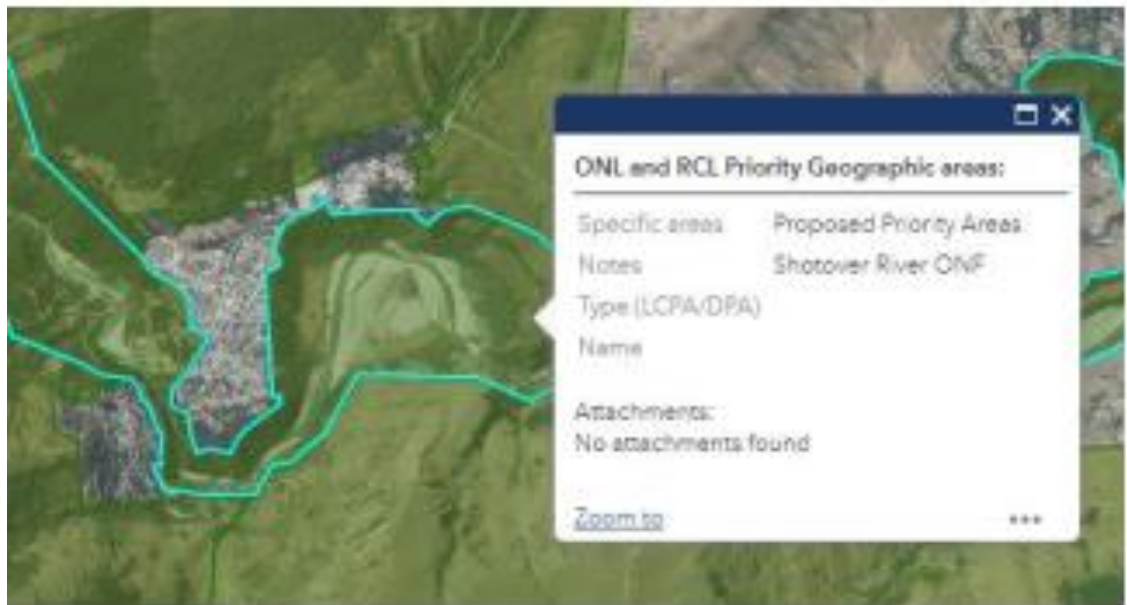


Figure 1: screenshot of Shotover River ONF boundary agreed through JWS dated 29 October 2020

- 9 The identification in this new location is categorically incorrect given that the Submitter's Land was never notified as ONF at any stage of the Plan Review process, nor was it identified as such in the Operative Plan. No landscape architect on the public record (Council employed or otherwise) has supported the Submitter Land as being part of the Shotover River Gorge ONF, including:

10 **Dr Marion Read's rebuttal evidence Topic 13, PDP Stage 1 hearings:**

*[6.5] Mr Espie discusses at some length the landscape classification of the Rural land in the vicinity of and including the subject site. **He concludes that the river gorge of the Shotover River including the slopes above the enclosing cliffs is the ONF of the river. I agree with this classification.***

*Mr Espie's map at his Appendix 1 is very helpful, providing a high level of topographic detail of both the subject site and a key part of the Shotover Gorge. Mr Espie has located on this plan a green line which he considers to be the boundary of the ONF of the gorge. **I agree with this location as it relates to the subject site***

- 11 For reference, the 'green line' referred to in Dr Read's evidence is shown below in Figure 2 below:

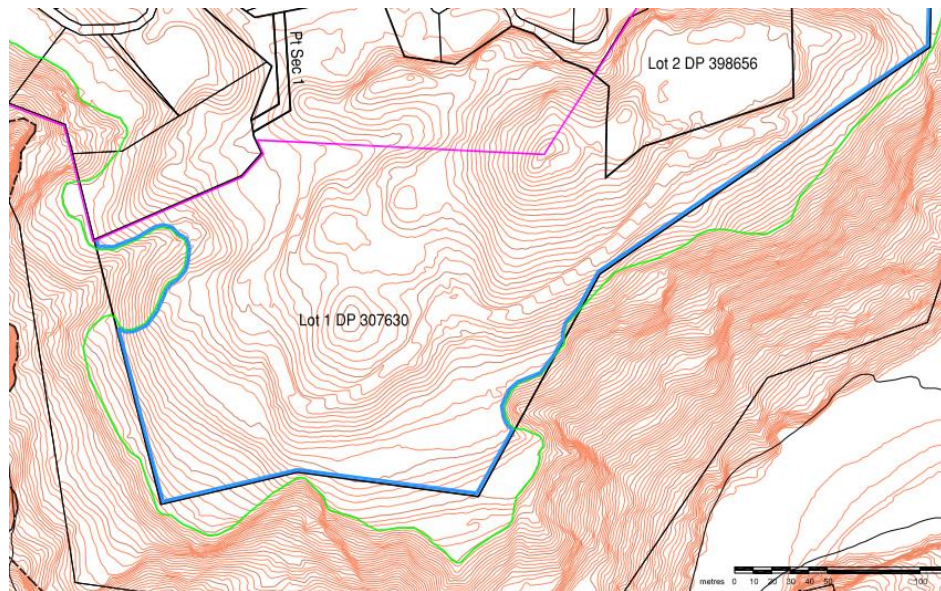


Figure 2: Ben Espie Evidence in Chief dated 9 June 2017, Appendix 1

- 12 The inclusion of the Submitter Land as within the Shotover River ONF is wrong at law for the following reasons:
- (a) It does not follow the established process for the Schedules Variation as set out in Environment Court decisions 2.5-2.12;
 - (b) It otherwise deviates from agreed notification boundaries established by Council's own witnesses, and directed by the Court, where it had no discretion to do so;
 - (c) In its deviation, it is not supported by any section 32 evidential basis, given that the section 32 documentation for the Variation simply adopts the Environment Court directed boundaries; and
 - (d) The new and novel ONF boundary is not supported by any landscape analysis, and is contrary to Dr Read and Mr Espie's findings as to the geomorphological extent of the River gorge / feature. The placement of this line in the current notified position is therefore also contrary to the Court's Hawthenden decision (Topic 2.1).
- 13 The purpose of this submission is therefore to:
- (a) Address the reasons why the Submitter Land should be excluded from the Shotover River ONF and the PA Schedule;
 - (b) Address specific amendments needed to the Shotover River Schedule in the instance that the Submitter Land is rezoned under the separate renotification process, in order to provide for interface issues with the Shotover River ONF;
 - (c) Address specific amendments needed to the Shotover River Schedule in the instance that the Land is considered to be ONF through the separate renotification and zoning process under the PDP (secondary position).
- 14 In the instance that the Submitter Land is re-confirmed as LDR or a similar urban zoning, the receiving environment of the upper edge of the Shotover River escarpment, and potentially other viewpoints in the vicinity across the ONF, are expected to develop and change in character significantly in the future. The Schedule should recognise and provide for this appropriately by reference to the Shotover Loop residential land interface.

- 15 The Submitter provided informal feedback in the first phase of consultation on this Variation, as attached for context at **Appendix 3**.

Summary of submission

Mapping

- 16 The Submitter seeks that the boundary line of the Shotover ONF and the Priority Area around the Shotover Loop be confirmed as the boundary that was determined in Council Decisions on Stage 1 of the PDP⁴ and as set out in Mr Espie's Landscape Assessment attached as **Appendix 4**. In particular:
- (a) As Mr Espie concludes, the Submitter Land is different in character from the Shotover River Gorge ONF due to its distinctly separate flat terrace character when compared to the steeply incised gorge adjacent. He confirms the land is neither ONL or ONF.
 - (b) This also accords with Council's landscape expert Dr Marion Read's evidence for Stage 1 of the PDP, notably that the Submitter Land is not part of the Shotover Riverine system and is not ONF.
 - (c) For the avoidance of doubt, the Submitter Land is also not considered part of a broader landscape in its own right, and is not classified as ONL.
- 17 In the alternative, the Submitter otherwise seeks that the Submitter Land and its surrounds be withdrawn from the Schedules Variation, or that the entire Shotover River PA be withdrawn from the Variation.
- 18 The Environment Court's various Topic 2 decisions established the process for the Schedules Variation, including through directing expert conferencing to occur on where the boundaries for proposed priority areas would be for notification and the associated methodology. The Court's interim decisions 2.7 and 2.9 then confirmed those areas for notification. That two-stage process was binding on the Council and required it to notify the Schedules Variation and associated boundaries according to what the Court had directed. The Council's notification is therefore unlawful, and otherwise invalid on the basis it has no evidential or section 32 support for a new and novel ONF boundary in the notified location.
- 19 Context from IHP Report 17.04:

[66] We have considered carefully the competing views of Mr Espie and Dr Read. We accept that there is little to distinguish most of the submission site from adjoining land already zoned LDR. Views of the site from within the LDRZ would be possible, but would read as part of the urban area. Views into the site would be significant from the Watties Track area, but again would appear as part of the wider settlement. From all other viewpoints, adverse visual effects would be insignificant to minor. From everywhere, the most outstanding characteristics of the landscape, being the high peaks and the Shotover Gorge would remain predominant. A small portion of the site boundaries fall within Mr Espie's recommended ONL line, and these could be precluded from development by the use of a Building Restricted Area.

...

[68] However, all the landscape and planning witnesses accepted that it would be appropriate to draw an ONL line around the whole Arthurs Point Settlement. Legal counsel for the Council, Ms Scott, advised in her Reply submissions that it would be legally possible to make this change using the powers in clause 16(2) to make minor corrections to the PDP, because this

⁴ Upholding IHP Report 17.04

change would be essentially neutral in effect, having no consequences for any landowners and occupiers within the existing zoned area or outside of it apart from these submitters.

- 20 The Submitter considers there is scope within this PA Schedules process to re-consider and adjust (proposed) ONF and ONL boundaries (mapping) because:
- (a) As discussed above, the current boundary is unlawful and not supported by any evidential basis;
 - (b) The receiving environment and immediate context of the (proposed) ONF in this case has significantly changed since the boundaries were first identified;
 - (c) Case law established in the Topic 2 decisions on the PDP considered that values identification was a key part of determining what in particular is sought to be protected in a landscape. Thus, formulation of particular values and in particular locations, will inevitably give rise to considerations on where the most appropriate boundary line is;
 - (d) Under Chapter 3 of the PDP and Schedule 3 / chapter 3 of the Otago RPS 2019, there is clear direction that values inform boundaries and extents of landscape and landscape units;
 - (e) Alternatively, given that priority area boundaries are not necessarily ONF or ONL boundaries, there is scope to amend the PA notified mapping to exclude those contested parts of the (proposed) ONF boundary, as set out above.
- 21 Additionally, there is a natural justice argument and providing for this mapping amendment in this location because the Submitter Land has never been identified as ONF through either the ODP, the PDP as notified or decided, or any Environment Court decision, including in relation to directing this process.

Interface between Shotover River ONF and Submitter Land

- 22 As identified above, the Submitter Land was rezoned as LDR under stage 1 of the PDP review. Given the renotification process is a formality to rectify perceived issues with the notification, rather than fundamental issues with the merits of Council decision, it is highly likely this LDR zoning (or an equivalent residential zoning / bespoke zone) will be confirmed operative under the PDP soon. In the instance of LDR or similar urban zoning abutting the Shotover ONF boundary it is appropriate to recognise for this interface adequately in the Schedule to:
- (a) Account for the adjacent residential development anticipated and zoned to occur, including in the short term through eradication of wilding pines;
 - (b) Acknowledge that such zoning and development should not be limited by the values contained within the adjacent ONF/ will not impact upon those values;
 - (c) Acknowledge that views to the Shotover ONF may also in the future include the context of this adjacent zoning;
 - (d) Ensure that if any buffer or landscape treatment issues to protect ONF values between the Submitter Land and the ONF, are sufficiently provided for within the ONF land (except where otherwise stated), and not the Submitter Land.
- 23 There is a presumption or bias towards retaining current landscape state without change, however this does not recognise that changes to character and values can have positive or neutral impacts. Particularly where a site is degraded at present, there are benefits to landscape and other values (such as biodiversity) related to subdivision and development proposals. Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and

human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide an appropriate level of amenity in the landscape context of the flats through appropriate design outcomes. The Schedules should be amended to recognise and provide for such benefits of change and enhancement.

- 24 **Appendix 5** provides a summary of proposed amendments to the Schedule. **Appendix 6** provides a tracked changes version with comment boxes to incorporate some of these key amendments. The edited schedule is not intended to derogate from the generality raised in this submission and the intent of the submission, in terms of scope, to incorporate additional or different amendments to give effect to the deficiencies identified above.

Shotover River Schedule amendments in the instance the Submitter Land is identified as ONF (secondary position)

- 25 In the instance the Submitter Land, or part of it in the vicinity of the Shotover Loop is considered to be part of the ONF, or any adjacent ONL, then specific amendments to the Schedule are sought in order to address;
- (a) That the Submitter Land is nevertheless appropriate for residential subdivision and development given its:
 - (i) Differentiated landscape context to the Shotover River Gorge;
 - (ii) Suitability for connection to Council services for development;
 - (iii) Recreational and access values to the public;
 - (iv) Ability to create a master-planned, affordable, efficient and well-connected neighbourhood which is needed in the District, and required under the NPS Urban Development 2020;
 - (v) Recognition of the Submitter Land as a future growth / development area under the QLDC Spatial Plan.

General deficiencies with the Schedule's process, section 32 assessment, values identification, best practice methodology and landscape capacity

- 26 In accordance with the Partially Operative Otago Regional Policy Statement 2019, the Commissioners' decisions on strategic topics of the PDP, and the Environment Court's topic 2 decisions, the intent of the Values Identification Framework (VIF) and these schedules is to identify those attributes or values of landscapes and features that, in particular, contribute to them being outstanding. A number of statements and values included within the schedules go well beyond this single and focussed objective, and are not limited to just values that are of particular importance to outstandingness.
- 27 The section 32 assessment supporting inclusion of the Schedules details an inefficient and inappropriate methodology for their drafting, including in particular through a deficient public consultation process:
- (a) The consultation undertaken was not 'meaningful consultation' which should take place under schedule 1 prior to notification and variation/ plan change development;
 - (b) The specific nature of the VIF, being heavily driven by values ascribed by the community, requires a proper community consultation process to occur on an informed basis in order to prepare the requisite variation in accordance with section 32 of the Act;
 - (c) Overall, the Landscape Schedules are to be a central part of the framework of the new PDP. These will ultimately guide future development of large areas of the

District's rural land resource for potentially decades (over 97% of the District being a section 6 or 7 landscape). If the values underpinning guidance and assessment of all provisions in the PDP which seek to protect those values are not adequately informed at this stage, the PDP will be deficient and not meet the purpose of the Act;

- (d) Te Tangi a te Manu dedicates a section to the role of the landscape assessor with respect to the community, acknowledging that landscapes are not the sole preserve of landscape experts: everybody experiences and holds views (often heart felt) about landscapes. It states that a landscape assessor should remain aware of the range of community perceptions of landscape matters and draw on available sources of information. The purpose for such knowledge is not to speak on behalf of others, but to help with the balance and insight of an impartial professional assessment. The values identified within the Schedules do not read as community described values;
 - (e) The Schedules Variation is distinct from other variations/ plan changes proposed under Schedule 1 in that it is the product of the Court's landscape decisions on Topic 2 of the PDP, and the related VIF under Chapter 3. Given their genesis, it is critical that the Schedules be amended to incorporate submitter feedback as to important values;
 - (f) Without proper public and landowner consultation having been undertaken, the schedules clearly do not reflect community values, which is the very purpose of the schedules.
- 28 There has been no landscape characterisation and there is no workable framework for evaluation and capacity assessment, despite section 3.3.40 stating that the landscape analysis and evaluation must be done at an appropriate scale. This is a fundamental flaw and renders the scheduling of limited value given its purpose was to inform decision-makers with future applications before them on where further residential (mainly) development is appropriate within the PA, where it would not inherently compromise existing landscape values. Evaluating and assessing capacity of the LPA as a whole is not helpful.
- 29 A number of values have been identified but the evaluation of those is not sufficiently detailed or explicit as needs be to deliver the outcome expected by the Court. There is no detail or explanation of what exactly it is that contributes to those values.
- 30 During week 4 of the PDP Topic 2 Environment Court hearing, Judge Hassan referred to the "overriding importance of achieving a quality plan that serves the community" and is "for and on behalf of the community".⁵.
- 31 The section 32 assessment does not provide substantive and reliable evidence focused on social, cultural and economic connections to natural and physical resources, as opposed to simply expert landscape analysis, to achieve the Court's intention.
- 32 The capacity assessment largely relates to the topographic structure and spatial disposition of landscape elements to absorb built form and render it subordinate, however the landscape character needs to be sufficiently detailed on these aspects. There is a need for a clear link between the existing character and the conclusions about capacity. There is not a clear message that existing development is a detractor. That would also presume some ideal landscape condition - which has not been identified. The conclusion of "no" capacity for additional development does not have a sound basis in the preceding analysis.

⁵ Hearing Transcript. PDP Topic 2 Week 4 at 1419.

Conclusions

- 33 Without derogating from the generality of the above, the Submitter seeks any additional, amended, consequential, or further relief in respect of the Schedules in order to reflect the intent of the matters raised in this submission.
- 34 If the above amendments are not included within the Schedule, then then the Submitter seeks it be deleted or otherwise withdrawn from the Variation.
- 35 The Submitter wishes to be heard in support of this submission.
- 36 If others make a similar submission, the Submitter will consider presenting a joint case with them at the hearing.



Gertrude's Saddlery Limited
Signed by its duly authorised agents
Anderson Lloyd
Per: Rosie Hill
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Appendix 1 – Submitter Land





Gertrude's Saddlery Limited
Lot 1 DP 518803

Map Prepared



Appendix 1

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August 22, 2022



Appendix 2 – Joint Witness Statement



**BEFORE THE ENVIRONMENT COURT
AT CHRISTCHURCH
I MUA I TE KOOTI TAIAO O AOTEAROA**

ENV-2018-331-000019

UNDER of the Resource Management Act 1991

AND

IN THE MATTER of appeals under clause 14 Schedule 1 of the Act against decisions of the Queenstown Lakes District Council on Stage 1 of the Proposed Queenstown Lakes District Plan

BETWEEN **DARBY PLANNING LIMITED**

and all other appellants concerning Topic 1 of Stage 1 of the Proposed Queenstown Lakes District Plan

Appellants

AND

**QUEENSTOWN LAKES
DISTRICT COUNCIL**

Respondent

**JOINT STATEMENT ARISING FROM EXPERT PLANNER AND
LANDSCAPE CONFERENCING IN RELATION TO STRATEGIC POLICIES
AND PRIORITY AREA EXPERT CONFERENCING
TOPIC 2: RURAL LANDSCAPES**

A. INTRODUCTION

1. This joint statement is the outcome of planner and landscape expert witness conferencing for Topic 2, regarding the following policies to be added to Chapter 3 (Strategic Directions):
 - (a) Values Identification Framework (**VIF**) for the identified Priority Areas of the Outstanding Natural Features (**ONF**) and Outstanding Natural Landscapes (**ONL**), and for Priority Area Rural Character Landscapes (**RCL**) of the Upper Clutha Basin;
 - (b) The extent of the Priority Areas for the Outstanding Natural Features and Outstanding Natural Landscapes;
 - (c) Landscape Assessment Methodologies; and
 - (d) Monitoring policies in relation to rural landscapes.

2. Expert conferencing sessions were held on 29 September 2020 in QLDC's Queenstown office.

3. The participants also assisted with the completion of the JWS from 7 October through to 29 October 2020.

4. The experts who attended the conferencing sessions are set out below.
 - (a) Craig Barr - planning (QLDC);
 - (b) Helen Mellsop – landscape (QLDC);
 - (c) Chris Ferguson - planning (Darby Planning);
 - (d) Yvonne Pfluger – landscape (Darby Planning);
 - (e) and
 - (f) Di Lucas – landscape (Upper Clutha Environmental Society Incorporated (UCESI))

5. On 29 September 2020 Bridget Gilbert – landscape (QLDC) attended remotely via audioconferencing facilities.

6. Mr Brown landscape (Queenstown Park Limited) could not attend the Conference, however a draft statement was made available to Mr Brown and his input has been recorded in this statement.

7. On 8 October 2020, the following landscape experts undertook

conferencing Auckland, to determine the extent of the ONF/L PA:

- (a) Di Lucas;
 - (b) Stephen Brown;
 - (c) Helen Mellsop;
 - (d) Bridget Gilbert; and
 - (e) Yvonne Pfluger.
8. Prior to conferencing, all participants have reviewed the relevant information, including:
- (a) The Environment Court's interim decision 2.2 dated 19 December 2019;
 - (b) The Environment Court's decision 2.5 dated 21 September 2020;
 - (c) Council's draft provisions, elaborating upon the interim decision text and placeholders provided by the Court in Annexure 1 of Decision 2.2. The draft provisions were circulated by the Council on the evening of 23 September 2020;
 - (d) The potential landscape assessment guidelines, submitted as part of Ms Gilbert's supplementary evidence (Topic 2) dated 29 April 2019, were circulated on 28 September 2020.
9. This joint statement records the extent of the Outstanding Natural Feature and Outstanding Natural Landscape PAs as agreed by the landscape experts during conferencing on 8 October 2020. A separate joint statement will be prepared by the landscape experts on the Upper Clutha RCL PAs.
10. This joint statement has been prepared in accordance with Section 4.7 of the Environment Court Practice Note 2014.
11. In addition, all attendees have read, and agree to abide with, Appendix 3 to the Environment Court Practice Note 2014, which comprises the Protocol for Expert Witness Conferencing.

B. Strategic Directions provisions relevant to VIF, landscape assessment methodology and monitoring

12. Attached as **Appendix A** are the proposed VIF, landscape assessment methodology and monitoring strategic policies (SP). Relevant strategic objectives (SO) and SPs have also been included for context and as a reference point for the participants. Amendments are proposed to some of these provisions to better integrate the proposed VIF, landscape assessment methodology and monitoring SPs. The participants agree that these amendments are necessary and consequential in light of the additional SPs, and that the interim drafting by the Court in its Topic 2.2 decision was of a preliminary nature, as it relates to the future VIF, landscape assessment methodology and monitoring SPs.
13. The following specific comments are offered to explain the amendments to the SOs and SPs:
- (a) SO 3.2.5.xx - the amendments are to simply record the location of the landscape assessment methodology SPs in 3.3.XB. It is understood by the participants that these will be numbered in a more orthodox sequence following determination of the provisions.
 - (b) SP 3.3.29x - the amendments clarify the role of each of limbs (a) and (b) to respectively relate to PAs being identified and landscape capacity identified through the separate policy frameworks in 3.3.XA for PAs, and 3.3.XB for non-PAs.
 - (c) SO 3.2.5v - amendments for minor grammatical clarity.
 - (d) SP 3.3.31X - amending limb (a) by specifying the PAs are within the upper Clutha Basin and in the identification of values would be in accordance with the values identification framework in 3.3.XA, and that subsequent applications would still apply the landscape assessment methodology. Amending limb (b) to clarify that the landscape assessment methodology framework in 3.3.XB is applicable to all areas outside of identified priority areas. For both limbs (a) and (b), the participants prefer 'best practice' to 'sound landscape methodology'.
 - (e) SP 3.3.32X - amendments to emphasise that the maintenance of landscape character, and maintenance or enhancement of visual amenity values, relates to the identified landscape character.
 - (f) SP 3.3.32y - amendments to limbs (a)(i)-(ii) and (b) to address

concern from the participants at the risk of landscape assessments being inadvertently confined to a small area and potential undesirable consequences for the wider landscape context not being taken into account.

14. Mr Barr notes that any amendments to these interim decisions Topic 2.2 provisions are to integrate the subsequent VIF, landscape assessment methodology and monitoring SPs, but does not support any amendments that alter the environmental qualification or outcomes expressed in those SPs. Mr Barr does not consider the directed conferencing to be an opportunity to revisit substantive policy outcomes and any amendments to these provisions were undertaken in the least invasive way possible, respecting the Court's drafting of the Topic 2.2 provisions.

C. Amendments to Landscape Assessment Matters in Chapter 21 Rural Zone

15. As part of the conferencing on 29 September, the participants discussed whether and how a list of the values and attributes requiring consideration as part of a landscape assessment would be incorporated into the VIF. It was agreed that the Landscape Assessment Matters in part 21.21 of Chapter 21 Rural Zone provide a sound basis for undertaking an assessment of landscape attributes and it would be efficient for the VIF to cross reference these existing provisions. The participants reviewed the agreed in principle amendments to the landscape assessments, following mediation on those provisions undertaken in January 2020 as part of Topic 18 (subtopic 7).
16. For context, following the Topic 18 mediation, the agreed in principle amendments to the Landscape Assessment Matters were parked for reconsideration following the outcome of the values identification framework process and completion of court directed joint witness conferencing.
17. The participants have suggested some amendments to the Chapter 21 Landscape Assessment Matters, and these are attached as part of the package of provisions in **Appendix A**. The participants acknowledge that the Chapter 21 Landscape Assessment Matters are subject to the Topic 18 Subtopic 7 appeals and mediation processes.

D. VIF for the identified Priority Area ONFs and ONLs

- 18.** The participants acknowledge that the Environment Court in Decision 2.5 confirmed the following ONFs and parts of the ONL as Priority Areas:
- (a) The Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.
 - (b) The Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Lake Hayes and Slope Hill, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hawea South North Grandview, and Lake McKay Station and environs.
- 19.** The participants note that the Slope Hill and Lake Hayes has been recorded as both a landscape and a feature. This was identified as being incorrectly recorded in the memorandum of Council, as an ONL as well as an ONF.
- 20.** Lake Hayes and Slope Hill are identified on the PDP District Plan Maps as an ONF, all participants agree that Slope Hill and Lake Hayes need only be referenced as an ONF.

Structure of the VIF

- 21.** The drafting structure of the VIF for both the ONF/L and RCL are the same and are set out as follows:
- (a) A policy that identifies the respective PA, noting that in some cases only part of the relevant area is to scheduled, due to the areas being zoned both Rural Zone and an exception zone (i.e. Peninsula Hill is part zoned Rural and Jacks Point Zone). These are proposed policies XA1 (ONF/L) and XA4 (RCL);
 - (b) A policy that provides the fundamental instruction for the promulgation of future schedules, of PAs, to be added to Chapter 21 Rural Zone. These are policies XA2 (ONF/L) and XA5 (RCL); and
 - (c) A policy for each of the ONF/L (policy XA3 for ONF/L and Policy XA6 for the RCL) that directs the district plan to be changed to implement the scheduling of PAs.
- 22.** The participants understand, and expect that the outcome of the Topic

2.2 VIF process, will be that the maps of the respective PAs will be added to Chapter 21, serving more or less as a placeholder in a schedule until such time as the district plan is amended to add the schedules.

23. The landscape experts discussed the matter of reference to 'visual amenity values' in a number of the RCL provisions (i.e. SO 3.2.5.2, 3.2.5.iv, 3.2.5.v and SPs 3.3.31x, 3.3.32x and 3.3.32y) and how this may flow through to the respective VIF policies. The reason being that the landscape experts preferred the reference to 'visual' be deleted because the multi-sensory experience of landscapes includes more than solely visual aspects of amenity. The landscape experts acknowledge that this would result in substantive amendments and create inconsistencies with other SOs and SPs that were not included in the provisions attached in **Appendix A**.
24. The participants did not discuss any dates by which the plan should be amended, and understand this matter to be subject to separate directions from the court.

Matters Agreed

25. The participants agree with the drafting of the VIF SPs attached as **Appendix A**, being new proposed SPs XA1, XA2 and XA3.

Matters Disagreed

26. There is not any disagreement.

E. Extent of the Priority Area of the ONFs and ONLs

27. The landscape experts agree that the DPAs (Development Pressure Areas) (identified by QLDC) are nested within or overlap landscape units, and in turn, landscapes.
28. The landscape experts agree that the mapped Priority Areas (PAs) need to be considered within the context of the broader landscape setting and ONF/L.
29. The landscape experts agree that it is likely there will be a number of landscape character units within a single PA that will need to be recognised in the ONF/L Schedule. Examples of where this is likely to be the case include (but are not limited to): Ferry Hill and Queenstown Hill PA; Lake Hayes and Slope Hill PA; Remarkables North PA; Shotover River PA; Kawerau River PA; Arrow River PA; Clutha River PA; Mt

Dewar PA; East Wakatipu Basin and Crown Terrace PA; Victoria Flats PA; Cardrona Valley PA; West Wanaka PA; Dublin Bay PA; North Grandview PA; Lake McKay Station PA; Southwest Lake Hawea PA.

30. Further, the landscape experts acknowledge that some landscape character units are likely to extend beyond the mapped PA.

ONFs

31. **Peninsula Hill PA:** the landscape experts agree that Peninsula Hill qualifies as an ONF, and that the ONF extends into Jacks Point Zone (JPZ). The PA should include the entire ONF (i.e. not just the land zoned Rural, outside JPZ). The PA mapping has been amended to delineate the boundary between the Peninsula Hill PA and the adjacent Lake Wakatipu ONL along the lake side of Peninsula Hill, which follows the top of the steep lake edge landforms.
32. **Feehly Hill PA:** the landscape experts agree that the extent of the PA should capture the entire landform feature (as opposed to the extent of the existing Feehly Hill ONF mapping). The Feehly Hill PA mapping has been amended to reflect this.
33. **Ferry Hill and Queenstown Hill PA:** the landscape experts agree that the extent of the PA mapping corresponds to the extent of the Ferry Hill ONF and a wider ONL including Queenstown Hill. The Ferry Hill PA mapping has been amended to reflect this.
34. **Shotover River PA:** the landscape experts agree that the extent of the PA mapping corresponds to the extent of the Shotover ONF.
35. **Morven Hill PA:** the landscape experts agree that the extent of the PA mapping corresponds to the Morven Hill landform and ONF boundaries.
36. **Kawarau River PA:** the landscape experts agree that the extent of the PA should be defined by the upper edges of the landforms framing the Kawarau River corridor. The Kawarau River PA mapping has been amended to reflect this.
37. **Arrow River PA:** the landscape experts agree that the PA mapping should be extended northwards to capture the full extent of the river corridor up to the limit of the existing mapped PA in the vicinity. The Arrow River PA mapping has been amended to reflect this.
38. **Mt Barker PA:** the landscape experts agree that the extent of the PA mapping corresponds to the Mt Barker landform and ONF boundaries.

39. **Mt Iron PA:** the landscape experts agree that no changes to the PA mapping are required.

40. **Clutha River PA:** the landscape experts agree that no changes to the PA mapping are required.

ONLs

41. **Remarkables PA:** the landscape experts agree that this PA comprises two distinct landscape units: **Northern Remarkables PA** and **Western Remarkables PA**. The landscape experts agree that: the delineation between these two PAs should coincide with a ridgeline at the northern end of the western side of the Remarkables; the extent of the Western Remarkables PA should extend southwards to Wye Creek; and the eastern extent of the Northern Remarkables PA should coincide with a ridge that divides the Wakatipu Basin mountains from the Gibbston Valley mountains. The PA mapping has been amended to reflect these changes.

42. **Queenstown Bay PA:** the landscape experts agree that the PA mapping should be amended along the lake edge near Sunshine Bay/Fernhill, so that it aligns with the road edge. They also agree that the PA boundary should be amended to align with the West Wakatipu Basin PA mapping in the vicinity. The Queenstown Bay PA mapping has been amended to reflect these changes.

43. **Homestead Bay PA (proposed):** notwithstanding that the Council has not included this area as an ONL PA, the landscape experts agree that this area of Lake Wakatipu and its margin is deserving of consideration as a PA given the development pressure and landscape values associated with the lake and its margins. The proposed Homestead Bay PA mapping agreed by the landscape experts captures the lake margins and immediate lake edge extending from approximately Peninsula Hill southwards to Lakeside Estates.

44. **West Wakatipu Basin PA:** the landscape experts agree that PA mapping should be amended so that the eastern boundary aligns with Gorge Road and the line work around Sunshine Bay reflects the ONL boundary confirmed by the Environment Court. The West Wakatipu Basin PA mapping has been amended to reflect these changes.

45. **Mt Dewar PA:** the landscape experts agree that no changes to the PA mapping are required.

46. **East Wakatipu Basin and Crown Terrace PA:** the landscape experts agree that no changes to the PA mapping are required.
47. **Victoria Flats PA:** the landscape experts agree that the PA mapping should be amended to include the proximate mountain faces up to ridgelines. The Victoria Flats PA mapping has been amended to reflect this.
48. **Cardrona Valley PA:** the landscape experts agree that the PA mapping should be amended to include the areas proposed for extension of the SASZ, with elevated ridgeline systems and marked changes in vegetation used to define the extent of the area added to the PA. The Cardrona Valley PA mapping has been amended to reflect this change.
49. **West Wanaka PA:** the landscape experts agree that the PA mapping should be amended: to include Hospital Flat; follow the toe of the slopes framing the Motutapu River valley; and include the low-lying land at the upper reaches of the Motutapu River flats. It is noted that this PA includes Roys Peninsula ONF. The West Wanaka PA mapping has been amended to reflect these changes.
50. **Roys Bay PA:** the landscape experts agree that minor amendments are required to the PA mapping so that it adjoins the neighbouring PA at Beacon Point. The Roys Bay PA mapping has been amended to reflect this change.
51. **Dublin Bay PA:** the landscape experts agree that the PA mapping should be extended to include the lake frontage in the vicinity of Mt Burke on the northern side of Dublin Bay. The Dublin Bay PA mapping has been amended to reflect this change.
52. **Lake McKay Station PA:** the landscape experts agree that the PA mapping should be extended southwards to take in a series of peaks to the south of the area. The Lake McKay Station PA mapping has been amended to reflect this change. It is noted that the eastern boundary of the ONL will need to be updated to reflect the ONL determined by the Court.
53. **North Grandview PA:** the landscape experts agree that the PA mapping should be extended eastwards up to the Grandview Ridge (aligning with District boundary), and southwards to Lagoon Valley. The North Grandview PA mapping has been amended to reflect this change.
54. **Southwest Lake Hāwea PA:** the landscape experts agree that the PA

mapping should be extended: to capture the Mt Maude ridgeline crest to the west; to follow the toe of the slopes on the eastern side of Lake Hawea; and northwards over Lake Hāwea. The Southwest Lake Hāwea PA mapping has been amended to reflect these changes.

55. The Outstanding Natural Features and Outstanding Natural Landscapes PAs, as identified to be amended by the landscape experts in paragraphs 31 – 54 above, are available for viewing via the following weblink:

<http://gldc.maps.arcgis.com/apps/webappviewer/index.html?id=09766231fa5a4eb096f1a019baa27b6e>

Username: PDPAppeals_QLDC

Password: PDPstage12018

Matters Agreed

56. The landscape experts agree with the extent of the PAs as identified above.

Matters Disagreed

57. There is not any disagreement.

F. VIF for the Priority Areas of the Upper Clutha Basin RC;

58. The participants agree with the drafting of Policy XA5, noting that while the emphasis for PAs in the RCL is focusing on development pressure, and cumulative degradation from rural living and other residential activity, it is appropriate for the schedules to potentially contemplate landscape capacity from a range of activities, in addition to rural living as elaborated upon in Policy XA5.h.
59. The participants agree with local context criteria being applied to the RCL VIF policy XA5, including references to the relationship between the PA and landscape character area, the relationship between the ONFs within the Upper Clutha Basin, and the ONLs that frame the Upper Clutha Basin.
60. The participants considered adding reference to cumulative degradation to Policy XA5, but consider that this matter is sufficiently canvassed in the preamble of XA5 by way of reference to landscape capacity.

Matters Agreed

61. The participants agree with the drafting of the VIF SPs attached as **Appendix A**, being new proposed SPs XA4, XA5, XA6 and XA7.

Matters Disagreed

62. There is not any disagreement.

G. Landscape Assessment Methodologies

63. The landscape assessment methodology policy framework comprises two policies.
64. Policy XB1 provides guidance as to the landscape assessment methodology for any area where landscape matters are at issue (i.e it is able to be applied to all rural zones (both within the ONF/L and the Rural Zone RCL, and exception zones).
65. Policy XB1 directs landscape assessments be undertaken in accordance with best practice landscape methodology, and shall describe landscape values, landscape capacity, and apply a consistent adverse effects rating scale. This shall be implemented by applying the identified evaluation processes and methodology set out in limbs (a) to (g).
66. An advice note is provided following Policy XB1 that refers to the QLDC Landscape Assessment Guidelines, which provide assistance in the application of best practice landscape methodology and should be considered as part of implementing Policy 3.3.XB. It is intended that these are the landscape assessment guidelines provided by Ms Gilbert in her supplementary evidence 29 April 2019¹. The guidelines would be accessible via a weblink in the advice note.
67. The second policy, Policy XB2, provides guidance as to when Policy 3.3.XB is to be implemented. The rationale for Policy XB2 is to clarify that while it would be expected to be applied for all plan changes, and for potentially more complex discretionary or non-complying resource consent applications, notwithstanding the activity status, discretion may be applied to dispense with the need to undertake a landscape assessment in accordance with policy XB1, particularly where the transaction costs of doing so are out of proportion to the actual and potential adverse effects on landscape values.

1 Supplementary evidence of Bridget Mary Gilbert for Queenstown Lakes District Council. Topic 2 – Rural Landscapes 29 April 2019.

Matters Agreed

68. The participants agree with the drafting of the landscape assessment methodology SPs attached as **Appendix A**, being new proposed SPs XB1 and XB2.

Matters Disagreed

69. There is not any disagreement.

H. Monitoring policies in relation to rural landscapes

70. Two SPs are proposed that prescribe particular monitoring requirements of the Rural Zone provisions, at a frequency of not more than two and half years (policy XC1).
71. Proposed policy XC2 engages with the effectiveness of the outcomes of those PA where schedules have been added to the district plan (i.e limbs (b) and (c)). Limb (d) provides monitoring guidance on whether SP 3.2.5 is being achieved, and in particular whether the landscape capacity has been met or exceeded as it relates to a range of identified land uses.
72. Policy XC2(e) encourages the identification of areas that are subject to particular development through field reports.

Matters Agreed

73. The participants agree with the drafting of the landscape monitoring SPs attached as **Appendix A**, being new proposed SPs XC1 and XC2.

Matters Disagreed

74. There is not any disagreement.

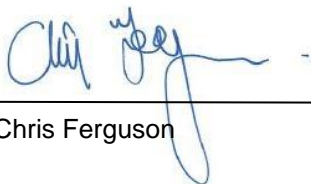
I. ATTACHMENTS

Attachment A: Provisions agreed by all participants,

DATE: 29 October 2020.



Stephen Brown



Chris Ferguson



Di Lucas



Yvonne Pfluger



Helen Mellsop



Bridget Gilbert



Craig Barr

Note:

The relevant Chapter 3 Strategic Objectives and Strategic Policies from Environment Court Decision 2.2 have been included in this document for ease of reference.

The black text, including all underline and ~~striketrough~~ edits, is the relevant Environment Court Decision 2.2 wording (both amendments and new policies).

The text shown in red underline and striketrough and in red text only, from Policy XA1 onwards, are the agreed provisions.

STRATEGIC OBJECTIVES

...

Outstanding Natural Features and Outstanding Natural Landscapes

3.2.5.x The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and landscape capacity are identified.

3.2.5.xx Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

a. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected;

or

b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP ~~3.3.XB [3.3.XB] [the intended new SP on assessment methodology]~~ are protected.

Strategic Policies

...

Landscapes

~~3.3.24 Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character.~~

Ensure that the effects of cumulative subdivision and development for the purposes of Rural Living does not compromise:

a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;

b. the maintenance of the landscape character of Rural Character Landscapes; and

c. the maintenance or enhancement of the visual amenity values of Rural Character Landscapes.

APPENDIX A**TOPIC 2 – PREPARED FOR EXPERT CONFERENCING**

- 3.3.29 Identify the District's Outstanding Natural ~~Features-Landscapes~~ and Outstanding Natural ~~Landscapes~~ Features on the District Plan maps. (relevant to S.O.3.2.5.1)
- 3.3.29x For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:
- a. for identified Priority Areas in Schedule 21.22, in accordance with the values identification framework in SP 3.3.XA and through best practice landscape assessment methodology where applicable and otherwise through assessment processes; and
 - b. outside of identified Priority Areas, in accordance with the landscape assessment methodology matters in S.P. 3.3.XB and sound best practice landscape assessment methodology.

Rural Character Landscapes**Strategic Objectives**

...

- 3.2.5.2 The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.

Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:

- a. landscape character is maintained; and
 - b. visual amenity values are maintained or enhanced.
- 3.2.5.iv In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.
- 3.2.5.v In Rural Character Landscapes of the Upper Clutha Basin:
- a. Ppriority Aareas of Rural Zoned Rural Character Landscapes are specified in Schedule 21.23identified, including by mapping; and
 - b. associated landscape character and visual amenity values are identified.

Strategic Policies

...

APPENDIX A

TOPIC 2 – PREPARED FOR EXPERT CONFERENCING

- 3.3.31 Identify the District’s Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2).
- 3.3.31X For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:
- a. ~~for Priority Areas of the Upper Clutha Basin, in Schedule 21.23 2 where applicable, in accordance with the values identification framework in SP 3.3.XA and through best practice landscape assessment methodology otherwise through assessment processes; and~~
 - b. outside of identified Priority Areas, in accordance with the landscape assessment methodology matters in SP 3.3.XB, and sound best practice landscape assessment methodology; and
 - c. through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design.
- 3.3.32x. In any Priority Area of any Rural Character Landscape whose landscape character and visual amenity values are identified in Schedule 21.23 2, ensure that new subdivision and development for the purposes of Rural Living:
- a. maintains ~~that the identified~~ landscape character;
 - b. maintains or enhances any the identified visual amenity values that Schedule 21.223 specifies to be enhanced; and
 - ~~c. otherwise maintains those identified visual amenity values.~~
- 3.3.32y In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved all of the requirements of SP 3.3.32X, do not allow new subdivision or development for the purposes of Rural Living except where:
- a. according to the methodology in ~~SP [x.x]~~SP3.3.XB:
 - i. a landscape character area and the wider landscape context, for assessment purposes is identified at an appropriate scale including by mapping;
 - ii. the landscape character and visual amenity values of that landscape character area and the wider landscape context are identified; and
 - iii. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.24 are met; and
 - b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values ~~so~~ identified in relation to that landscape character area and the wider landscape context.
- 3.3.XA **[to come new SPs for Values Identification Frameworks]**

[All text from this point on is new drafting. No underlining for added legibility]

APPENDIX A**TOPIC 2 – PREPARED FOR EXPERT CONFERENCING****Values Identification Framework for Outstanding Natural Features and Outstanding Natural Landscapes**

Pol XA1 Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes:

- a. Parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.
- b. Parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hawea South and North Grandview, and Lake McKay Station and environs.

Pol XA2 Describe in Schedule 21.22 the landscape attributes and values, as elaborated upon in 21.21.1.3, and landscape capacity of Outstanding Natural Features and Outstanding Natural Landscapes Priority Areas, including having particular regard to describing, at an appropriate landscape scale:

- a. the wider landscape context a priority area is located within;
- b. the physical, sensory and associative attributes, and their rating;
- c. key physical, sensory and associative attributes that contribute to the values of the feature or landscape that are to be protected;
- d. an analysis of landscape capacity for the following subdivision, use and development activities, including (but not limited to):
 - I. Rural living
 - II. Commercial recreational activities
 - III. Visitor accommodation and tourism related activities
 - IV. Urban expansions
 - V. Intensive agriculture
 - VI. Earthworks
 - VII. Farm buildings
 - VIII. Mineral extraction
 - IX. Transport infrastructure
 - X. Utilities and regionally significant infrastructure
 - XI. Renewable energy generation
 - XII. Forestry

Pol XA3 The Council shall amend the District Plan by *[insert date]* to implement Policies XA1 and XA2.

Values Identification Framework for Rural Character Landscapes

Pol XA4 Identify in Schedule 21.23 the following Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes:

- a. *[list the Upper Clutha RCL Priority Areas once determined]*
- b. ...
- c. ...

APPENDIX A**TOPIC 2 – PREPARED FOR EXPERT CONFERENCING**

Pol XA5 Describe in Schedule 21.23 the landscape attributes and values as elaborated upon in 21.21.1.3, and landscape capacity of the Upper Clutha Basin Rural Zone Rural Character Landscape Priority Areas, including having particular regard to describing, at landscape character area scale:

- a. the extent of particular landscape character areas;
- b. the physical, sensory and associative attributes;
- c. the key physical, sensory and associative attributes that contribute to the landscape values of the Priority Areas;
- d. the relationship between the Priority Area and the wider Rural Character Landscape context;
- e. the relationship between the Priority Areas and Outstanding Natural Features within the Upper Clutha Basin;
- f. the relationship between the Priority Areas and the Outstanding Natural Landscapes that frame the Upper Clutha Basin;
- g. key public routes and viewpoints both within and in proximity to the Priority Area, including waterbodies, roads, walkways and cycleways;
- h. an analysis of the landscape capacity for the following subdivision, use and development activities, including (but not limited to):
 - I. Rural living
 - II. Commercial recreational activities
 - III. Visitor accommodation and tourism related activities
 - IV. Urban expansions
 - V. Intensive agriculture
 - VI. Earthworks
 - VII. Farm buildings
 - VIII. Mineral extraction
 - IX. Transport infrastructure
 - X. Utilities and regional significant infrastructure
 - XI. Renewable energy generation
 - XII. Forestry
- i. potential landscape and visual amenity enhancement opportunities and benefits.

Pol XA6 The Council shall amend the District Plan by [insert date] to implement Policies XA4 and XA5.

Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes

Pol XA7 Where any Outstanding Natural Feature, part of an Outstanding Natural Landscape or a Rural Character Landscape is not identified in Schedules 21.22 or 21.23, the relevant area is of no less or more importance than the identified Priority Areas in terms of either landscape value, or visual amenity value, and is no less vulnerable to subdivision, use and development.

3.3.XB ~~to come new SP(s) for Landscape Assessment Methodology~~**Landscape Assessment Methodology**

Pol XB1 Landscape assessments shall be undertaken in accordance with best practice landscape methodology, and shall describe landscape values, landscape capacity, and apply a

consistent adverse effects rating scale, by applying the following evaluation processes and methodology:

- a. Landscape Description:
 - i. the wider landscape context that a proposal is located within;
 - ii. written description, supported by graphics, of the site and its landscape context to provide a baseline for the assessment of landscape effects;
 - iii. Includes consideration of physical, sensory and associative attributes and values and ‘existing environment’, where relevant.
- b. Relevant Statutory Context:
 - i. Including the activity status of the application, any identified values relevant to the site and its setting, relevant assessment matters and relevant provisions (both objectives and policies).
- c. Existing Landscape Values:
 - i. an overall summary of the landscape values of the site and context, including Outstanding Natural Features and Outstanding Natural Landscapes in proximity, identifying the key physical, sensory and associative attributes that contribute to the landscape values.
- d. Proposal Description:
 - i. written description, supported by scaled plans and other relevant graphics.
- e. Identification of the Visual Catchment and Viewing Audience(s):
- f. Assessment of Landscape Effects:
 - i. Landscape effects: describe the magnitude and nature of landscape effects including adverse, positive, cumulative and temporary effects of the development on the physical, sensory and associative attributes and values of the applicable landscape;
 - ii. Visual amenity effects: describe the magnitude and nature of visual amenity effects including adverse, positive, cumulative and temporary effects.
- g. Evaluation:
 - i. Evaluation against the relevant statutory context;
 - ii. Describing the overall appropriateness of the activity in landscape evaluation terms, based on a collective application of (a) to (g) above.

Note: The QLDC Landscape Assessment Guidelines provide assistance in the application of best practice landscape methodology and should be considered as part of implementing Policy 3.3.XB. The QLDC Landscape Assessment Guidelines are available on the Council’s website and via this link [\[Add URL link\]](#).

Pol XB2 The Landscape Assessment Methodology prescribed by Policy 3.3.XB is to be implemented when assessing:

- a. any plan development, including plan changes affecting the rural environment; and
- b. for plan implementation including resource consent applications or notice of requirements, means any discretionary or non-complying activity for subdivision, use or development where landscape effects are at issue, within Outstanding Natural Features and Outstanding Natural Landscapes, or any of the rural zones; while

APPENDIX A**TOPIC 2 – PREPARED FOR EXPERT CONFERENCING**

- c. Discretion is to be applied for discretely located small scale activities to dispense with the requirement for an application to undertake a comprehensive assessment.

3.3.XC ~~[to come revision of the monitoring SPs 3.3.32B and following]~~**Rural Zone Landscape Monitoring**

Pol XC1 The Council shall monitor the efficiency and effectiveness of the Rural Zone provisions and whether SO 3.2.5 is being achieved at intervals of not more than two and a half years, as follows:

- a. For those areas identified in Schedule 21.22 or 21.23, from *[insert date that any area is added to a schedule is made operative]*; and
- b. For those areas not identified in Schedule 21.22 or 21.23, from *[insert date determinative decision on Topic 2 issued]*.

Pol XC2 Procedures for monitoring shall include:

- a. keeping records, including compiling photographs, gathering information and undertaking or commissioning research addressing resource consent decisions granted for discretionary and non-complying activities, including evaluation of the commentary in those decisions to assess the implementation of the relevant provisions of Chapter 21, and policies of Chapters 3, 4 and 6;
- b. For those areas identified in Schedule 21.22, whether subdivision, use and development has protected the identified landscape values, having regard to (d) below;
- c. For those areas identified in Schedule 21.23, whether subdivision, use and development has maintained the identified landscape character, and maintained or enhanced visual amenity values;
- d. where the following activities have been approved, evaluating whether SO 3.2.5 is being achieved and landscape capacity has not been exceeded, as it relates to the areas surrounding that development:
 - I. Rural living
 - II. Commercial recreational activities
 - III. Visitor accommodation and tourism related activities
 - IV. Intensive agriculture
 - V. Earthworks
 - VI. Farm buildings
 - VII. Mineral extraction
 - VIII. Transport infrastructure
 - IX. Utilities and regional significant infrastructure
 - X. Renewable energy generation
 - XI. Forestry
- e. identification of areas that are subject to particular development pressure including field reports to evaluate the implementation of the relevant provisions of Chapters 3, 4, 6 and 21.

21 Rural

APPENDIX A

TOPIC 2 – PREPARED FOR EXPERT CONFERENCING

Note:

Black text is decisions version text.

Black text shown as underline and ~~strikethrough~~ edits, are the agreed in principle amendments following mediation on Topic 18 Subtopic 7, which took place in January and February 2020.

The text shown in red underline and ~~strikethrough~~ are the amendments agreed by the participants to the Topic 2 Values Identification Framework, Landscape Assessment Methodology and Landscape monitoring joint witness conferencing, October 2020.

21.21 Assessment Matters (Landscape)

The landscape assessment matters need not be applied to Ski Area Activities within the Ski Area Sub-Zones, and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.

21.21.1 Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).

~~The assessment matters set out below are derived from Policies 3.3.30, 6.3.10 and 6.3.12 to 6.3.18 inclusive.~~ Applications shall be considered with regard to the following assessment matters:

21.21.1.1 In applying the assessment matters, the Council will work from the presumption that ~~in or on~~ within Outstanding Natural Features and Outstanding Natural Landscapes, the applicable activities are inappropriate ~~in almost all locations~~ unless:

- a. ~~and that successful applications will be exceptional cases where the landscape or feature can absorb the change; and~~
- b. ~~where the buildings and other structures and all associated roading and boundary changes to landform or other physical changes to the appearance of the land, will be~~ are reasonably difficult to see from beyond the boundary of the site ~~the subject of application in question.~~

21.21.1.2 Existing vegetation that:

- a. was either planted after, or, self-seeded and less than 1 metre in height at 28 September 2002; and,
- b. obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered:
 - i. as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and
 - ii. as part of the permitted baseline.

21.21.1.3 Effects on landscape quality and character

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In considering whether the proposed development will ~~protect maintain or enhance~~ the quality and character of Outstanding Natural Features and Outstanding Natural Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect naturalness, landscape quality and character, taking into account the following elements:

- a. ~~Bio-Pe~~ Physical attributes:
 - i. ~~Geology, geomorphology and topography geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on landscape character;~~
 - ii. ecology;
 - iii. vegetation cover (exotic and indigenous);
 - iv. the presence of waterbodies including lakes, rivers, streams, wetlands;

- b. Sensory (or experiential) attributes:
 - i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;
 - ii. aesthetic values including memorability and visual amenity naturalness;
 - iii. perceptions of naturalness: drawing from a) above and the degree of human modification;
 - iv. experiential attributes including the sounds and smells associated with the landscape;
 - v. Wild or scenic values;
 - vi. transient values including values at certain times of the day or year;
 - vii. human influence and management – settlements, land management patterns, buildings;
 - viii. coherence where landcover and landuse appear in harmony with the underlying landform.

- c. ~~Appreciative and cultural~~ Associative attributes:
 - i. Whether the elements identified in (a) and (b) are shared and recognised;
 - ii. Cultural and spiritual values, including for Tangata Whenua;
 - iii. Historical and heritage associations;
 - ~~iv. Wild or scenic values;~~
 - v. Recreational values;
 - vi. Identity or 'sense of place'.

The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.

- d. In the context of (a) to (c) above, the degree to which the proposed development will affect the existing landscape quality and character, including whether the proposed development accords with or degrades landscape quality and character, and to what degree.
- e. any proposed new boundaries will not give rise to artificial or unnatural lines (such as planting and fence lines) or otherwise degrade the landscape character.

21.21.1.4 Effects on visual amenity

In considering the potential visibility of the proposed development, whether:

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- a. the extent to which the proposed development will not be visible or will be reasonably difficult to see when viewed from beyond the boundary of the site in question public roads and other public places. In the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, cycling, equestrian and other means of access;
- b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Outstanding Natural Landscapes;
- c. the proposal will be appropriately screened or hidden from view by elements that are in keeping with the character of the landscape;
- d. the proposed development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);
- e. structures will not be located where they will break the line and form of any ridges, hills and slopes;
- f. any roads, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape-;
- g. the landscape exhibits open space or open character at present, the extent to which the:
 - i. proposed development will maintain open space or open character when viewed from public roads and other public places;
 - ii. subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place;
 - iii. proposed development is likely to affect open space or open character values with respect to the site and surrounding landscape; and
 - iv. site is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the development.

21.21.1.5 Design and density of Development

In considering the appropriateness of the design and density of the proposed development, whether and to what extent:

- a. opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);
- b. there is merit in clustering the proposed building(s) or building platform(s) within areas that are least sensitive to change;
- c. development, including access, is located within the parts of the site where it would be least visible from public and private locations;
- d. development, including access, is located in the parts of the site where it has the least impact on landscape character.

21.21.1.6 Cumulative effects of subdivision and development on the landscape

Taking into account whether and to what extent existing, consented or permitted development (including unimplemented but existing resource consent or zoning) may already have degraded:

- a. the landscape quality or character; or
- b. the visual amenity values of the landscape.

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The Council shall be satisfied the proposed development, in combination with these factors will not further adversely affect the landscape quality, character, or visual amenity values.

21.21.2 Rural Character Landscape (RCL)

~~The assessment matters below have been derived from Policies 3.3.32, 6.3.10 and 6.3.19 to 6.3.29 inclusive.~~ Applications shall be considered with regard to the following assessment matters because in the Rural Character Landscapes the applicable activities are unsuitable in many locations.

21.21.2.1 Existing vegetation that:

- a. was either planted after, or, self seeded and less than 1 metre in height at 28 September 2002; and,
- b. obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered:
 - i. as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and
 - ii. as part of the permitted baseline

21.21.2.2 Effects on landscape quality and character:

Landscape quality and character includes biophysical, sensory and associative attributes as elaborated upon in Assessment Matter 21.21.1.3 (a) – (c) inclusive.

The following shall be taken into account:

- a. where the site is ~~adjacent~~ in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Outstanding Natural Landscape;
- b. whether and the extent to which the scale and nature of the proposed development will degrade the quality and character of the surrounding Rural Character Landscape;
- c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Rural Character Landscape.

21.21.2.3 Effects on visual amenity:

Whether the development will ~~result in a loss of~~ maintain or enhance the visual amenity of the Rural Character Landscape, having regard to whether and the extent to which:

- a. the visual prominence of the proposed development from any public places will reduce the visual amenity of the Rural Character Landscape. In the case of proposed development which is visible from unformed legal roads, regard shall be had to the frequency and intensity of the present use and, the practicalities and likelihood of potential use of these unformed legal roads as access;
- b. the proposed development is likely to be visually prominent such that it detracts from private views;
- c. any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Character Landscape from both public and private locations;

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- d. the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;
- e. any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;
- f. boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape or landscape units.

21.21.2.4 Design and density of development:

In considering the appropriateness of the design and density of the proposed development, whether and to what extent:

- a. opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);
- b. there is merit in clustering the proposed building(s) or building platform(s) having regard to the overall density and intensity of the proposed development and whether this would exceed the ability of the landscape to absorb change;
- c. development, including access, is located within the parts of the site where they will be least visible from public and private locations;
- d. development, including access, is located in the parts of the site where they will have the least impact on landscape character.

21.21.2.5 Tangata Whenua, biodiversity and geological values:

- a. whether and to what extent the proposed development will degrade Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.

The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.

21.21.2.6 Cumulative effects of development on the landscape:

Taking into account whether and to what extent any existing, consented or permitted development (including unimplemented but existing resource consent or zoning) has degraded landscape quality, character, and visual amenity values. The Council shall be satisfied;

- a. the proposed development will not further degrade landscape quality, character and visual amenity values, with particular regard to situations that would result in a loss of valued quality, character and openness due to the prevalence of residential or non-farming activity within the Rural Character Landscape.
- b. where in the case resource consent may be granted to the proposed development but it represents a threshold to which the landscape could absorb any further development, whether any further cumulative adverse effects would be avoided by way of imposing a covenant, consent notice or other legal instrument that maintains open space.

21.21.3 Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL)

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- 21.21.3.1 In the case of a proposed residential activity or specific development, whether a specific building design, rather than nominating a building platform, helps demonstrate whether the proposed development is appropriate.
- 21.21.3.2 Other than where the proposed development is a subdivision and/or ~~residential~~ rural living activity, whether the proposed development, including any buildings and the activity itself, are consistent with rural activities or the rural resource and would maintain or enhance the quality and character of the landscape.
- 21.21.3.3 In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:
- a. whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;
 - b. whether the proposed subdivision or development would enhance the character of the landscape, or protects ~~and~~ or enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;
 - c. any positive effects including environmental compensation, easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas;
 - d. any opportunities to retire marginal farming land and revert it to indigenous vegetation;
 - e. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;
whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.

Appendix 3 – Pre-consultation Feedback



3 April 2022

Queenstown Lakes District Council
pdpsubmissions@qldc.govt.nz

Level 2
13 Camp Street
Queenstown 9300

PO Box 201
Queenstown 9348
New Zealand

al.nz

Dear Sir/Madam

Landscape Schedules

- 1 This feedback is provided on behalf of Gertrude's Saddlery Limited (**Gertrude**) in relation to the proposal to include landscape schedules in the Queenstown Lakes Proposed District Plan (**PDP**) (**Proposal**).
- 2 Gertrude has an interest in land at 111 Atley Road, Arthurs Point (**Land**). The Land is currently notified as adjacent to the Shotover River ONF, and is not identified as ONL or ONF in its own right. The Shotover River ONF Schedule is the subject of consultation feedback, specifically in the area identified within Appendix 1. In summary of this submission, Gertrude supports:
 - (a) Retaining the landscape boundary as identified in the consultation notification (i.e. so the Land is exclude from the ONF), or support any refinement of the boundary which continues to exclude the Land from the ONF;
 - (b) Recognising the Shotover ONF is defined by highly legible escarpments which demark its boundaries, and which are not / will not be affected by adjacent land development and subdivision;
 - (c) Recognising that future development of the Land is a logical extension for urban growth in the Arthur's Point area and will not have an adverse effect on any values of the ONF identified.
- 3 Gertrude understands this feedback will be treated as public information.

Feedback

Lack of material on which to provide feedback

- 4 Queenstown Lakes District Council (**Council**) has not provided draft versions of the landscape schedules, or an indication of what 'values' will be included in them. The consultation documents are limited to the landscape schedules maps. As such, Gertrude has little to no indication of the values on which it is providing feedback.
- 5 The maps provided for feedback also do not show underlying property boundaries clearly, nor contour lines, so are reasonably difficult to interpret with accuracy.

The identification of boundaries and values of the Shotover Gorge

- 6 The Shotover Gorge, as defined by topography, is an ONF¹. The Land is not part of the ONF nor is it part of an Outstanding Natural Landscape (ONL). The current landscape schedule consultation mapping defines the upper lip of the Shotover Gorge and is a defensible landscape boundary.
- 7 At the southern boundary of the Land, topography drops steeply to the Shotover River in the form of a gorge. This gorge accommodates a stretch of the Shotover River that is relatively complete and cohesive between the Edith Cavell Bridge and Tucker Beach.
- 8 This is a rugged and scenic gorge, the extent of this ONF has some symmetry with the situation on the opposite (western) side of the river where Gorge Road sits at this level and marks the bottom edge of the LDRZ. The ONF boundary line marks a gradient change where the rolling topography of the Land changes to a falling escarpment landform; it is therefore a landform line, not a line of altitude.
- 9 The Land, by contrast, is not particularly steep and is covered in wilding exotic tree cover; it is not as rocky and reads as distinctly separate from the Shotover River gorge.

The Land and its rezoning

- 10 The Land is between the current Arthur's Point urban area and the Shotover River ONF boundary as shown in Appendix 1 accommodates three dwellings, accessory buildings, associated curtilage and driveways. It is otherwise covered in self-seeded exotic trees. It is of rolling, sloping topography and, prior to tree infestation, was used as improved pasture. This Land falls outside of the Shotover River ONF Gorge extent (as discussed above) and there is no change in character between the land that is inside the operative Arthur's Point LDR and the land that is outside the operative LDR, it therefore cannot be identified as ONL.
- 11 Allowing suburban development on the Land would have spatial logic and would mean that land use patterns follow natural lines in the landscape. Perceptual attributes (particularly aesthetic and scenic attributes) and the values that stem from those attributes, will largely be maintained by developing this Land.
- 12 From this stretch of river, many buildings can be seen, including the Shotover Jet base facilities, and existing dwellings close to the lip of the gorge on the subject Land. There may be some slight visibility of buildings within the requested rezoning at the western extreme of the Land, but new buildings would be considerably less visible than the existing ones. River users predominantly value the Gorge's wild and recreational attributes, and already see a number of dwellings on the top of its escarpment edges.

Values summary

- 13 The Land is not considered to be a landscape (in terms of either s6 or s7 RMA), however for completeness, the following values are associated with it:
 - (a) its capability to absorb additional change and development;
 - (b) Its degraded current state covered in self seeded wilding pines; and

¹ Environment Court Decision on QLDC PDP, Topic 2.5

- (c) Its distinctly separate character to that of the adjacent ONF, including its flatter topography, limited rocky outcrops, history of improved pastoral use.

14 The Shotover River Gorge ONF values in the vicinity of the Land are:

- (a) its dramatic and steep incised cliffs;
- (b) the relative legibility of formative processes;
- (c) recreational and access attributes; and
- (d) the fact that all of the above values are exhibited within a currently modified environment, where users already see built development, roads, and other human modifications.

Willingness to collaborate

15 Gertrude is willing to collaborate with Council in order to address the matters raised in this feedback.

Yours faithfully

Anderson Lloyd

Rosie Hill

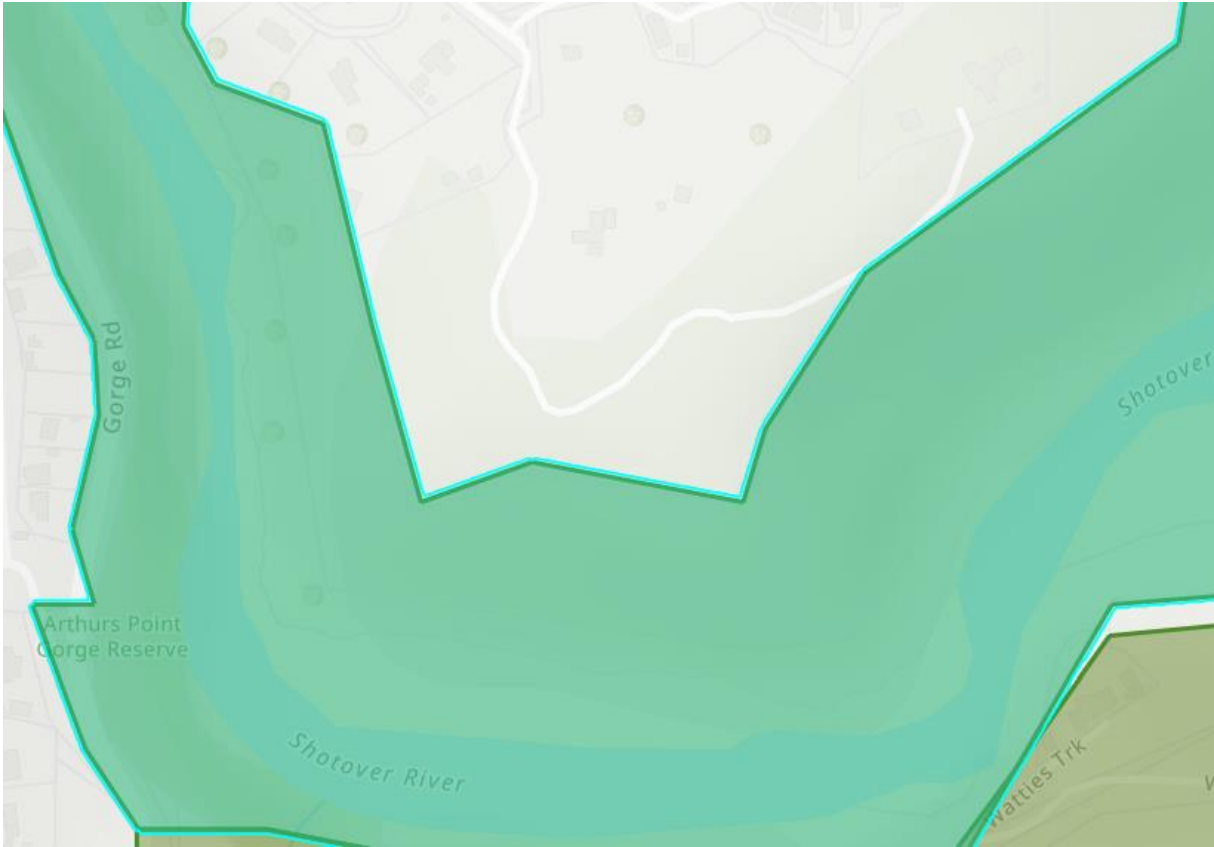
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Appendix 1 – location of Shotover River ONF relevant to this submission



Appendix 4 – Landscape Assessment



GERTRUDE'S SADDLERY AND LARCHMONT DEVELOPMENTS LIMITED

LANDSCAPE ASSESSMENT COMMENTS REGARDING THE GERTRUDE'S SADDLERY AND LARCHMONT LAND IN RELATION TO THE SHOTOVER RIVER OUTSTANDING NATURAL FEATURE

Ben Espie (Landscape Planner)

vivian+espie

23rd August 2022

- 1 The relevant landholding of Gertrude's Saddlery and Larchmont Developments Limited comprises Lot 1 DP518803 and Lot 2 DP398656 in Arthur's Point. The landholding (**the site**) is subject to submissions¹ on the Proposed District Plan (**PDP**) that seek to clarify landscape categorisation in the vicinity of the site and to extend the residential zoning of Arthur's Point. The notified PDP categorised all land surrounding the Arthur's Point Low Density Residential Zone (as notified) as Outstanding Natural Landscape (**ONL**), including the Shotover River and its gorge; the mapping did not differentiate between ONLs and Outstanding Natural Features (**ONFs**).

- 2 I prepared evidence in relation to the relevant submissions which came to the following conclusions regarding landscape categorisation:
 - At approximately the southern boundary of the site, topography drops steeply to the Shotover River in the form of a gorge. This gorge that accommodates this stretch of the Shotover River is relatively complete and cohesive between the Edith Cavell Bridge and Tucker Beach (if we accept that the flats of Big Beach are within the gorge). Indeed, Section 4.6.1(v)(b) of the Operative District Plan (**ODP**) states:

"Shotover Canyon is defined as that stretch between the Edith Cavell Bridge and Tucker Beach. In two sections, the river is deeply incised into spectacular, narrow, rock gorges separated by a more open river section".

 - Presumably, the *"more open river section"* is Big Beach. The ODP also identifies the Shotover Gorge as an ONF, although does not demarcate the ONF spatially.

¹ Submissions 494, 527 and 1281.

- The site is currently covered in self-seeded Douglas fir forest and also contains four dwellings, accessory buildings, curtilage and vehicle tracks. Prior to wilding tree infestation and the erection of dwellings (i.e. approximately 50 years ago), the site was improved farm paddocks which came to a clear edge adjacent to the site's southern boundary. As would be expected, this edge relates closely to landform, the terrace lands being used as pasture and the gorge being left unmanaged.
 - Taking into account all of the above, the upper northern edge of the ONF of the Shotover River Gorge is correctly drawn as per the green line shown on Appendix 1 to this report. The land north of this line (i.e. the site) is not part of any ONF or ONL.
- 3 The QLDC's landscape witness (Dr Marion Read) agreed with the ONF delineation as per my evidence but opined that there was also some land outside of the ONF of the Shotover Gorge that should be categorised as ONL. After hearing all evidence in relation to these issues, the QLDC-appointed Independent Hearing Panel gave the following considerations:
- "We accept that there is little to distinguish most of the submission site from adjoining land already zoned LDR. ... From everywhere, the most outstanding characteristics of the landscape, being the high peaks and the Shotover Gorge would remain predominant [if the site was zoned residential]"².*
- 4 The Independent Hearing Panel then recommended that the ONF be demarcated as per my evidence (set out above and shown on Appendix 1 to this report), that there is no ONL land outside of the Shotover Gorge ONF in the relevant vicinity, and that the site is rezoned to residential zoning. The QLDC then formally adopted those recommendations and issued decisions accordingly. Notwithstanding that, the decisions-version PDP maps did not differentiate between ONLs and ONFs.
- 5 Subsequently, the Environment Court (via Interim Decision 2.5³) confirmed the Priority Areas in relation to which Landscape Schedules were to be created via a variation to the PDP. One of the confirmed Priority Areas is The Shotover River ONF⁴. The Court's Interim Decision 2.5 also confirmed the Priority Areas as per mapping provided by conferencing of landscape architects,

² QLDC, Hearing of Submissions on Proposed District Plan – Report 17-4, Report and Recommendations of Independent Commissioners Regarding Mapping of Arthurs Point, paragraph 66.

³ Environment Court Decision [2020] NZEnvC 158.

⁴ Ibid, paragraphs 65(b) and 83(a).

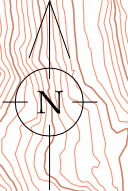
including representatives for QLDC. The mapping of the Shotover River ONF excludes the site under the joint witness statement resulting from that conferencing process, and confirmed the boundary of the ONF as per my recommendation, the IHP recommendation and Council decision, as set out above.

- 6 All of the above confirms my opinion that the land of the site is not within the Shotover River ONF. At no time has any decision or any witness (including the QLDC's landscape witnesses) found that the site is part of the Shotover River ONF.
- 7 I have examined the notified Landscape Schedule for the Shotover River ONF (Schedule 21.22.3). Again, the description of the landscape attributes and values of the Shotover River ONF makes it clear (in my opinion) that the land of the subject site is not part of this ONF. In particular:
- Under the heading “*General Description of the Area*”, it is noted that “*The mapped PA ONF includes the upper edges of the landforms framing the river corridor. This takes in the gravel beds and river floodplains to the west of Arthurs Point and at Big Beach (south of Arthurs Point), Tucker Beach and the Kawarau confluence*”. By this description, the land of the site is obviously excluded; it is beyond the upper edge.
 - Under the heading “*Important landforms and land types*”, these are described as “*steep escarpments, scarps, gorges/canyons, bluffs and river cliffs, where glacial and alluvial processes have eroded underlying schist. Alluvial floodplains and terraces, dynamic river braids and gravel shoals at bends in the course of the river to the west of Arthurs Point and at Big Beach, Tucker Beach and the confluence with the Kawarau River. The overall transition along the course of the river from a predominantly narrow and steeply incised corridor (interspersed with alluvial flats and gravel beds at river bends) upriver (north) of Tucker Beach to a more consistently broad and open riverbed and valley at the confluence with the Kawarau.*” Again, this description makes it clear that land beyond the steeply incised river corridor, such as the site, is excluded from the ONF.
- 8 Parts of the Shotover Gorge ONF are currently degraded due to wilding pine infestation and consequent loss of biodiversity values. The Schedule would benefit amendment to recognise opportunities to enhance these currently degraded values through eradication and enhancement opportunities.

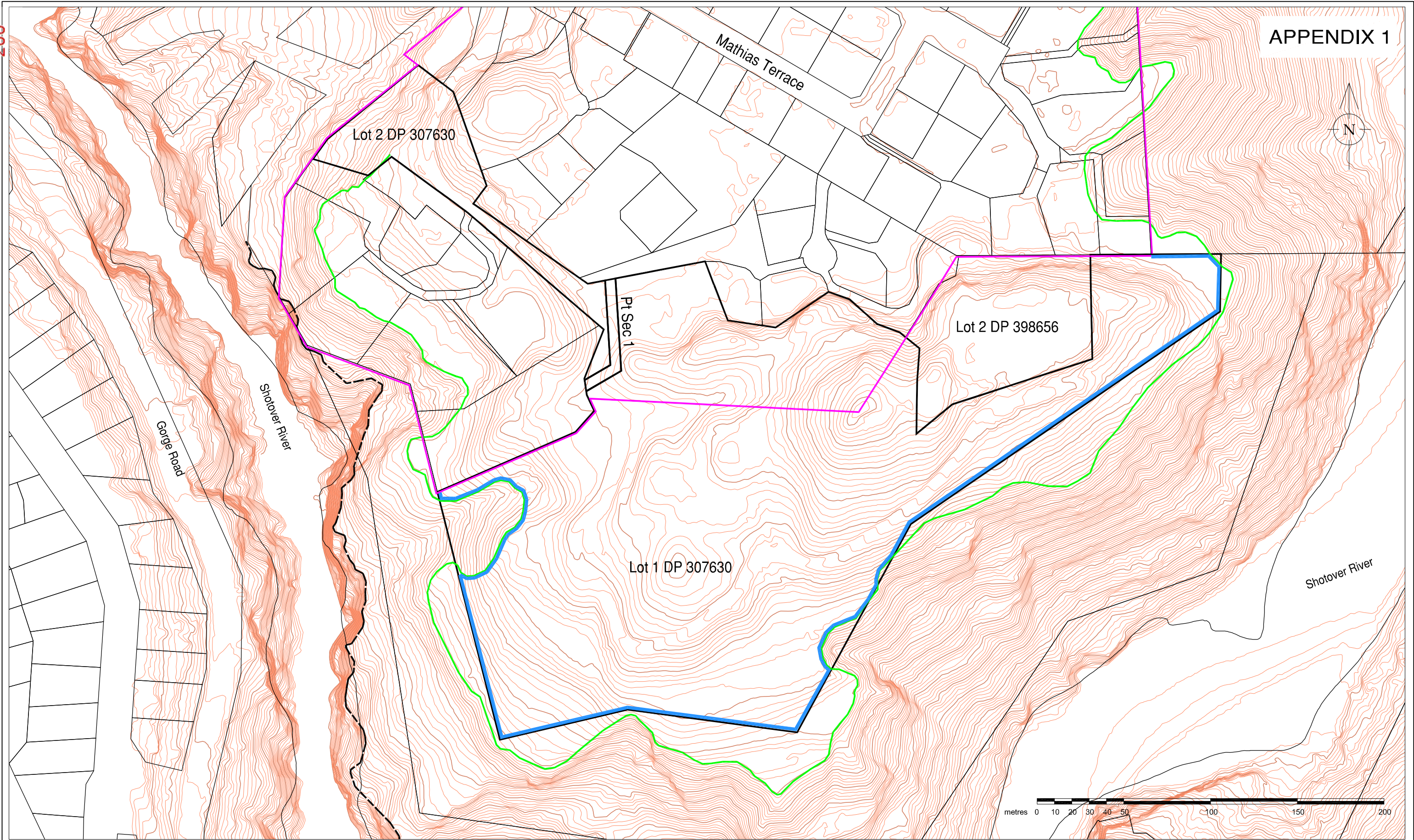
- 9 Overall, I consider that Schedule 21.22.3 makes it clear that land beyond the top of the Gorge in the relevant location (i.e. the site) is not part of the ONF or the Priority Area. I agree with this conclusion and it also accords with all expert landscape evidence that has been presented on the issue and with all relevant decisions.

Ben Espie

23rd August 2022



200



Legend	
	Requested Low Density Residential Zone Boundary
	Operative/PDP Low Density Residential Zone Boundary
	Top of River Cliff
	Edge of the Shotover Gorge

Note: All areas and dimensions are subject to survey
 Note: Aerial image & contours from QLDC information
 Note: Not all easements are shown
 Note: Contour interval is 1.0m

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PROPOSED ZONE CHANGE
 Lots 1 & 2 DP 307630 & Pt Sec 1 SO 24074
 ARTHURS POINT
 FOR GERTRUDE'S SADDLERY LTD

DATE: 8 June 2017	Scale 1:2000	DRAWING & ISSUE No.
BY: B McLeod	Original Plan A3	4462-3R-1A
		PO Box 2493 Wakatipu 9349 Ph 03 442 3466 Fax 03 442 3469 Email admin@ascl.co.nz

Appendix 5 – Summary of amendments to Shotover River Schedule

- 1 The following table sets out a summary of amendments required to the Shotover River ONF Schedule. Other consequential and contextual amendments sought are shown in mark-up in Appendix 3. Unless otherwise stated, the summary below, and amendments contained in Appendix 3 are specific to the Shotover Loop land (within the vicinity of the Submitter Land).

Part of schedule	Decision sought
General comment on Schedule	
	<p>The starting position of the Schedule should be to only describe those values which contribute to a feature as being outstanding (per Environment Court Decision 2.2 and the Partially Operative Otago RPS 2019, chapter 3).</p> <p>It is those specifically shared and recognised values which can then usefully inform the application of PDP Protective provisions. Values and other descriptors within this schedule that do not meet that purpose should be deleted.</p>
Important ecological features and vegetation types	
	<p>Only those vegetation types which are protected under the PDP (either through an SNA overlay or tree protection rules) should be identified as those which contribute to outstandingness.</p> <ol style="list-style-type: none"> 1. Within the area of the Shotover Loop Land, recognise that existing wilding pines detract from the landscape's shared and recognised values, as well as exhibition a major invasive pest plant seed sources issue. 2. Recognise the opportunity and benefit of legal mechanisms to achieve such outcomes, secured through development proposals by way of offset / positive effect / compensation.
Land use patterns and features	

	<p>The Schedule currently recognises the interface with the Arthurs point UGB. Assuming, as provided above, that the Submitter Land is imminently confirmed as within the UGB, it is important to contextualise the interface if the Gorge landform with adjacent flat terraces readily zoned and suitable for urban development. There is currently no explanation as to the reference in the Schedule and why it is an important value</p>
Important historical attributes and values	
	<p>Recognise that the Submitter Land is historically part of a working farm, which has lead to its significant modification adjacent to the River escarpments. Associated modifications to landform and values are anticipated from the continuation of this permitted activity.</p>
Important shared and recognized values	
	<p>This section needs significant amendment including through:</p> <ul style="list-style-type: none"> • Specifying exactly what parts of the ONF are being discussed, and viewed from where / published where; • Deleting references that appear to have been inappropriately influenced by particular private interest views, such as reference to a single wedding venue, with no context as to where that is in the ONF; • Recognize opportunities for enhancement of landscape values through change in character and appropriate development.
Particularly important views to and from the area	
	<p>Additionally, recognise that some views to / within the ONF will change and be affected by future development and zoning, in particular, on the Shotover Loop Land, and that such change will not undermine or detract from the recognized values of the Schedule / ONF.</p>

	<ul style="list-style-type: none"> References to private views, such as from Arthurs Point houses, should not be identified as particularly important views and need deletion. Such views are not representative of the public process, and it is not clear if those landowners have submitted in support of such context being included. It is inappropriate to protect private views in this public schedule process, as these are essentially an amenity outcome, rather than a section 6 landscape matter.
Naturalness and values	
	The description is overly broad and generalized for the whole of the ONF. The Submitter seeks that the particular units of the ONF could be further particularised to describe more accurately differences in naturalness, such as the Shotover Loop gorge being characterized by wilding species, devoid of natural / indigenous vegetation habitat, but which has the potential to be enhanced in that respect.
Landscape capacity	
	The capacity sections list particular types of activities against which capacity for the ONF to absorb is ranked or listed. There is however no indication of at what scale such potential activities have been considered, and accordingly, without more specific examples and analysis, the landscape capacity section should be deleted.
	The current capacity rankings contradict what is actually lawfully established within the ONF, or likely to occur within parts of the ONF, in particular within the Shotover Loop land where the ONF boundary line is yet to be confirmed. Where there are existing and planned subdivision / urban development opportunities and associated amenities and utilities, these need to be reflected in capacity.
	There is no discussion around the appropriateness of the existing landscape character. There is an assumption that it must be maintained or that some earlier landscape character is the optimum, even if this includes wilding and pest species that threaten indigenous biodiversity. The submitter considers that there may be future enhancement and change to character in a positive way, and that alternative landscape character could be more appropriate and what people would value more. There is a persistent underlying concept that current landscape state is to be preserved, however the Submitter supports that the schedule could provide opportunities for positive change and enhancement through conservation, pest management, and planting in the landscape to improve biodiversity and conservation values.

Appendix 6 – Tracked changes to Shotover River ONF Schedule



Proposed amendments shown in underline and ~~strikethrough text~~

21.22.3 Kimiākau (Shotover River) ONF

General Description of the Area

Kimiākau (Shotover River) PA ONF is the river corridor winding broadly southwards from west of Mount Dewar, through Arthurs Point, around Tucker Beach to the confluence with the Kawarau River. The PA ONF includes the lower reaches of Moonlight Creek to the west of Mount Dewar.

The mapped PA ONF includes the upper edges of the landforms framing the river corridor. This takes in the gravel beds and river floodplains to the west of Arthurs Point and at Big Beach (south of Arthurs Point), Tucker Beach and the Kawarau confluence. It also includes the steep hill slopes bordering Piano Terrace and the western end of the Shotover Canyon Track to the west of Mount Dewar.

The mapped PA ONF boundaries follow those topographical edges of the Shotover Riverine system which demarcate the upper extent of the River gorge with adjacent land of a flatter and distinctly different character.

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. Steep escarpments, scarps, gorges/canyons, bluffs and river cliffs, where glacial and alluvial processes have eroded underlying schist.
2. Alluvial floodplains and terraces, dynamic river braids and gravel shoals at bends in the course of the river to the west of Arthurs Point and at Big Beach, Tucker Beach and the confluence with the Kawarau River.
3. The overall transition along the course of the river from a predominantly narrow and steeply incised corridor (interspersed with alluvial flats and gravel beds at river bends) upriver (north) of Tucker Beach to a more consistently broad and open riverbed and valley at the confluence with the Kawarau.
4. In places, the seamless merger of the riverbanks with the flanking large-scale mountain landforms of Ferry Hill, Sugar Loaf, Bowen Peak and Mount Dewar.

Important hydrological features:

5. The Kimiākau (Shotover River), in particular the following features and attributes:
 - a. Waterbody with a gravel and schist bed.
 - b. The fast-flowing waters with numerous rapids.
 - c. Clarity of the waters.

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Pockets of grey shrubland, especially within the gorged sections upstream of Tucker Beach and upstream of Arthurs Point and on adjacent hillslopes.
 - b. Remnant pockets of mountain beech in the gorge upstream of Arthurs Point.

- c. Cushion vegetation associated with stable areas of riverbed at Tucker Beach and Big Beach.
 - d. A large regionally significant wetland known as the Shotover River Confluence Swamp by the lower braided section near the Kawarau River confluence. The wetland features a mosaic of sedgeland, rushland and willow.
7. Other distinctive vegetation types include:
- ~~a.~~ a. The almost continuous patterning of willows and poplars along the riverbanks;
 - ~~a.b.~~ a.b.
- 8. The rocky gorges and associated beech forest and grey shrubland provide habitat for New Zealand falcon and other native birds including bellbird, South Island tomtit, grey warbler, fantail and silvereye.
 - 9. The river and adjoining stable areas of riverbed provide suitable feeding and nesting habitat for the nationally threatened black-fronted tern (*Chlidonias albertiatus*) (Nationally endangered), black billed gull (*Larus bulleri*) (Nationally critical) and the banded dotterel (*Charadrius bicinctus*) (Nationally vulnerable).
 - 10. Habitat for trout and salmon.
 - 11. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice These should be effectively controlled through district plan provisions or other legal mechanisms, associated with subdivision and development proposals.
 - 12. Plant pest species include wilding conifers, sycamore, elderberry, buddleia, hawthorn, sweet briar, broom and gorse. Large areas of stable riverbed being colonised by buddleia. These should be effectively controlled through district plan provisions or other legal mechanisms, associated with subdivision and development proposals
 - 12-13. In particular, wilding tree species in the vicinity of the Shotover Loop detract from natural and scenic landscape values, and are directed / encouraged to be removed under national, regional, and district planning instruments..

Important land-use patterns and features:

- ~~13-14.~~ 14-14. A very limited number of rural living dwellings on the intermediate ledges framing the river corridor, with two located near the southern end of Domain Road, and one opposite Big Beach. The very limited number of dwellings and/or their discreet location (with the latter factor not applying to all of the existing dwellings) are important factors in the appropriateness of these elements within the river corridor.
- ~~14-15.~~ 14-15. The Lower Shotover / Kimitiākau Trail along the true left bank of the river linking between Littles Road and Domain Road and parts of the Countryside Trail and Twin Rivers Trail and the southern end of the PA ONF. All of the trails are part of the Queenstown Trail network. Views from this trail are not considered to be public places for the purposes of implementing this Schedule or other provisions of the District Plan
- ~~15-16.~~ 15-16. The network of relatively short tracks along the river, to the north and south of Arthurs Point.
- ~~16-17.~~ 16-17. The western end of the Shotover Canyon Track (north of Arthurs Point).
- ~~17-18.~~ 17-18. An almost continuous patterning of 'conservation' focused land along Kimitiākau and the Moonlight Creek (comprising Stewardship Area, DoC marginal strip or Council Reserve). Noteworthy publicly accessible reserve areas are located at Tucker Beach and the river terraces north of Arthurs Point.
- ~~18.~~ 18. The Urban Growth Boundary (UGB) associated with Arthurs Point adjoins either side of the river PA ONF. (Shotover Loop Land), Land within the UGB is identified for residential subdivision and development and is accepted to change views to and from the ONF, as well as have an influence on the landscape character of the river corridor due to its scale, character and/or proximity

19. Infrastructure is evident within the corridor and includes: pipelines at the Old Shotover Bridge; a transmission corridor near the confluence with the Kawerau; informal gravel trails and vehicular tracks; fencing; and two Aurora distribution lines (one crossing the river at Tucker Beach, and the other running along the corridor roughly between Tucker Beach and Big Beach); commercial activity area beneath the Edith Cavell Bridge including Shotover Jet tourism operation, Canyon Brewing and carpark area as well as the Shotover Canyon Swing which has a steel cable line that crosses the river and is located north of the Edith Cavell bridge. A bridge is planned to be built in the future to cross the Shotover River at Tuckers Beach Reserve as part of the Queenstown Trail.
20. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character and/or proximity include: the urban area of Quail Rise on the eastern side of Ferry Hill; the scattering of rural living properties throughout Tucker Beach rural living area, along the top of the cliffs adjacent Domain Road, Littles Road and Fitzpatrick Road; and throughout the river terraces adjacent Littles Stream.

21. State Highway 6 which crosses the river at the southern end of the PA.
22. Gorge Road which crosses the river at Arthurs Point (via the Edith Cavell Bridge).
23. The very popular commercial jet boat operations at the southern end of the ONF and the area north and south of the Edith Cavell Bridge.

Important archaeological and heritage features and their locations:

24. Edith Cavell Bridge at Arthurs Point (District Plan reference 35, archaeological site E41/300).
25. The Thomas Arthurs Monument, beside Edith Cavell Bridge, Arthurs Point (District Plan reference 29).
26. The steam tractor beside the Oxenbridge Tunnel near Arthurs Point (true right bank; District Plan reference 31).
27. The house and sleepout, Paddy Mathias Place Arthurs Point Road (true left bank, District Plan reference 62).
28. The Old Shotover River Bridge (District Plan reference 222).
29. The Oxenbridge Mining Tunnel near Arthurs Point (true right bank). The 170m tunnel was part of a failed mining scheme by the Oxenbridge brothers, attempting to divert water from the river to recover gold from the riverbed. Today it is used by rafters and kayakers (HNZPT List Number 5607; archaeological site E41/94).
30. Sew Hoy's Big Beach Claim Historic Area (at Big Beach; HNZPT List Number 7545).
31. A protected Poplar near Arthurs Point (true right bank; District Plan reference 163).
32. Old Shotover Bridge Stone Causeway (archaeological site F41/790).
33. Kawarau Diversion Syndicate Project features (dredge and diversion tunnel, archaeological site E41/255).
34. Stone abutment of 1862 bridge (archaeological site E41/301).
35. Prince Arthur Dredge (archaeological site E41/95).
36. Various inter-related complexes of gold sluicings, tailings, water races, and associated domestic sites along the riverbanks (for example, archaeological sites E41/247, E41/243, and F41/766).

Important mana whenua features and their locations:

37. 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.
38. The ONF is mapped as wāhi tūpuna Kimiākau (Shotover River), part of the extensive networks of mahika kai (food & resource gathering) and traditional travel routes in this area.
39. A contemporary nohoaka (camping site to support traditional mahika kai activities provided as redress under the Ngāi Tahu Claims Settlements Act 1998) is located at Tucker Beach.
40. The confluence of the Kimiākau and the Kawarau is known as Puahuru.

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:

41. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
42. For generations, mana whenua traversed these catchments gathering kai and other resources.
43. The mana whenua values associated with this ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Important historic attributes and values:

44. Gold mining in and alongside the river, which is reputed to have been one of the richest gold bearing rivers in the world.
45. The naming of the river which was coined by William Gilbert Rees after his business partner, George Gammie's English estate, Shotover Park. The river had been previously called Tummel by two Scottish pioneers named Donald Angus Cameron and Angus Alphonse Macdonald who had passed through the area before Rees arrived. It was also referred to as the Overshot by the early goldminers, but it was the name Shotover that stuck.

46. The scattering of various historic features, especially bridges and bridge sites, along and adjacent the PA ONF, which collectively tell the story of the early European history of the area.

46-47. The remaining influences of historic farming and pastoral activities, in particular within the Shotover Loop Land have significantly modified adjacent terraces above the ONF and provide a point of distinction between the adjacent more natural incised cliffs of the River Gorge.

Important shared and recognised attributes and values:

47. The descriptions and photographs of the area in tourism publications.

48. The popularity of Kīmiākau (Shotover River) as an inspiration/subject for art, photography, postage stamps and books. Also as a wedding venue.

49-48. The identity of the river as an important natural and historic landscape context for Arthurs Point, Tucker Beach, Quail Rise, and the various rural living areas along its margins. The ability to enhance access to and along the river through district plan provisions or other legal mechanisms, associated with subdivision and development proposals is recognised as a positive outcome.

50-49. The popularity of the recreational 'features' listed below and their general ease of accessibility.

51-50. The importance of the natural heritage area to the local community as evidenced by the efforts of local community groups (eg APCA and KAPOW) to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor. Opportunities to enhance biodiversity and remove wilding species are supported through district plan provisions or other legal mechanisms, associated with subdivision and development proposals.

Important recreation attributes and values:

52-51. Gold panning on the river; walking (including dog walking), running and cycling the trail alongside the river (including footbridges); jetboating, rafting, paddleboarding and kayaking on the river, particularly through the Shotover gorge/canyon section; swimming in the river; picnicking by the river.

Commented [AL1]: There is no certainty as to what publications these are, from what view points are referenced, or towards what parts of the ONF (or potentially adjacent non-ONF land being referenced)

Commented [AL2]: Again, further specificity is required as to what is being referenced, and how those are particular values that contribute to outstandingness under Chapter 3 of the RPS.

Commented [AL3]: Add as well recognition of the WCG and DOC in efforts to enhance and restore biodiversity values and remove wilding species.

~~53.52.~~ Some motorbiking activities at the southern end of the ONF.

~~54.53.~~ Arthurs Point DOC Visitor Services office and tourism ticketing / access points.

~~55.~~ Te Araroa Trail connection via the Wakatipu Track, passing over the Shotover River near Frankton.

~~56.54.~~ Opportunities to enhance recreational and commuter access to the Arthurs Point Urban areas through the Shotover Loop Land.

~~57-55.~~ Sport fishing for trout and salmon.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

~~58-56.~~ Clearly legible glacial, fluvial / hydrological processes that have shaped the river corridor and which continue to add to its dynamic qualities. These are evident in scarps, floodplains and the changing patterns of channels and alluvial deposits and gravel banks along the river course.

Particularly important views to and from the area:

~~59-57.~~ Highly attractive close, mid and long-range views from ~~tracks, bridges public places~~ (including Edith Cavell Bridge), local roads, reserve land, the water, the SH6 ~~bridge and nearby dwellings (including at Arthurs Point) along the river corridor.~~ Native Vegetation and landform patterns, together with the winding corridor, contain and frame views, contributing a highly variable character to the outlook.

~~60-58.~~ Throughout the gorge/canyon sections near Arthurs Point, the fast-flowing narrow channel, framed by unmodified rock escarpments, bluffs and large-scale vegetation-clad river cliffs, is spectacular. Particularly when contrasted with adjacent terraced land which is historically associated with pastoral and farming uses, and is anticipated for urban density subdivision and development.

~~64-59.~~ Throughout river bends and towards the lower reaches, the corridor is wider, affording longer-range views of the broader mountain setting. Here, the engaging patterning of the dynamic river waters and gravel beds framed by the undeveloped vegetation-clad river cliffs and terraces dominates the outlook. The filtering and framing effect of vegetation in places along with the alternating availability of such views serves to enhance their interest and appeal. In places, the steep and large-scale mountainous landforms of Ferry Hill, Sugar Loaf, Bowen Peak, Mount Dewar and the broader mountain setting add to the sense of drama and grandeur. Elsewhere, historic features within or adjacent the corridor, rapids and/or the dynamic gravel shoals add to the appeal of the outlook.

~~62-60.~~ From low-lying vantage points within the corridor (on the water and on tracks) intervening landform and/or vegetation features largely obscure views to urban and rural living development adjacent the area. however the appearance of development and subdivision on the adjacent upper terraces is an expected and appropriate occurrence. a adjacent.

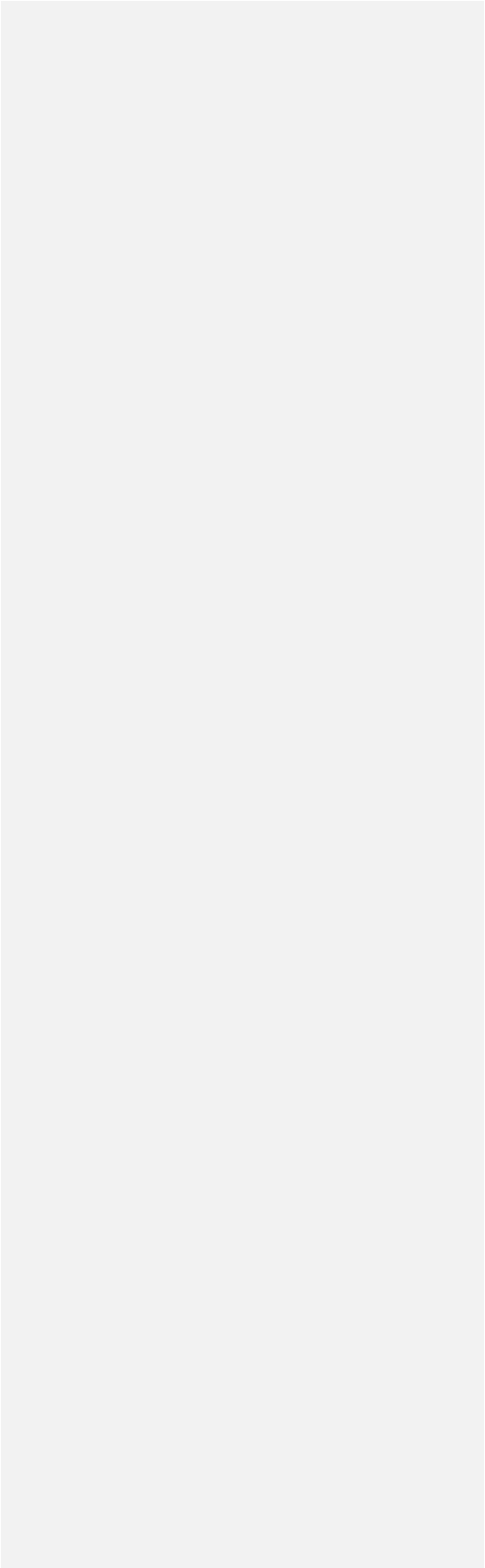
~~63-61.~~ Appealing mid and long-range views from SH6 Shotover Bridge in which the broad river corridor reads as a swathe of natural landscape bookmarking the interface between Queenstown and the Wakatipu Basin proper. In these views, the attractive vegetation dominated riverbanks, along with the dynamic gravel beds and water channels and Old Shotover bridge, create the impression of a relatively undeveloped river corridor. The visibility of the distant Northern Remarkables and Coronet Range in outlooks adds to the appeal.

~~64-62.~~ In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of contrasting with built and anticipated future development within and adjacent to the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook. The limited visibility of urban development at Arthurs Point from much of the corridor also plays a role in this regard.

Naturalness attributes and values:

~~65-63.~~ The seemingly undeveloped character of the river corridor due to the dominance of the escarpment, cliff and bluff landforms, the waterbody and its largely vegetated margins (except where the influence of Wilding pine species is significant and detracts from values, such as at the Shotover Loop land). While trails, tunnels, footbridges, road bridges, transmission corridors, power lines, the odd house

and vehicular tracks are evident in the corridor, these features either indicate the high recreational values of the ONF (see shortly) or are of a



character, location and/or extent that means they are not dominant elements. The exception to this is the transmission corridor at the southern end of the area which contributes a localised utilitarian influence.

~~66. From the bridges and more elevated locations within the corridor, there is an awareness of the urban or rural living land use adjacent the corridor. Even so, there remains a perception of significant naturalness within the river landscape, largely due to the densely vegetated riverbanks, escarpment and bluff landforms and/or close proximity to the dramatic mountain context. Buildings tend to be glimpsed behind plantings making them recessive, with the historic character of some contributing to the charm of the area. Structures such as the historic bridges, signage, and seating associated with the trails also contribute positively to the appearance of the area. Overall, there is the impression of a landscape that is highly picturesque, variable and aesthetically appealing.~~

~~67-64. For the gorge stretches of river corridor, the dramatic escarpments, scarps, cliffs, and bluffs that frame the river create the impression of a strongly enclosed, intimate, and dramatic river character. The wild waters and The persistence of self-seeded exotic vegetation add to this however. Detracts from this impression, given this is a nationally and regionally recognized invasive species requiring eradication, and which threatens biodiversity values, and there is generally a very high perception of naturalness and 'getting away from it all' due to very limited exposure to development.~~

Commented [AL4]: There is no specificity as to where along the Shotover River Gorge this is pertaining to

Commented [AL5]: As above, identify which gorge stretches?

Memorability attributes and values:

~~68-65. The dramatic gorges near Arthurs Point and stretches of rapids.~~

~~69-66. The appealing and engaging views of the sinuous braided river corridor flanked by vegetation.~~

~~70-67. The various footbridges and historic features along the river corridor.~~

Transient attributes and values:

~~71-68. The fluctuations and changing patterns of the river waters and floodplain gravel banks.~~

~~72. The autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars and willows in particular).~~

~~73-69. Seasonal snowfall throughout the riverbanks which provides a noteworthy spectacle.~~

Commented [AL6]: Snow falls everywhere in the District. This does not make the land it falls upon outstanding under section of the RMA

Remoteness and wildness attributes and values:

~~74. The gorge sections of the corridor where there is a strong sense of wildness.~~

~~75-70. Large stretches of the balance of the area, where despite the greater corridor width, intervening vegetation and / or landforms, screens softens views of surrounding buildings and roads.~~

~~76-71. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness in places.~~

Commented [AL7]: These sections are not wild or remote as they are adjacent to urban areas and readily accessed / viewed from public places

Aesthetic qualities and values:

~~77-72. The experience of the values identified above from a wide range of public viewpoints.~~

~~78-73. More specifically, this includes:~~

- a. The highly attractive and intimate composition created by the fast-flowing watercourse framed by the dramatic scarps, escarpments, bluffs, and native vegetation-clad cliffs throughout the gorge sections.
- b. The dynamic and natural patterning of the braided channel and gravel shoals throughout wider sections, seen framed by native vegetation.
- c. ~~The striking seasonal leaf colour display associated with the area.~~

d.c. At a finer scale, the following aspects contribute to the aesthetic appeal:

- i. the ~~visually discrete character of the majority of~~ contrast with built development bordering the area;
- ii. the historic built development that is seen in places;
- iii. the sympathetic design of the trail tracks and structures; and
- iv. ~~the exotic trees along the river course, which contribute to the scenic appeal despite not being native.~~

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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These various combined physical, associative, and perceptual attributes and values described above for Kimiākau (Shotover River) PA ONF can be summarised as follows:

~~79-74.~~ **Very High** physical values relating to the velocity and clarity of the waters, the dynamic attributes of the river corridor, the gorges and floodplains shaped by the river, the habitat values for native fauna, the areas of indigenous vegetation and the mana whenua features in the area.

~~80-75.~~ **Very High** associative values relating to:

- a. The mana whenua associations of the area.
- b. The historic features in the area.
- c. The strong shared and recognised values associated with the area.
- d. The recreational attributes of the ONF.

~~84-76.~~ **Very High** ~~Moderate~~ perceptual values relating to:

- a. The strong legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The appealing aesthetic and distinctive memorability values of the area as a consequence of its distinctive and appealing composition of natural and cultural landscape elements. The area's transient values, the intimate, dramatic, and enclosed character of the gorge sections and the accessibility of the area generally play an important role.
- c. A strong perception of naturalness arising from the dominance of more natural landscape elements and processes throughout the area, however this is detracted significantly by the invasive presence of wilding tree species and consequent loss of biodiversity values.
- d. ~~A sense of~~ connection to and with adjacent urban development, including through enhanced access and recreation opportunities, and the contrast of urban areas adjacent to the riverine escarpment remoteness and wildness in places, particularly throughout the gorge sections due to the sheer scale of natural landforms and wildness of the wild river waters and elsewhere, in places where landform and/or vegetation obscure views of built development.

Commented [AL8]: A new section is required in terms of not just capacity but opportunities for change and enhancement.

Suggest this include recognizing that the current schedule has a bias towards retention of status quo, which in turn is a retention of post-colonial land management practices, that resulted in devastation to biodiversity and indigenous processes.

Enhancement opportunities include, eradication of wilding tree species, pest control, enhanced access and recreation, biodiversity enhancement, positive interface with subdivision and development land.

Landscape Capacity

The landscape capacity of the Kimitiākau (Shotover River) PA ONF for a range of activities is set out below.

- i. **Commercial recreational activities** – ~~some moderate~~ landscape capacity for activities that integrate with and complement/enhance existing recreation features; are located ~~to optimise the screening and/or camouflage~~ benefit of natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement initiatives such as wilding tree removal, pest eradication and biodiversity enhancement; enhance public access; and protect the area's ONF values.
- ii. **Visitor accommodation and tourism related activities** – ~~moderate~~ landscape capacity.
- iii. **Urban expansions** – ~~no High~~ landscape capacity within the adjacent terraces to the ONF boundary at the Shotover Loop Land.
- iv. **Intensive agriculture** – no landscape capacity.
- v. **Earthworks** ~~moderate – very limited~~ landscape capacity for earthworks associated with public access tracks, trails, tunnels, and bridge structures, anticipated subdivision and development, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – no landscape capacity.
- vii. **Mineral extraction** – no landscape capacity.
- viii. **Transport infrastructure** – ~~very limited~~ landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONF values. **No** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure** – ~~limited~~ landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure or designed and located so that they are not visually prominent.
- x. **Renewable energy generation** – no landscape capacity.
- xi. **Production forestry** – no landscape capacity.
- xii. **Rural living** – ~~no moderate~~ landscape capacity within the adjacent terraces to the ONF boundary at the Shotover Loop Land.
- xii-xiii. **Biodiversity enhancement** – High landscape capacity within the Shotover Loop land to remove wilding tree species and enhance biodiversity measures.

Further Submission on Landscape Schedules Variation to Queenstown Lakes Proposed District Plan

Under Clause 8 of the First Schedule, Resource Management Act 1991 (RMA)

To: Queenstown Lakes District Council

Further Submitter: Gertrude's Saddlery Limited

- 1 This is a further submission on the Landscape Schedules Variation to the Queenstown Lakes Proposed District Plan (**Variation**).
- 2 The Further Submitter is a person who has an interest in the Variation that is greater than the interest the general public has, as it has an interest in land affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991).
- 3 The Further Submitter has an interest in land as identified in its original submission.
- 4 The Further Submitter supports or opposes submissions on the Variation as set out in the table below:

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
Jennie Semple Submitter #13	Entire submission	Oppose	<p>The Further Submitter opposes the submission in its entirety.</p> <p>In particular, the Further Submitter opposes the following relief:</p> <p>(6) That a determination is made that the notified landscape schedules, including those at Arthur's Point, to have immediate legal effect from the 30/6/22 (the date they were publicly notified) so that any impact of any resource consent</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			<p>application or rezoning application can be properly assessed against the values/attributes that must be protected.</p> <p>A rule in a proposed plan has legal effect only once a decision on submissions relating to the rule is made and publicly notified. The exceptions to this timeframe under s 86B(1) RMA do not apply. Departing from this timeframe would unfairly prejudice the Further Submitter and other landowners and constrain land uses without cause or justification.</p>
Mathew Semple Submitter #14	Entire submission.	Oppose	<p>The Further Submitter opposes the submission in its entirety.</p> <p>In particular, the Further Submitter opposes the following relief:</p> <p>(6) That a determination is made that the notified landscape schedules, including those at Arthur's Point, to have immediate legal effect from the 30/6/22 (the date they were publicly notified) so that any impact of any resource consent application or rezoning application can be properly assessed against the values/attributes that must be protected.</p> <p>A rule in a proposed plan has legal effect only once a decision on submissions relating to the rule is made and publicly notified. The exceptions to this timeframe under s 86B(1) RMA do not apply. Departing from this timeframe would unfairly prejudice the Further Submitter and other landowners and constrain land uses without cause or justification.</p>
Ella Pedley Submitter #12	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety.
Arthurs Point Community Association Submitter #15	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
Richard and Lindsay Macharg Submitter #16	Entire submission	Neutral	<p>The Further Submitter is interested in the submission to the extent that it relates to the application of the Central Wakatipu Basin Coronet ONL PA Schedule and any amendments to the PA boundary generally.</p> <p>The Further Submitter reserves its position in relation to the submission and may amend its position going forward.</p>
Ed and Tonya Cruikshank Submitter #37	Entire submission	Neutral	<p>The Further Submitter is interested in the submission to the extent that it relates to the application of the Central Wakatipu Basin Coronet ONL PA Schedule and any amendments to the PA boundary generally.</p> <p>The Further Submitter reserves its position in relation to the submission and may amend its position going forward.</p>
John Cossens Submitter # 43	Entire submission	Support	<p>The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission.</p> <p>In particular, the Further Submitter supports the relief sought to withdraw the schedules and/or amend them to better reflect the community's values.</p>
Julian Pedley Submitter #63	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Kiwi Vineyard Holdings Limited Submitter #109	Entire submission	Support	The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission.
Justine Lee Submitter #131	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Barbara Lusk	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
Submitter #136			
Tracey van Herel Submitter #150	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Claire Hazledine Submitter #112	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Edward and Anne Halson Submitter #107	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Andrew Blackford Submitter #69	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Arthurs Point Trustee Submitter #172	Entire Submission	Support	The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission.
Michael McElroy Submitter #83	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Jana Braasch Submitter #92	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Joshua Nicholas Jones Submitter #187	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
Sonja and John Kooy and Gavin Submitter #197	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Michael John Boyd Submitter #202	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Anna-Louise & Paul Hedley & Hollingsworth Submitter #204	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Dennis Behan Submitter #205	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety
Queenstown Lakes District Council Submitter #207	Entire submission	Support	The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission. However, for clarification, the Further Submitter seeks that its entire property be excluded from the landscape schedules, as set out in its original submission.
Treespace No.1 Limited Partnership Submitter #96	Entire submission	Support	The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission.
Julian Haworth Submitter #67	Entire submission	Oppose	The Further Submitter opposes the submission, in particular, the Further Submitter opposes the relief sought to include additional schedules into the proposed variation of Chapter 21 and to amend Chapters 3 and 21 to refer to those additional schedules, on the basis that Council have not properly consulted on those schedules.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant Submitter #79	Entire submission	Support	The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission. In particular, the Further Submitter supports the submission point that the terms 'some, limited, very limited and no' for landscape capacity be rejected or amended and the amendments sought to landscape schedules 21.22 and 21.23.
Columb Family and Off Road Adventures Limited Submitter #91	Entire Submission	Support	The Further Submitter supports the relief sought in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission.
Anderson Branch Creek Limited Submitter #113	Entire submission	Support	The Further submitter supports the relief sought in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission. In particular the reasoning advanced in relation to the flawed methodology for the Variation, the section 32 and section 85 issues raised, and the inconsistency with Part 2 of the Act and higher order provisions of the PDP.
Arthurs Point Outstanding Natural Landscape Society Submitter #122	Entire submission	Oppose	The Further Submitter opposes the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission. The Submission is contrary to the landscape architects' agreed Environment Court evidence and joint witness statements with respect to the ONF/ONL boundaries including Environment Court Topic 2 decisions on this matter.
RealNZ Submitter #166	Entire Submission	Support	The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
Bell Group Limited Submitter #190	Entire submission	Support	The Further Submitter supports the submission in its entirety, insofar as the relief sought is consistent with the Further Submitter's original submission.

- 5 The Further Submitter wishes to be heard in support of its further submission.
- 6 The Further Submitter will consider presenting a joint case with others presenting similar further submissions.
- 7 A copy of this further submission has been served on the original submitters to which this further submission relates.



Gertrude's Saddlery Limited
 Signed by my duly authorised agents
 Anderson Lloyd
 Per: Rosie Hill
 rosie.hill@al.nz
 Address for service: maree.baker-galloway@al.nz | rosie.hill@al.nz

Appendix B - a copy of the relevant part of the Decision

Queenstown Lakes District Council

Variation to Chapter 21 (Rural Zone) of the Proposed Queenstown Lakes District Plan

Introduction of Priority Area Landscape Schedules: 21.22 (Outstanding Natural Features and Landscapes) and 21.23 (Rural Character Landscapes)

**Report and Recommendations of Hearing Commissioners
9 May 2024**

Commissioners
D Jane Taylor (Chair)
Peter Kensington
Quentin Smith

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Terminology and abbreviations

The following terminology and abbreviations are used throughout this report:

Queenstown Lakes District Council	Council
Queenstown Lakes District	District
Hearing Commissioners	Panel
Priority Area Landscape Schedules Variation	Variation
Partially Operative Otago Regional Policy Statement 2019	POORPS
Operative District Plan	ODP
Proposed District Plan	PDP
Outstanding Natural Feature	ONF
Outstanding Natural Landscape	ONL
Outstanding Nature Feature and Outstanding Natural Landscape	ONFL
Rural Character Landscape	RCL
Priority Area(s)	PA(s)

Attendances

For the Queenstown Lakes District Council:

Mr Mike Wakefield, Counsel
Ms Shanae Richardson, Counsel
Ms Ruth Evans, Planning
Ms Bridget Gilbert, Landscape Architecture
Mr Jeremy Head, Landscape Architecture

For the Submitters:

Please refer to the Hearing Timetable located under General Hearing Information section on the QLDC website:

<https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/hearings/landscape-schedules>

Introduction

1. This report sets out the recommendations of the Panel to the Council, following the hearing of submissions and evidence with regard to the Variation, which proposes additions to Chapter 21 (Rural Zone) of the PDP. The Variation seeks to introduce proposed Schedules 21.22 and 21.23, with associated preambles, relating to twenty-nine (29) identified Priority Areas (PA) within the District.
2. Proposed Schedule 21.22 seeks to document identified landscape values and related landscape capacity for PAs that relate to existing ONF and ONL landscapes within the PDP; whereas proposed Schedule 21.23 seeks to document identified landscape character and visual amenity values and related landscape capacity for those PAs that relate to existing RCL landscapes within the PDP.

How do the landscape schedules relate to the PDP and what is their role and purpose?

Background Environment Court considerations

3. By way of background context, the policy framework set out in Chapter 3 (Strategic Direction) of the PDP that has given rise to the Variation was confirmed by the Environment Court through a complex *de novo* Stage 1 appeal process (Topic 2 – Rural Landscapes) comprising a number of separate but related interim decisions.¹ We understand that the relevant Chapter 3 PDP provisions are now settled, as there are no outstanding appeals.²
4. Briefly, the Decisions Version of the PDP (following Stage 1 of the PDP process) did not include any landscape schedules or other text to describe the attributes and values of the District's ONFs, ONLs or RCLs. Rather, the Decisions Version methodology relied on other processes, primarily through applications for resource consent, to provide for the identification of the relevant landscape values to be protected. The Council has noted that there was significant opposition to the initial regime throughout the Stage 1 hearings, and on appeal, with the relief sought challenging both the location of the mapped ONF, ONL and RCL boundaries and whether the regime would adequately protect the District's rural landscapes from inappropriate levels of development, due (in part) to the absence of clearly identified landscape values.
5. The Environment Court subsequently held that, due to the absence of schedules or other descriptions of landscape values, the Decisions Version regime did not provide sufficient certainty to ensure the intended policy direction for ONF, ONL and RCL landscapes was achieved. In Decision 2.1,³ the Court held that: *"Mapping only assists in identifying the geographic extent of what is sought to be protected. Listing those landscape values that inform why a feature or landscape is an ONF or ONL is an important further element of setting out what is sought to be*

¹ The Court's findings have been summarised in paragraphs 4.1 to 4.8 of the Section 32 Evaluation Report dated 30 June 2022; paragraphs 2.1 to 2.13 of the opening Submissions/Representations for Queenstown Lakes District Council, dated 13 October 2023; and also in paragraphs 2.2 to 2.9 of the Reply Legal Submissions for Queenstown Lakes District Council, dated 15 December 2023.

² This was not disputed by any of the parties.

³ *Hawthenden Limited et Ors v Queenstown Lakes District Council* [2019] NZEnvC 160 (Decision 2.1) at [30].

protected". At paragraph [31] the Court went on to explain that: "*Objectives, policies, assessment matters and other rules are relatively limited in their capacity to enunciate particular ONF or ONL values because they are designed to apply generically. The listing of relevant values, provided it is properly informed and expressed, helps plug that gap. As such, scheduling values would assist the ODP to fulfil its protective purposes*".

6. At paragraph [57] of Decision 2.1 the Court found: "*Queenstown District stands somewhat apart in being well endowed with landscapes and features of special quality. While comparison is appropriately undertaken at a district level, for a district plan, it is not unsound conceptually for QLDC to have adjudged that 97% of its entire District land area is either ONL or ONF. However, as we discuss at [27] and following, mapping ONFs and ONLs is just one necessary part of ensuring the ODP properly responds to s 6(b), RMA*".
7. Subsequently, in Decision 2.2,⁴ the Court held that: "*[L]andscape capacity cannot be known unless there has been an identification of the landscape character values and their importance (i.e. knowing what the landscape is valued for and why). Evaluating a landscape is inherently an exercise where different landscape experts have different opinions. That is why it is important that a district plan identifies both landscape values and landscape capacity in that both of these are part of the plan's intended statutory authority in regard to ss 6(b) and 7(c)*".
8. As set out in the Council's s 32 Report,⁵ the Variation:
"...addresses an issue identified by the Environment Court that it is difficult to protect the landscape values of ONFLs, and maintain the landscape character, and maintain or enhance visual amenity values of RCLs, without first identifying these values. Further, that it is more efficient and effective to identify these values at the district plan level, than to leave the identification to a case-by-case situation via individual resource consent applications."
9. Through a series of subsequent interim decisions, commencing with Decision 2.2, the Court made a number of directions to give effect to the scheduling of landscape values. These included joint witness conferencing to produce draft *Values Identification Framework* strategic policies, together with associated maps depicting the geographic extent, at "*proper landscape scale*", of the PAs to which those strategic policies would apply.⁶ The Court also directed that the *Values Identification Framework* should be targeted to PAs, and that scheduling should not extend beyond specified PAs, nor provide an avenue to revisit ONF, ONL or RCL overlays on the planning maps.⁷ The PAs were subsequently endorsed in Decision 2.5, subject to some mapping adjustments and reservation of determination of the proposed Clutha River ONF PA.⁸
10. In summary, through lengthy evidence exchange, expert conferencing and the exchange of various legal submissions and memoranda, the series of interim decisions issued by the Environment Court in Topic 2 resulted in the current set of PDP Chapter 3 (Strategic Direction)

⁴ At [127] and [128].

⁵ Section 32 Report, paragraph 7.1.

⁶ Decision 2.2 at [525].

⁷ Decision 2.2 at [162] to [164].

⁸ Decision 2.5 at [67] – [71] and [83].

and 6 (Landscapes – Rural Character) provisions. We note that these provisions have been significantly amended from the Stage 1 Decisions Version of the PDP. Of most relevance to this Variation, the Chapter 3 amendments added policies that: (i) direct how plan changes are to be pursued for the inclusion of PA schedules; and (ii) provide policy direction that identifies specific mapped PAs. The additional policies also further direct how schedules of landscape values and landscape capacity are to be prepared for inclusion in Chapter 21 (Rural Zone) of the PDP.

11. In Decision 2.9, the Court confirmed, by way of Strategic Policy 3.3.42, that a plan change (or Variation in this instance) be notified by 30 June 2022 to implement the strategic policies that provide for the PA schedules, including the content that has been specified in the associated strategic policies. The relevant strategic policies, which have informed our approach to the Variation, are further described below.
12. We are cognisant that although the process leading to the Variation has been long and complex, the relevant objectives and policies within Chapters 3 and 6 of the PDP are now settled and uncontested. Accordingly, it is plain that we do not have any jurisdiction to make any recommendations that purport to amend any of the PDP Chapter 3 strategic policies, for example. Rather, our role is limited to an assessment (through the Variation) of the requirements of the applicable strategic policies within the PDP, in order to give effect to the Values Identification Framework which underpins the content of proposed Schedules 21.22 and 21.23.
13. We are also mindful of the submission on behalf of the Upper Clutha Environmental Society Incorporated that the overarching objective of the relevant Chapter 3 strategic policies and the associated Values Identification Framework is to *protect* rural landscape values from inappropriate levels of development.⁹ To this end, we are cognisant that this Variation, which seeks to give greater clarity as to the landscape attributes and values sought to be protected in areas of ONF, ONL and RCL that are subject to development pressure, is vitally important in terms of *“deciding the fate of rural landscapes for generations to come”*. We concur that the schedules, and in particular the high level assessment of landscape capacity, should, if appropriately constructed, be instrumental in establishing a metaphorical *“line in the sand”* for appropriate levels of development in the ONF, ONL and RCL landscapes.¹⁰

Structure and requirements of the PDP to prepare landscape schedules

14. The Variation to the PDP responds and gives effect to the wider strategic direction provided by Chapter 3 of the PDP relating to the management of landscapes in the Rural Zone. As outlined in the evidence of Ms Evans,¹¹ at its core the purpose of the Variation is to give effect to and implement the requirements of strategic policy 3.3.42 of the PDP, which requires the Council to notify a plan change (or variation in this instance), to achieve the following prescriptive direction:

⁹ Submission on behalf of UCESI dated 13 October 2023 at 6 and 19.

¹⁰ Ibid.

¹¹ Evans, Section 42A evidence at para 4.3; and with reference to the Section 32 Report at paragraphs 1.2 to 1.4, and 3.1 to 3.4.

“The Council shall notify a proposed plan change to the District Plan by 30 June 2022 to implement SPs 3.3.36, 3.3.37, 3.3.39 and 3.3.40.”

15. We have also had regard to the other strategic objectives and policies that are relevant to our consideration of the *application* of proposed PA Schedules 21.22 and 21.23 and hence, in particular, the preambles to each of these schedules.¹²
16. Strategic policy 3.3.42 is located within Chapter 3 (Strategic Direction) under Part Two (Strategy) of the PDP, which sets out the over-arching strategic direction for the management of growth, land use and development within the District, in a manner that ensures sustainable management of the District’s special qualities, which includes (at 3.1(a)) *“distinctive lakes, rivers, alpine and high country landscapes free of inappropriate development”*.
17. Ms Lucas provided us with a succinct summary of the District’s landscapes:¹³

“As identified in the PDP, some 97% of QLD qualifies as an outstanding natural feature or landscape (ONFL) at the District scale, and is thus of national importance. The ONFL are almost all bedrock country – large mountain ranges above and isolated mountains within the deposition lands below. The small areas not included as ONFL are primarily the gentle lowlands of deposition country of the valley floors and lake basins where built development and occupation has been concentrated.

The type of land is a major contributor to the valued natural landscape and rural character of this district. The legibility of the land-forming processes, with the mountain slopes shorn off by substantial former glacial flows, and the gouged-out lakes, moraine dumps and outwash terraces left below. The naturalness of land cover and lack of built clutter is important in allowing for the legibility. It is the natural landscape legibility that is the essence to the district’s landscapes in total. Addressed at the national scale, the district’s rural landscapes are in total outstanding for their dramatic natural landscape attributes based on geomorphic character complemented by vegetated naturalness. Their qualities are vulnerable to cumulative degradation through dispersed development.”
18. In order to achieve strategic objective 3.2.5, being *“the retention of the District’s distinctive landscapes”*, the PDP requires (under objective 3.2.5.1) the identification of landscape values and related landscape capacity for the District’s ONFs and ONLs.¹⁴ Objectives 3.2.5.2 to 3.2.5.4 provide further direction on how these identified landscape values are to be protected for ONFs and ONLs. A similar strategic objective at 3.2.5.7(b) requires the identification of landscape character and visual amenity values and related landscape capacity for RCLs; while objective 3.2.5.5 focuses on the maintenance of landscape character and the maintenance or enhancement of visual amenity values within RCLs.
19. Where applicable to our consideration of the PA schedules, we have also had regard to the key strategic objectives and policies provided in: 3.1B.5, 3.1B.6, 3.2.1.7 and 3.2.1.8; 3.2.4 (protection

¹² We discuss the composition of the Schedules more fully later in this report.

¹³ Lucas summary statement, dated 6 November 2023, page 1.

¹⁴ Noting that the term ‘landscape capacity’ is as defined in Strategic Policy 3.1B.5 b.

of the distinctive natural environments and ecosystems of the District); 3.3.21 to 3.3.23 (rural activities); 3.3.28 to 3.3.35 (ONF, ONL and RCL landscapes); 3.3.45 to 3.3.46 (landscape assessment methodology); and 3.3.47 to 3.3.48 (rural zone landscape monitoring).

20. Strategic objectives 3.2.5.2(a) (for ONFs and ONLs) and 3.2.5.7(b) (for RCLs) focus attention toward identified PAs, which we understand are geographically/spatially defined areas within the District that include areas of land classified as either ONF, ONL and/or RCL where there is higher development pressure than in other areas.¹⁵
21. It is important to highlight and recognise that PAs are not necessarily landscape units or landscape character areas in their own right – they are areas of wider ONF, ONL and/or RCL that have been identified (through the Environment Court processes) as anticipated to be *under significant development pressure* during the life of the PDP.¹⁶ Accordingly, in a technical sense, they may comprise one or more discrete landscapes, or be part landscapes (that is, the remaining area of what is considered the relevant landscape is not included in the PA). Hence it is necessary to be cognisant of the other Chapter 3 strategic policies that apply to the ‘non-Priority Area’ ONF, ONL and RCL landscapes, which may form part of a development proposal or the receiving environment.¹⁷ For completeness, the Court noted that the identification of an area as a PA is not intended to connote any higher relative ONF, ONL or RCL quality rating.¹⁸ This was subsequently codified in strategic policy 3.3.44, which clarifies that any, or any part of an ONF, ONL or RCL not identified as a PA in Schedule 21.22 or 21.23 does not imply that the relevant area is more or less important than the identified PA in terms of: the identified landscape attributes and values (ONFs and ONLs) or the identified landscape character and visual amenity values (RCLs); or is more or less vulnerable to subdivision, use and development.
22. A PA is defined at clause 3.1B5 e. of the PDP as:
 - i. *in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means an area listed in SP 3.3.36 and shown on the maps [held on [QLDC reference file]];*
 - ii. *in relation to the Upper Clutha Rural Character Landscape, means an area listed in SP 3.3.39 and shown on the maps in Schedule 21 [held on [QLDC reference file]].”*
23. Strategic policy 3.3.36 lists the Rural Zone PAs for ONF and ONL, which were identified and mapped through the Court processes, as noted above, being:
 - a. *parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.*
 - b. *parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley,*

¹⁵ Refer Decision 2.2 discussion at [7] - [14].

¹⁶ [2019] NZEnvC 205 at [166] – [167].

¹⁷ Including strategic policy 3.2.5.4, which seeks to ensure that any application for subdivision, use or development not provided for within an Exception Zone protects the landscape values of the relevant ONF or ONL; and strategic policy 3.2.5.6, which seeks to ensure that any subdivision, use or development in an RCL in proximity to an ONF or ONL does not compromise the landscape values of that ONF or ONL.

¹⁸ Ibid at [167].

Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hāwea South and North Grandview, and Lake McKay Station and environs.”

Importantly, both clauses (a) and (b) under strategic policy 3.3.36 refer to “parts of” ONF or ONL, rather than the geographic extents of the PAs following the full ONF or ONL mapped areas.

24. Strategic policy 3.3.39 lists the Rural Zone PAs within the Upper Clutha RCL, being:

- a. Cardrona River/Mt Barker Road RCL PA;*
- b. Halliday Road/Corbridge RCL PA;*
- c. West of Hāwea River RCL PA;*
- d. Church Road/Shortcut Road RCL PA;*
- e. Maungawera Valley RCL PA.”*

While strategic policy 3.3.39 does not have a similar reference to “parts of” the RCL for each PA, we have approached the geographic extents of the RCL PAs in a similar way to the ONFs and ONLs.

25. Strategic policy 3.3.29(a) further directs the identification of landscape values and landscape capacity (of related ONFs and ONLs) for the PAs which have been identified for inclusion in Schedule 21.22 of the PDP; while strategic policy 3.3.33(a) directs the identification of landscape character and visual amenity values and related landscape capacity (of related RCLs) for the PAs in the Upper Clutha Basin which have been identified for inclusion in Schedule 21.23 of the PDP.

26. Populating the content of both Schedule 21.2 and Schedule 21.3 of the PDP, with associated preambles, is the subject of this Variation. The PDP provides guidance as to what the schedules are to include, as discussed below, with further guidance provided through the various Environment Court decisions that have shaped the content of the PDP to date.¹⁹ In short, the Court anticipated that the schedules would identify the landscape values of ONFs and ONLs and the landscape character and visual amenity values of RCLs, to assist in providing enough certainty to ensure that the relevant PDP policy direction can be achieved.²⁰

27. As outlined in the Council’s s 32 Report for the Variation,²¹ the Court found that it would be more efficient and effective to identify the landscape values at the district plan level, rather than leaving the identification to a case-by-case situation via individual applications for resource consent(s). Mr Farrell also stressed, in his written and verbal evidence at the hearing,²² that confirmation of the schedules will assist with the Council’s obligations in responding to policies 3.2.4 and 3.2.6 of the POORPS 2019, which require the identification and maintenance of the values that contribute to a natural feature or natural landscape being outstanding.

¹⁹ The first stage of the PDP was notified in August 2015 with subsequent appeals being made to the Court on the Council’s decisions version. As previously discussed, the Court has issued a number of interim decisions on Topic 2 (Landscapes and Rural Character) of the PDP Appeals, including decisions which have shaped the current PDP provisions of relevance.

²⁰ Requiring: the protection of the landscape values of ONL and ONF; and the maintenance of the landscape character, or the maintenance and enhancement of the visual amenity values of RCL.

²¹ Section 32 Report, paragraph 7.1.

²² Farrell, 17 October 2023 summary statement.

28. Strategic policy 3.3.37, under the heading *Values Identification Framework*, further refines the ‘task at hand’²³ and requires, in addition to a description of landscape values and related landscape capacity, a description of the landscape attributes (physical, sensory and associative) for listed PAs, “*at an appropriate scale*” (a phrase that we discuss further in this recommendation in relation to methodology). A similar requirement for RCLs is mandated in strategic policy 3.3.40.
29. Strategic policy 3.3.38 further specifies how to achieve the directive of strategic policy 3.3.37 for the PAs applicable to ONFs and ONLs through a requirement to:
- a. identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;*
 - b. describe in accordance with SP 3.3.43, and then rate, those attributes; and*
 - c. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:*
 - i. commercial recreational activities;*
 - ii. visitor accommodation and tourism related activities;*
 - iii. urban expansions;*
 - iv. intensive agriculture;*
 - v. earthworks;*
 - vi. farm buildings;*
 - vii. mineral extraction;*
 - viii. transport infrastructure;*
 - ix. utilities and regionally significant infrastructure;*
 - x. renewable energy generation;*
 - xi. forestry;*
 - xii. rural living.”*
30. Similarly, for PAs applicable to RCLs, under strategic policy 3.4.41 the following requirements are specified:
- a. identify and describe key public routes and viewpoints both within and in proximity to the Priority Areas (including waterbodies, roads, walkways and cycleways);*
 - b. identify the key physical, sensory and associative attributes that contribute to the landscape character and visual amenity values of the Priority Area;*
 - c. describe in accordance with SP 3.3.43, and then rate, those attributes;*
 - d. assess and record the relationship between the Priority Area and the wider Rural Character Landscape context;*
 - e. assess and record the relationship between the Priority Area and the Outstanding Natural Features within the Upper Clutha Basin;*
 - f. assess and record the relationship between the Priority Area and the Outstanding Natural Landscapes that frame the Upper Clutha Basin; and*
 - g. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:*
 - i. commercial recreational activities;*

²³ This policy was referenced by Mr Krüger as “setting the brief for this work”.

- ii. *visitor accommodation and tourism related activities;*
- iii. *urban expansions;*
- iv. *intensive agriculture;*
- v. *earthworks;*
- vi. *farm buildings;*
- vii. *mineral extraction;*
- viii. *transport infrastructure;*
- ix. *utilities and regionally significant infrastructure;*
- x. *renewable energy generation;*
- xi. *forestry;*
- xii. *rural living.”*

31. In achieving the above outcomes, strategic policy 3.3.43 requires regard to be had to “*physical, sensory (or experiential) and associated attributes*”, as listed in the PDP at 3.3.43(a) to (c).
32. Ms Gilbert confirmed that the structure of the proposed PA schedules has been derived from, and is organised to follow, the strategic policy direction of the PDP outlined above.²⁴ That is, the proposed PA schedules “...describe the landscape attributes, landscape values (ONFs and ONLs) or landscape character and visual amenity values (RCLs) and the related landscape capacity of each PA...” to assist with the “...protection of identified landscape values of ONF and ONL PAs; and the maintenance and enhancement of identified landscape character and visual amenity values of RCL PAs.”

Role and purpose of the schedules

33. Once confirmed, the content of Schedules 21.22 and 21.23, alongside the associated preambles, will assist with administration of the PDP and provide ‘high level’ guidance in relation to the assessment of applications for resource consent(s) when relevant objectives and policies²⁵ are engaged. Importantly, as Mr Ferguson informed us,²⁶ it is not the role of the PA schedules to be directive or to set out management aspirations (that is, they do not set policy direction) in relation to landscape capacity for ONFs and ONLs, rather their content simply identifies, describes, assesses and records what is to be protected; while the existing PDP objectives and policies, which remain unchanged through the Variation, provide the necessary strategic direction. Ms Hill also submitted that it was important for the schedules to be descriptive, rather than setting new policy.²⁷
34. As noted by Ms Evans in her s 42A Report,²⁸ the PA Schedules are not linked to specific rules in the PDP, and do not introduce any new resource consent requirements. Rather, the content of the schedules is intended to assist with the assessment of land use and subdivision proposals

²⁴ Gilbert EIC, para 3.11.

²⁵ Including, for example: Strategic Objectives 3.2.5.2 (for ONF and ONL) and 3.3.34 (for RCL) of Chapter 3 (Strategic Direction) under Part Two (Strategy); Policies 6.3.3.6 and 6.3.4.6 (relating to the upgrading or development of the National Grid and Regionally Significant Infrastructure) of Chapter 6 (Landscapes – Rural Character) under Part Two (Strategy); and the relevant Assessment Matters (Landscape) 21.21.1-21.21.3 and 21.21.2 of Chapter 21 (Rural Zone) under Part Four (Rural Environment) of the PDP.

²⁶ Ferguson evidence summary, dated 8 November 2023, para 25.

²⁷ Anderson Lloyd submissions dated 7 November 2023, at para 5.

²⁸ Section 42A Report at 4.2.

within the Rural Zone when an application for resource consent is being considered by the Council. However, as Ms Evans also explains, the schedules do provide an element of direction through the *'qualifying comments'* associated with the landscape capacity descriptions.²⁹ We agree with Ms Evans that these comments should remain in the schedules because they provide useful context and guidance for understanding the capacity ratings.

35. Mr Krüger reminded us that the schedules should achieve what the Environment Court had intended, including:³⁰
- *"Overall: improvements in the implementation of s6(b) RMA – "The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development"*
 - *To afford the identified PA (being those areas that are perceived to be subject to higher development pressure) the necessary attention and protection.*
 - *Instantaneous information on landscape-related content in resource management application processes for experts and lay-people.*
 - *"Simplification" or streamlining of landscape assessment processes.*
 - *More uniform outcomes in expert opinions."*
36. We were informed by various landscape experts, as confirmed in their Joint Witness Statement, that the attributes and values outlined within each proposed schedule are at a necessarily *'high level'* given the wide geographic extent/scale of each PA. As such, site-specific landscape assessments, which accompany applications for proposals requiring resource consent(s),³¹ will generally be required to provide more localised and *'in depth'* identification and evaluation of specific relevant attributes and values, informed by the overarching content of the PA schedules. Landscape capacity considerations within the proposed schedules, we were told, have also been undertaken at a *'high level'* and will need to be re-evaluated in the context of each specific application. It was generally agreed by the experts that attended expert conferencing that the PA schedules, and in particular the landscape capacity ratings, are not a substitute for a site-specific landscape assessment at the consenting stage.
37. Importantly, strategic policies 3.3.47 to 3.3.48 of the PDP require the Council to monitor the efficiency and effectiveness of Rural Zone provisions (at intervals of not more than two and a half years), in order to check whether Strategic Objective 3.2.5 is being achieved. The content of Schedules 21.22 and 21.23 will assist with this *'Rural Zone Landscape Monitoring'* process.
38. As the assessed landscape values and landscape capacity descriptions in the Schedules represent a *'snapshot'* of the landscape at a particular point in time, we consider it essential that Council plans and conducts regular monitoring in accordance with strategic policies 3.3.47 and 3.3.48, to ensure that the schedules, and in particular the capacity ratings, are updated to take account of the potential cumulative effects of subdivision, use and development over time, together with permitted or consented changes in land use. In this regard, we acknowledge the submission from Federated Farmers of NZ, which stressed the importance of recognising that

²⁹ Evans reply statement at paras 4.1-4.6.

³⁰ Krüger evidence summary, dated 29 October 2023, at para 14.

³¹ As required under strategic policies 3.3.45 and 3.3.46, for example.

the landscape is constantly changing, particularly through *'permitted'* rural activities that have previously shaped and will continue to shape the landscape.

39. In summary, the Variation proposes the introduction of twenty-nine (29) Priority Area 'landscape' schedules to Chapter 21 (Rural) of the PDP, as Schedules 21.22 and 21.23. Twenty-four (24) Priority Areas relating to ONFs and ONLs are to be included, as listed under strategic policy 3.3.36; and five (5) Priority Areas that relate to RCLs, as listed under strategic policy 3.3.39. The Variation does not propose to change any objectives and policies in the PDP, or seek to introduce new provisions (other than the PA schedules themselves, with associated preambles).³²

Preliminary matters

40. A number of preliminary matters were considered and decided prior to and during the Hearing, summarised as follows:
- (i) Alleged potential bias and conflict of interest in relation to Commissioner Smith;
 - (ii) The adequacy of Council's consultation with respect to the Variation;
 - (iii) The Panel's scope to consider and recommend changes to the PA boundaries and/or the ONF, ONL and RCL boundaries (collectively referred to as the "mapping amendments");
 - (iv) The adequacy of the s 32 Report;
 - (v) The Partially Operative Otago Regional Policy Statement 2019 (POORPS) and the Proposed Otago Regional Policy Statement 2021 (PORPS);
 - (vi) The relevance of the National Policy Statement for Urban Development (NPS-UD); and
 - (vii) Expert Conferencing outcomes.
41. For completeness, the appropriateness of the landscape methodology employed by the Council was also raised prior to the hearing in a number of submissions and memoranda. Our response to this matter is set out in our Minute dated 11 October 2023 (attached as **Appendix 3**) and addressed further in the main body of findings below.³³
42. We discuss and record our findings on the preliminary matters as follows.

Alleged Conflict of Interest – Commissioner Smith

43. By way of a memorandum dated 7th August 2023, Dr John Cossens challenged the appointment of Councillor and Deputy Mayor Smith to the Panel on the grounds of alleged "*potential bias and conflict of interest*". The grounds giving rise to the allegations related to Commissioner Smith's involvement as a member of the Queenstown Lakes District Council Planning and Strategy committee and, in particular, his participation and voting record in relation to various motions concerning the process surrounding the landscape variations schedules.

³² Evans, section 42 evidence at para 4.4.

³³ Refer to the Minute of the Hearing Panel dated 11 October 2023.

44. Our preliminary views on the allegations were set out in a Minute dated 30 August 2023, which is attached as **Appendix 1** to this Report, at the conclusion of which we invited further memoranda from any other parties that wished to be heard on the matter of Commissioner Smith's alleged bias or conflict of interest. This Minute also noted Commissioner Smith's role as a trustee of the Upper Clutha Tracks Trust (the Trust), and our determination that Commissioner Smith would, as a consequence, not be involved in deliberations or any subsequent recommendations in relation to the Trust's submission.
45. In response to our invitation, a further memorandum on behalf of the Cardrona Cattle Company Limited (CCCL) dated 6 September 2023 was subsequently received. The CCCL memorandum discussed the relevant principles of law in relation to allegations of bias and conflict of interest, and supported the general concerns raised in Dr Cossens' memorandum.
46. Our response to the CCCL memorandum was set out in a Minute dated 14 September 2023, which is attached as **Appendix 2** to this Report.
47. Our findings on the matter of the alleged bias and conflict of interest of Commissioner Smith are summarised as follows:³⁴
- (a) Having had regard to the applicable legal principles and authoritative guidance, we concluded that a fair-minded observer would not reasonably think Councillor Smith might not bring an impartial mind to the recommendations, and that no question of predetermination, bias or conflict of interest arises, except as specifically noted in relation to the Trust (as per our Minute dated 30 August 2023) and the particular concerns of CCCL as outlined in its memorandum of 6 September 2023.
 - (b) We determined, applying an abundance of caution, that in addition to not taking part in deliberations and recommendations in relation to the Trust's submission, Councillor Smith would not take part in any deliberations or any subsequent recommendations in relation to CCCL's submission or further submission and, to the extent that it concerns CCCL's submission or further submission, the Councils submission (which CCCL further submitted on).
48. We confirm that Commissioner Smith has not taken part in the deliberations or the formulation of recommendations in relation to the matters raised in the submissions and further submissions of both the Trust and CCCL as they apply to those entities. Commissioner Smith also elected to recuse himself from the hearing during the oral representations and submissions on behalf of CCCL, and in relation to the Gibbston Character Zone generally.

Adequacy of Consultation

49. In a second memorandum dated 12 September 2023, Dr Cossens requested that the Panel:
- “(a) Consider the matter of whether the landscape schedule methodology, in particular the community consultation, was fair, reliable, robust and representative.*

³⁴ Minute of the Panel dated 14 September 2023 at 22 to 23.

- (b) Initiate an expert peer review of the consultative method and landscape methodology employed by [Council]; and*
- (c) Allow for submissions to be received on the methodology employed by [Council]”*

50. At paragraph 30 of his memorandum, Dr Cossens outlines the relief sought as follows:
- “(a) To find there is a case to be heard in regard the consultative and landscape schedules methodology employed by the QLDC.*
- (b) To call for submissions on the matter of the landscape and consultation method employed by the QLDC, and*
- (c) Once having had the evidence and submissions, determine whether the landscape and consultative methodology was fair, reasonable and provided sufficient information for respondents to make an informed submission on landscape values.*
- (d) If the Commission finds the consultative process was not fair, then it is submitted the Commission would have no choice in calling for the consultative process to be redone in a more reliable, fair and representative manner.”*
51. For the reasons set out in our Minute dated 11 October 2023, attached as **Appendix 3** to this Report, we declined the relief sought by Dr Cossens with respect to the alleged deficiencies in the Council’s *public consultation* on landscape methodology. We noted, however, that the hearing would consider submissions and expert evidence from all parties on the landscape methodology employed by the Council in formulating the schedules, as part of the statutory process.

Scope to include proposed Mapping Amendments to PA, and ONFL and RCL, boundaries

52. Whether or not the Panel has scope to recommend mapping changes to PAs, which in some cases also extended to corresponding changes to ONF, ONL and RCL boundaries, was a significant issue in relation to this Variation. Ms Baker-Galloway submitted that *“it was a common public/submitter perception and understanding that the mapping of PA boundaries and ONL boundaries are indeed the subject of submissions and the Variation”*.³⁵ At the hearing she advised that approximately 55, equating to 25% of total submissions received by the Council (excluding further submissions) had requested changes to the PA and/or ONF and ONL boundaries, or alternatively had sought retention of the boundaries,³⁶ and that this provided strong evidence that the scope of the notified Schedule 1 process was widely understood to include proposed mapping amendments.
53. The relief sought in relation to changes to the PA boundaries included both significant and relatively minor changes to the PA boundaries, in some cases with corresponding changes to the ONF, ONL or RCL boundaries; together with the exclusion of land within non-Rural Zones and Operative Zones from PAs, including Exception Zones and parts of the Gibbston Valley Resort Zone and the Northlake Special Zone.

³⁵ Legal submissions of Anderson Lloyd dated 16 October 2023 at 12.

³⁶ Refer also to Anderson Lloyd Legal Submissions dated 24 October 2023 at 25.

54. Council's position is that any requested mapping amendments to the PAs, together with the separate PDP ONF, ONL and RCL landscape classification lines, are not within the scope of the Variation.
55. It was not in contention that the Panel, together with the Council in its decision-making role, can only operate within its jurisdiction (scope). Scope is a matter of interpretation by reference to the applicable case law and the notified proposal.³⁷
56. The leading authority on scope is *Clearwater Resort Limited v Christchurch City Council*.³⁸ The High Court's approach was subsequently endorsed in *Palmerston North City Council v Motor Machinists Ltd*,³⁹ which summed up the required test as follows:

[80] For a submission to be on a plan change, therefore, it must address the proposed plan change itself. That is, to the alteration of the status quo brought about by that change. The first limb in Clearwater serves as a filter, based on direct connection between the submission and the degree of notified change proposed to the extant plan. It is the dominant consideration. It involves itself two aspects: the breadth of alteration to the status quo entailed in the proposed plan change, and whether the submission then addresses that alteration.

....

[91] To sum up:

(a) [The] approach requires analysis as to whether, first the submission addresses the plan change to the status quo advanced by the proposed plan change and, secondly, there is a real risk that persons potentially affected by such a change have been denied an effective opportunity to participate in the plan change process.

...

(d) The first limb of the Clearwater test requires that the submission address the alteration to the status quo entailed in the proposed plan change. The submission must reasonably be said to fall within the ambit of that plan change. One way of analysing that is to ask whether the submission raises matters that should have been addressed in the s 32 evaluation and report. If so, the submission is unlikely to fall within the ambit of the plan change. Another is to ask whether the management regime and a district plan for a particular resource is altered by the plan change. If it is not, then a submission seeking a new management regime for that resource is unlikely to be 'on' the plan change, unless the change is merely incidental or consequential.

(e) The second limb of the Clearwater test asks whether there is a real risk that persons directly or potentially directly affected by the additional changes proposed in the

³⁷ We record here that the Panel did not request "expert evidence" on this jurisdictional matter, as has been assumed by Mr Wakefield and recorded at paragraph 3.4 of the Reply Legal Submissions for Council dated 15 December 2023. Plainly the issue of scope is not a matter of expert evidence, as the Panel is fully aware. Rather, had we determined that the scope of the Variation extended to mapping amendments, the Panel was minded to afford Council's experts the opportunity to respond to the submitter evidence that had been filed and presented prior to and during the Hearing.

³⁸ HC, Christchurch, AP34/02, 14 March 2003 ("*Clearwater*").

³⁹ [2013] NZHC 1290 ("*Motor Machinists*").

submission have been denied an effective opportunity to respond to those additional changes in the plan change process.

57. Applying the *Clearwater* test, the Council submitted that:

- (i) Mapping amendments to the PAs, ONFL and RCL proposed by various submitters are not “on” the Variation, and could not have reasonably been contemplated to be within the scope of the Variation, as:
- Any recommended changes to the respective PA, ONFL or RCL boundaries, or the potential for them to be made, were not addressed in the s 32 evaluation and report. On the contrary, the s 32 Report made it clear that the Variation was limited to the *content* of the PA schedules.
 - The public was not notified of any changes to the PA areas, or the potential for such changes, in the Public Notice that accompanied the Variation.⁴⁰ The Public Notice expressly references the introduction of PA Schedules 21.22 and 21.23 but makes no mention of the potential for any related mapping amendments.
 - The link to the mapping of the PAs was only referenced (by way of a weblink) under the topic heading “*Landscape Schedules Variation*” to ensure that submitters were aware of the spatial area that the proposed PA schedules would apply to. This does not amount to notification of the PA boundaries, either expressly or by inference. The information on the dedicated webpage for the Variation, which includes the Information Sheet and the s 32 Report, also makes it clear the PA mapping was not part of the Variation.
 - The Variation is not seeking to change the management regime for any ONFs, ONLs or RCLs, or the Rural Zone, other than by introducing PA schedules to guide the operation and implementation of the relevant policy regime for ONF, ONL and RCL landscapes (as the Court determined to be appropriate through Topic 2).
 - The exclusion of the potential for mapping amendments was a deliberate decision of Council, and one that it was plainly within its discretion.
- (ii) No notice of the potential for mapping amendments was given to those who may have otherwise taken part in the proceeding. Accordingly, were the Panel to make recommendations in favour of amendments to the PA mapping and/or ONFL and/or RCL boundaries, this would raise clear procedural fairness concerns. The Council submitted that there exists the real potential that parties that would have, had they known, taken part in the process (including by way of further submissions) could be prejudiced by the making of such recommendations.⁴¹

58. Counsel for various submitters, together with their advisors and expert witnesses, maintain that a correct interpretation and application of the *Clearwater* tests provides scope for mapping

⁴⁰ The Public Notice dated 30 June 2022 advising of the proposed variation to the QLDC PDP.

⁴¹ In support of this submission, Council notes in its Reply Legal submissions at 4.11 that a number of submitters have expressed their understanding that PA mapping is not within the scope of the Variation, including the Upper Clutha Environmental Society Inc (submitter #67).

adjustments, at a minimum with respect to the PA boundaries. Their arguments are summarised as follows:

- (i) The decision of the Environment Court to decline to exercise its powers under s 293 to notify the PA mapping and schedules through the Topic 2 process,⁴² raised a legitimate expectation that there would be the potential for affected parties to be able to participate at a later date.⁴³
- (ii) The values and attributes assessment, which is the focus of the s 32 assessment, is the “*first time*” the values, attributes, character and related capacity of a number of already identified ONLs and ONFs have been considered in detail. Because capacity ratings change over time, it follows that a more detailed assessment undertaken as part of the Variation may also lead to better and “*more defensible*” boundaries, informed by best practice landscape assessment methodology. Accordingly, assessment of the values and attributes of the identified landscapes, and “*consequent mapping of boundaries supported by the values and attributes identification*”, which is an iterative process, is squarely within the ambit of the s 32 report, as envisaged in the *Clearwater* tests.⁴⁴
- (iii) Failure to include mapping amendments, as supported by a more fine-grained analysis, within the scope of the Variation will necessitate the need for any deficiencies to be corrected through another Schedule 1 process, which is neither efficient nor effective.⁴⁵
- (iv) The Variation is not a ‘*narrow*’ or ‘*minor*’ change to the PDP. The PAs are subject to an additional and new “*step*” of planning assessment, against identified values and capacity. Consequently, submissions on this “*new management regime*” must be able to critique the associated spatial areas.⁴⁶
- (v) That the PA overlays were notified or incorporated is supported by Ms Gilbert's references to the “*notified PA mapping*” throughout her evidence, including Appendix 3.⁴⁷
- (vi) Changes subsequently made to the PA mapping after the Topic 2 Court decision by the Council, which is indicated by the differently coloured spatial layers on the Council's website, supports the submitters' position that the PA mapping was notified through the Variation. Importantly, where those mapped areas differ from the Court-ordered boundaries in Topic 2, landowners have had no opportunity for involvement in the “*regulatory change*” to their land.⁴⁸ Having had regard to the consequential amendments and in particular the use of Clause 16 amendments,⁴⁹ for the Council to

⁴² *Upper Clutha Environmental Society the Queenstown Lakes District Council* [2020] NZEnvC 158 at [33] and [68]. Interim Decision 2.5.

⁴³ Anderson Lloyd Legal Submissions on behalf of Passion Developments Limited dated 16 October 2023 at 28 and 29.

⁴⁴ *Ibid* at 21 to 22. This submission was also supported in the Representations on behalf of CCCL and Milstead Trust dated 13 October 2023 at 10 to 15.

⁴⁵ Representations on behalf of CCCL and Milstead Trust dated 13 October 2023 at 13.

⁴⁶ Anderson Lloyd, *ibid* at 19, with reference to the decision in *High Country Rosehip Orchards Ltd v MacKenzie District Council* [2011] NZEnvC 387 at [27].

⁴⁷ *Ibid* at 25.

⁴⁸ *Ibid* at 24 to 27.

⁴⁹ Anderson Lloyd Submissions dated 24 October 2023 at 25 to 31.

maintain its position that the mapping was not notified would result in a “*flawed and misleading*” process.

- (vii) With respect to the ONF, ONL and/or RCL boundaries, any consequential change to these boundaries as a result of the amended PA boundaries is a matter that is reasonably anticipated to be the subject of submissions (applying the *Clearwater* tests).⁵⁰
- (viii) There is no risk that persons directly or potentially directly affected by the additional changes proposed will have been denied an effective opportunity to respond. Many submitters understood the PA boundaries to be the subject of the Variation and did not seek amendments to those boundaries. Anyone specifically interested in the ONL or PA boundaries could have lodged a submission or further submission, as part of the process.⁵¹

59. Other submissions raised the issue of natural justice in relation to those submitters that were not involved in the PDP Topic 2 appeals, and consequently were not able to have input into the identification of PAs and schedules. It was submitted that the Variation does change the policy framework or direction, contrary to the s 32 Report and analysis; accordingly the inability to “*look behind*” the Environment Court direction and question the appropriateness or effectiveness of the PAs and accompanying schedules, as a method, unfairly prejudices affected landowners.⁵²

Discussion

60. In explaining our findings on scope, it is important to first set out the background context surrounding the introduction and mapping of the PAs.
61. The appropriateness of the priority area scheduling approach was determined by the Environment Court in Decision 2.2.⁵³ The Court’s approach envisaged the identification and scheduling of areas of ONF, ONL and RCL landscapes subject to significant development pressure, and the preparation of associated landscape schedules for these areas. It was made very clear by the Court that this approach was not intended to differentiate between the protection afforded to ONF, ONL and RCL landscapes (by the PDP) as between ‘priority’ or ‘non-priority’ areas.
62. Further, the Court was not prepared to allow the Council to decide on the Priority Areas, instead finding that “*these are matters more properly directed by our decision on the evidence such that the priority areas are specified in the relevant Chapter 3 policies for Schedule 1 plan changes*”.⁵⁴ In making this determination, the Court held that it would not direct the Council “*to undertake a District-wide landscape assessment, or to progress ONFL values scheduling beyond specified*

⁵⁰ Ibid at 27.

⁵¹ Ibid at 23.

⁵² Submission #109 by Kiwi Vineyard Holdings Ltd dated 26 August 2022 at 3.1.

⁵³ [2019] NZEnvC 205 at [162].

⁵⁴ Ibid at [163].

priority areas, or to revisit the ONFL or RCL overlays on the planning maps".⁵⁵ The Court then set in train a process to identify the Priority Areas, as has been described in the evidence in chief of Ms Gilbert.⁵⁶ Ultimately, the PA mapping that accompanied the associated Joint Witness Statement was confirmed in Decision 2.7.⁵⁷ The Court recognised that greater clarity was needed as to the geographic boundaries of each listed PA, finding that the balance weighed in favour of having mapping accompany the listing of PAs. In its determination, the Court provided for the Council to elect whether it wished to include the mapping directly in the PDP, or to have it incorporated by reference to a suitable Council file.⁵⁸ The Council chose the latter option by way of a Memorandum dated 16 June 2021. We were advised by the Council that it is currently in the process of including the link to the mapping reference file in Chapter 3, as part of a wider workstream to update the PDP provisions to reflect recent Court decisions and consent orders.⁵⁹

63. Under clause 30 of Schedule 1 of the RMA, the Council is of the view that its powers under Clause 16(2) to amend a proposed plan where an alteration is of minor effect, or to correct any minor errors, extends to material incorporated by reference. For any non-minor amendments to material incorporated by reference, that is, changes that are not neutral in effect, clause 31 would be triggered, which requires a variation or plan change for that purpose.⁶⁰ We note that the lawfulness of this approach, and the Council's subsequent application of clause 16 to the PA mapping determined through the Court processes, is not a matter that we are required to turn our minds to, as it does not impact on our findings below with regard the scope of the Variation. We comment on this aspect further below.

Findings

64. Applying the first limb of the *Clearwater* test, we find that the mapping amendments proposed by submitters are not 'on' the Variation for the following reasons:
- (i) The Public Notice, together with the s 32 Report and associated material that informed the notification of the Variation, make it unambiguously clear that the scope of the proposal is limited to the content of the Schedules. The s 32 report in particular explicitly states that the Variation does not change any aspect of the identification or mapping of the PAs, nor does it seek to introduce new PAs or delete identified PAs: "*Identification and mapping of the Priority Areas has already occurred and is already set out in Chapter 3 of the PDP and the web mapping application*".⁶¹ We therefore accept the Council's submission that these statements plainly confine the Variation to the *content* of the PA schedules to be included in Chapter 21 of the PDP.
 - (ii) We further consider the submission that Ms Gilbert's references to "*notified PA mapping*" in her Evidence in Chief, which was filed after the submission period closed, to be somewhat disingenuous. It seems plain to us, on a purposive interpretation, that Ms

⁵⁵ Ibid at [164].

⁵⁶ EIC Ms Gilbert dated 11 August 2023 at [3.9].

⁵⁷ [2017] NZEnvC60 at [26].

⁵⁸ Ibid at [13] to [15].

⁵⁹ Opening Legal Submissions for Council dated 13 October 2023 at 2.13.

⁶⁰ Ibid at 4.2 to 4.3.

⁶¹ Refer s 32 Report at 1.5 and 1.6.

Gilbert was simply referring to the PA maps that accompanied the Variation (by way of a weblink) as a point of reference for submitters. This is supported by the observation that Ms Gilbert's evidence did not directly address the various submissions that had been made with respect to PA (or ONF, ONL and/or RCL) mapping, which would otherwise necessarily have been the case. We observe that had access to the PA mapping not been made readily available by the Council, the ability of submitters to meaningfully participate in the Variation process would have been significantly impeded.

- (iii) While a more detailed assessment of values, attributes and capacity (as informed by best practice landscape methodology) may or may not result in "*more defensible [PA] boundaries*", this was not the purpose of the Variation and, with respect, appears to misinterpret the basis on which the PAs were determined by the Court. The PAs comprise areas that are subject to *substantial development pressure*, which may not necessarily comprise landscapes or part landscapes in their own right. The '*iterative*' landscape process advanced by the submitters does not necessarily, therefore, bear any relationship to the identified PA boundaries, which are for a different purpose (as explained by the Court). We are not aware of any arguments that addressed the absence of significant development pressure within a mapped PA; on the contrary, most if not all submissions, either directly or by implication, sought intensification of subdivision, use and development.

- (iv) In any event, the Court has made it plain, supported by the inclusion of Chapter 3 Strategic Policy 3.3.44, that the protection to be afforded to 'Non-PA' ONFL and RCL areas is no less important than an identified PA in terms of the landscape attributes and values (ONFs and ONLs) or landscape character and amenity values (RCLs), or is less vulnerable to subdivision, use and development than a PA. Accordingly, unless we had scope to also change the corresponding ONF, ONL or RCL boundaries, any recommendations that we might purport to make with respect to PA mapping may have little practical effect given the role and purpose of the schedules (which we discuss further in the substantive section of this report below) and in particular the need for a site-specific assessment with respect to any proposed development. The ONF, ONL and RCL boundaries have been determined through robust Court processes, as set out in Decision 2.2,⁶² which specifically addressed the Council's ability to re-visit the ONF, ONL or RCL overlays on the planning maps. We do not consider that we have authority to relitigate the Court's decision by adopting what would amount to a very strained approach to the scope of this Variation. Any substantial change to these boundaries will therefore require a Schedule 1 process to be initiated or, in the case of 'minor' changes to the PA boundaries, an appeal to the Council for exercise of its powers under clause 16. We note that as a result of the mapping submissions filed in response to this Variation, the Council has prepared a schedule of proposed minor clause 16 changes to the PAs.⁶³ While this appears to be an appropriate response by the Council in the circumstances, as set out above, it is not necessary for us to express a view on the *vires* of this method.

⁶² Decision 2.2 at [164].

⁶³ Refer Reply Submissions for Council at Appendix 3.

- (v) We also note that, in some instances, substantive relief with respect to mapping amendments has already been sought through (unrelated) Court processes.⁶⁴ Council notes that the boundaries at issue in these proceedings have not been re-notified as part of this Variation. For us to purport to make recommendations with respect to PA, or ONF, ONL and/or RCL boundaries on a matter that is currently before the Court would serve no useful purpose, and we agree with the Council that these submissions are tantamount to an opportunistic attempt to relitigate the concerns of those submitters.
- (vi) We have considered whether the Court, in declining to exercise its powers under s 293 to notify the PA mapping and schedules through the Topic 2 process, anticipated the potential for affected parties to be able to ‘participate’ at a later date. While on its face this is a possible interpretation of Judge Hassan’s observations (although in our view there are equally valid interpretations that would confine participation to the content of the schedules), it is also very clear that the Court ultimately left such matters to the Council in its discretionary judgement as the planning authority.⁶⁵ As we have found above, the Council chose not to notify the PA maps as part of this Variation on the basis that the PA mapping had been endorsed for incorporation in the PDP by the Court;⁶⁶ accordingly, the submitters’ argument falls moot on this point.
- (vii) Finally, we find that nothing turns on the submissions concerning a range of changes to the PA mapping incorporated by reference (as evidenced on the Council’s website) following the Court’s decision on the boundaries of the PAs, together with any confusion arising from the green and yellow spatial overlay mapping layers or the Council’s subsequent clause 16 amendments. While we are cognisant of the potential misperception that may have been raised, in our view any alleged deficiencies in this process do not have any bearing on the matter of jurisdiction under the first limb of the *Clearwater* test, for the reasons outlined above. To find otherwise would be at odds with the express wording used in the s 32 Report and the Public Notice.

65. With regard to the second limb of the *Clearwater* test, we accept the Council's submission that recommendations on the requested PA mapping changes, or any of the separate PDP landscape boundaries, would create significant procedural fairness issues that are unable to be rectified through this process. We concur that any attempt to relocate the PDP landscape lines would amount to a re-litigation of matters progressed and determined through the Topic 2 Court decisions referenced above, which was plainly regarded by some submitters to now be settled and, as such, not a matter that was open for review through this Variation.

66. We note here that a number of the more substantial mapping submissions concerned the ‘carve-out’ of non-Rural zoned land, including Exception Zones and Operative Zones, from the PA

⁶⁴ Opening Submissions for Council dated 13 October 2023 at 6.30 to 6.34, including Hawthenden [ref]; Cardrona Cattle Company Limited; Sticky Forest; the landscape classification of the Rural Zone outside the mapped extent of the Kimiākau Shotover River ONF with respect to properties located at 111 and 163 Atley Road– refer to Council’s Memorandum regarding Priority Area mapping dated 20 October 2023 at 9 to 11.

⁶⁵ Decision 2.2 at [164].

⁶⁶ Reply Legal Submissions for Council at 4.23.

Schedules.⁶⁷ During the course of the hearing it was generally agreed by all parties that the PA schedules do not apply to non-Rural zoned land. Accordingly, while we do not have jurisdiction to make any changes to the PA boundaries, we concur with the Council that as the schedules plainly do not apply to non-Rural Zoned land located within PAs, including Exception Zones and Operative Zones, there is no specific need to ‘carve out’ the mapping.⁶⁸ The application of the PAs (to Rural zoned land only) has been clarified in the preambles for the avoidance of any doubt in this respect.

67. Other submissions of note were concerned with the extension of the PA boundaries into Resort and Urban zoned land; specifically parts of the Gibbston Valley Resort Zone and the Northlake Special Zone. The Council has acknowledged that these minor boundary ‘overlaps’ are anomalous, and that the PA boundaries should logically follow the respective Resort and Special Zone boundaries in these locations. Corrections to the respective PA boundaries through a clause 16 adjustment has been proposed by the Council.⁶⁹
68. Overall, we find that we have no jurisdiction to consider or make recommendations on the PA, ONF, ONL and RCL mapping amendments proposed in submissions and further submissions. As set out above, our scope is limited to the *content* of proposed Schedules 21.22 and 21.23, including the proposed preambles. Although it is possible that some submitters may have harboured a misperception that mapping amendments were ‘on’ the Variation and prepared submissions accordingly, this does not, in our view, impact on our consideration of and recommendations with respect to the schedules and the preambles. We observe, however, that as noted above, a number of the mapping submissions have very helpfully assisted us with clarification of the *application* of the PA Schedules to non-Rural zoned land and, in some cases, will lead to minor adjustments through the Council’s proposed clause 16 process.

The Adequacy of the section 32 Report

69. Several submissions allege that the s 32 analysis is inadequate, as it relies solely on the Environment Court’s direction as the reason for the Variation and provides no assessment of options or considered cost benefit analysis. Further, the methodology adopted states that the starting point is the collective decisions of the Environment Court, rather than a zero-based approach. The submitters invited us to consider whether the Variation is the most appropriate method to achieve the Chapter 3 strategic objectives and policies, the costs and benefits, efficiency and effectiveness and risks of implementation; in particular, the use of the proposed schedules against the option of the status quo.
70. As set out above, the purpose of the Variation is to give effect to the Environment Court’s directions as recorded in strategic policy 3.3.42. The scope of the proposal is therefore limited to the content of the schedules, including the way the schedules describe the landscape attributes and landscape values (ONFs and ONLs) or the landscape character and visual amenity

⁶⁷ These included in relation to Mt Cardrona Station, Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited, Soho Ski Area Limited and Blackmans Creek Holdings 1 LP, Cardrona Cattle Company Limited; RealNZ Limited; Rock Supplies NZ Limited and The Station at Waitiri Limited.

⁶⁸ Refer opening submissions of Council at 6.19, which we adopt.

⁶⁹ Reply Legal Submissions for Council dated 15 December 2023 at Appendix 3.

values (RCLs), and the related capacity of the landscape within each of the 29 PAs. The Variation does not change any objectives or policies in the PDP or seek to introduce new objectives or policies.

71. We note that in paragraphs 9 to 11 of the s 32 Report, the Council examined the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the RMA, noting that the Variation does not propose any new objectives or changes to the existing objectives. The s 32 Report concluded that because the Variation is a direct result of the processes directed by the Court, which was required to adhere to the requirements of s 32, the Variation is the most appropriate way to achieve the purpose of the RMA. We are satisfied that this is an appropriate conclusion, and that a “zero-based approach” is neither practicable nor would it necessarily give effect to the Court’s directions, as now codified in Chapter 3.
72. The Council also carried out an assessment of whether the proposed provisions are the most appropriate way to achieve the objective or purpose of the proposal, noting that this assessment must identify other reasonably practicable options for achieving the objectives, assess the efficiency and effectiveness of the provisions in achieving objectives, including consideration of the benefits and costs anticipated from the implementation of the provisions, and the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. The required analysis was included in section 11 of the s 32 Report. The Council concluded that there are no other reasonably practicable options to achieve the purpose of the variation or the objectives of Chapter 3 of the PDP, noting that Chapter 3 sets out a clear and direct approach by identifying the PAs, specifying the methodology to be used to identify and describe the values, and setting the date by which notification was required. As such, the Council considered there are no other reasonable options to achieve such a specific direction.
73. Having had regard to the s 32 Report, we are satisfied that the Council’s analysis was adequate, meets the statutory requirements and that no further analysis is required. We further note that the adequacy of the s 32 report was not raised in oral submissions at the hearing.

Partially Operative Otago Regional Policy Statement 2019 (POORPS) and the Proposed Otago Regional Policy Statement 2021 (PORPS)

74. As noted by Ms Evans in her evidence before us, the PORPS is a matter that we must have regard to under section 74(2)(a) of the RMA. The POORPS is the operative planning instrument for the purpose of section 75(3)(c) of the RMA, and must be given effect to. We are satisfied that the proposed schedules are consistent with the applicable PORPS and POORPS policies, where relevant. In this regard, as mentioned earlier in this Report, Mr Farrell helpfully drew our attention to PORPS policy 3.2.4, which requires the identification and maintenance of the values that contribute to the natural feature or natural landscape being outstanding, and policy 3.2.6, which is concerned with managing highly valued natural features, landscapes, and seascapes.⁷⁰

⁷⁰ Farrell, 17 October 2023 summary statement.

75. Given the relevant Chapter 3 provisions, and the purpose of this Variation, we agree with the submission of counsel for the Council that it is difficult to see how future decisions on the PORPS would materially impact on our consideration of the content of the PA schedules. Should the PORPS make any significant policy shifts, which would ultimately be reflected in the PDP through a subsequent process, the starting position would necessarily be with the relevant objectives and policies, rather than the content of the PA schedules.

Relevance of the National Policy Statement for Urban Development (NPS-UD)

76. In his planning evidence for Passion Developments Limited, Mr Richard Kemp considered the NPS-UD to be relevant to the Variation, on the basis that section 1.3 references “*planning decisions ... that affect an urban environment*”, which provides the necessary link between the NPS-UD and the Variation. Mr Kemp also identified a number of objectives and policies of the NPS-UD that he considered relevant to matters addressed by the Variation.⁷¹
77. Ms Evans comprehensively responded to this issue and her rebuttal evidence, concluding that as the focus of the variation is on section 6 and 7 landscapes (Part 2 of the RMA), and implementing the strategic direction set in Chapter 3 of the PDP, the NPS-UD direction is not material to the Variation. She stated:⁷²
- “... urban environment is described in the NPSUD as land that is or is intended to be predominantly urban in character. The Rural Zone (to which the PA schedules directly apply) is not part of the urban environment. In addition, the relevant landscapes are - other than limited exceptions - entirely outside the existing urban environment in the District, which is defined by the mapped Urban Growth Boundary. For these reasons, I consider that the NPSUD has very limited relevance to the proposed variation.”*
78. In his Reply legal submissions for the Council,⁷³ Mr Wakefield submitted that Ms Evans’s evidence is correct. He noted that the NPS-UD does not, as a policy document, engage with the Rural Zone, or any non-rural environment, unless there is a relevant proposal to rezone land so that it comes within the urban environment. Accordingly, as the Variation addresses the content of new schedules for inclusion in Chapter 21, Rural Zone of the PDP, the NPS-UD is of no relevance.
79. We accept the evidence of Ms Evans and, concurring with Mr Wakefield, find the NPS-UD is not relevant to our consideration of this Variation.

Expert Conferencing

80. Expert conferencing of landscape experts and planners, facilitated by Independent Commissioner Ken Fletcher, took place during the week of 2 to 6 October 2023 and resulted in two Joint Witness Statements dated 4 October 2023 (landscape architects only) and 6 to 10 October 2023 (landscape architects and planners). Although not all experts were able to attend conferencing, or only able to attend in part, significant agreement was reached between those

⁷¹ Statement of Evidence of Mr Richard Kemp dated 11 September 2023 at 5.1 – 5.6.

⁷² Rebuttal evidence of Ms Evans at 4.5 – 4.6.

⁷³ Reply Legal Submissions of Council at 13.4 – 13.5.

present (which included the Council's experts) with respect to the content of the PA schedules and the preambles.

81. We wish to acknowledge the benefit of the expert conferencing that occurred following the exchange of evidence in chief and before the hearing commenced. This process significantly narrowed areas of disagreement and made the hearing process more efficient than it might otherwise have been had conferencing not occurred. In that regard, we thank the mediator, Commissioner Fletcher and all parties and participants for their role in this process, and in particular for the professional manner in which the conferencing was approached and the clear outcomes that were communicated via the Joint Witness Statements.
82. We note the Joint Witness Statements helpfully recorded agreement amongst experts that:
 - (a) Each PA Schedule has been written to be read in its entirety and selected excerpts should not be read in isolation or taken out of the context of the entire schedule; and
 - (b) Each PA Schedule should be read in conjunction with the associated preamble and not in isolation, particularly because:
 - (i) As the schedules are written at the broad PA level, they are a high-level description and assessment, and any proposed project will be set at a smaller scale within the PA; and
 - (ii) Each proposed project will require a specific landscape assessment that identifies how the project sits within the PA, which attributes and values of the PA are relevant to the project, and an assessment against those values and related capacity.

We acknowledge Mr Farrell's contribution to the Joint Witness Statement, in which it was recorded that: *"...landscape assessments for some proposals may need to assess landscape values beyond those identified in the PA Schedule (e.g. where an identified PA forms only part of a larger ONF/L). This is because ONF/L policy directives tend to apply across the full extent of a ONF/L, not just the extent of a PA."*

83. One of the most significant issues raised in submissions concerned the landscape capacity rating scale adopted by the Council, and in particular the *"no landscape capacity"* rating. This issue was very helpfully largely resolved during expert conferencing (albeit that not all experts were in attendance), and a modified rating scale agreed by those present. In making their recommendation with respect to the rating scale, the experts agreed that within the PAs, the starting position is that, in general, landscape capacity is limited and that the rating scales represent small downward increments from some extremely limited to no landscape capacity.
84. The resulting scale proposed by the Council in Ms Gilbert's rebuttal evidence softened the *"No"* landscape capacity rating so that it reads *"Extremely limited or no"*. In the Council's view, this modification recognises the underlying landscape context of the PAs, and appropriately reflects

the PDP policy direction, within the context of ss 6(b) and 7(c) of the RMA, that regulates land use within the ONF, ONL and RCL landscapes.

85. The two Joint Witness Statements have been of considerable assistance in narrowing the *unresolved* issues between the experts involved in conferencing, which are broadly summarised as:
- (i) Where the ratings of landscape values in the specific PA schedules should be located, and how those ratings should be described; that is, as “*key*” or “*summary*”;
 - (ii) Whether there should be greater articulation of the key physical landscape values, as opposed to the summary approach preferred in the Council’s rebuttal vision of the individual PA schedules;
 - (iii) Whether the phrase “*estimates in unknown future*” should be included in the preambles, when describing the concept of “landscape capacity”; and
 - (iv) The approach to defining certain activities described in the schedules.
86. It should be noted that not all issues raised in submissions were able to be addressed through expert conferencing, and we discuss any further significant residual matters later in this Report.

Summary of our role in making a recommendation to the Council

87. Fundamentally, subject to the matter of scope discussed above, we accept the submission of counsel for the Council that our role is to make recommendations on:⁷⁴
- (a) The content of the twenty-four (24) schedules for the PAs located within ONFs and ONLs, being those identified in strategic policy 3.3.36 (forming proposed Schedule 21.22);
 - (b) The content of the five (5) schedules for the PAs within the Upper Clutha RCLs, being those identified in strategic policy 3.3.39 (forming proposed Schedule 21.23); and
 - (c) The proposed preambles to Schedules 21.22 and 21.23.
88. We note here that the word ‘*preamble*’ does not feature in any of the relevant strategic policies, nor, strictly speaking, is there any requirement in the PDP to include a preamble to the schedules. The purpose, scope and content of the preambles was the subject of a large number of submissions and expert evidence, together with discussion at the hearing. Opinions on content ranged from a narrow view of the purpose and content of the preambles, essentially limited to explaining the terms used in the PA schedules, to a wider, more interpretative view that includes comment on the *application* of the schedules to both the Rural Zone and non-Rural zones. We note that the latter approach, if taken to its extreme, may require an

⁷⁴ Reply Legal Submissions on behalf of Council at 3.1.

interpretation of a number of other strategic objectives and policies in Chapter 3, and potentially other sections of the PDP.

89. An important consideration that was instrumental in informing our approach to the preamble content was the potential audience for the landscape schedules – who are the relevant Plan users, and are the schedules pitched at a level that will be helpful? The Council's view, summarised by Ms Evans,⁷⁵ is that the PA schedules are intended to be used to inform landscape assessments. As a result, they will primarily be used by landscape architects to assist plan users and decision makers in relation to plan implementation and, where required, plan development. Ms Evans acknowledged, however, that the schedules will also be read and used by a wide range of other plan users, including landowners and the community more generally, developers, planners, lawyers, and decision makers.
90. In their Reply submissions and evidence, the Council experts addressed our concern that the schedules may be drafted in too technical a manner for users other than landscape experts. Following this review, a number of amendments to the preambles were recommended, as discussed in paragraph 3.5 of Ms Evans's Reply evidence, although no material changes were recommended.
91. Having considered all of the evidence and views expressed by the parties, we are comfortable that the amendments to the schedules strike an appropriate balance between technical content and readability. We are mindful of Ms Evans's caution that any attempts to further simplify the content may run the risk of reducing the utility and intended role of the schedules in informing landscape assessments. We note that the schedules have been developed to meet the requirements of the policy framework in Chapter 3 of the PDP, which requires the PA schedules to identify and describe certain matters, as discussed above. Although the schedules will be of interest to a wide section of the community, we accept that the primary users of the schedules are likely to be landscape architects, as most, if not all, resource consents in PA Rural Zones will require a site-specific landscape assessment that will be informed by the relevant landscape attributes and values described in the PA schedules.
92. We also queried the integration of the PA schedules with the PDP, in particular the strategic objectives and policies in Chapter 3, and whether the preambles were sufficiently clear in this respect. Ms Evans comprehensively addressed this issue in her Reply evidence,⁷⁶ and as a result, references to the relevant Chapter 3 strategic objectives and policies have been made throughout the preambles, to provide a clearer link. We are satisfied that the amendments are appropriate and that, on balance, the more interpretive view adopted by the preambles will assist users of the Plan without compromising the integrity of the PDP when read as a whole.
93. Finally, we note that the content of the preambles and the schedules was generally agreed by the landscape architects involved in the expert conferencing, subject to the issues identified above. As such, we have confidence that the schedules are prima facie fit for purpose, subject to our recommendations that follow.

⁷⁵ Reply evidence of Ms Evans at 3.9 to 3.17.

⁷⁶ Ibid at 3.6 to 3.8.

94. For the purposes of this Report, we have adopted the Council’s Reply preambles and schedules as our starting point. We note that, as a result of the expert conferencing and discussion during the hearing, many of the material issues have been resolved, as reflected in the updated documents. The discussion that follows is, accordingly, focused on the remaining outstanding issues.

Has preparation of the schedules followed an appropriate methodology?

95. For the purpose of understanding the requirements of Chapter 3 of the PDP, Clause 3.1B.5 f. defines “*Best practice landscape methodology in relation to the identification of landscape values or related landscape capacity...*” as including “*...a methodology produced or recommended by a reputable professional body for landscape architects.*”

The methodology followed by the Council

96. Ms Gilbert informed us that the preparation of the proposed PA schedules, including the methodology undertaken and their structure and content, was consistent with the Tuia Pito Ora, New Zealand Institute of Landscape Architects, *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, dated July 2022.⁷⁷
97. Ms Gilbert described the methodology that had been followed by the Council in preparing the proposed schedules.⁷⁸ While some submitters criticised the methodology that has been undertaken, primarily because it was suggested that the ‘*community voice was not engaged*’, Ms Gilbert was firmly of the opinion that the methodology employed by the Council had been ‘*fit for purpose*’.
98. The process that was used to complete the proposed schedules (as notified) included:⁷⁹
- i. a description of **other expert inputs** into the preparation of the PA Schedules;*
 - ii. an explanation of how **associative values** have been addressed;*
 - iii. an explanation of how **perceptual values** have been addressed;*
 - iv. **other information sources** relied on;*
 - v. the **PA Schedule templates**;*
 - vi. a description of the **field survey**;*
 - vii. a summary of the **peer review process**;*
 - viii. the **delineation of ‘landscape character units’** within PAs;*
 - ix. the **data sources** that have been relied on;*
 - x. any **assumptions** that have underpinned the preparation of the PA Schedules; and*
 - xi. the **step-by-step process** that has been used to complete the work.”*
99. Following questioning by the Panel as to whether we could view other examples of similar ‘best practice’ landscape assessment methodology where landscape values had been identified, Dr

⁷⁷ Te Tangi a te Manu.

⁷⁸ Gilbert EIC, 11 August 2023, section 4, with reference to the section 32 report (attached as appendix to EIC).

⁷⁹ Ibid, paragraph 4.1(d).

Cossens provided us with an example from Banks Peninsula⁸⁰ where, in his opinion, effective community engagement had been undertaken. While this information was of interest, it did not convince us that the Council's approach to this particular process was inappropriate or in any way fatally flawed, as he has alleged. In reaching this view we are cognisant of the scale of the exercise before the Council to give effect to strategic policy 3.3.42 in this District, and the resulting limitations of the schedules, which are necessarily at a high level, and which are not a substitute for a site-specific assessment. At the hearing, Ms Gilbert emphasised that an exercise of the scope and magnitude required to give effect to the PDP Chapter 3 requirements has not been attempted in any other region of the country, to the best of her knowledge. Accordingly, while the approach taken has essentially been a pragmatic one, given the time and resources available, the output is nonetheless robust, detailed and of a high quality, and in accordance with best practice. No other examples of similar exercises were brought to our attention that would assist us in this respect.

100. Expert conferencing and the resulting Joint Witness Statements have confirmed general agreement with Ms Gilbert that the process adopted has indeed been 'fit for purpose', noting that not all landscape and planning experts attending the expert conferencing – notably, Ms Lucas and Mr Krüger. We acknowledge where differences remain in the discussion below.
101. We find, accordingly, that the methodology employed by the Council, subject to our findings below, was appropriate given the scale and magnitude of the exercise required, and that the resulting output achieves the purpose of the relevant strategic policies. In reaching this conclusion we are mindful that there may well have been other approaches available to the Council at varying degrees of cost and complexity, that may or may not have resulted in a different or more nuanced outcome.

Landscape attributes / values

102. Ms Gilbert identified a potential disconnect in the wording of the PDP when considering landscape attributes and values; acknowledging that some submitters had suggested that relevant attributes should be distinguished separately from values. Ms Gilbert stated that:⁸¹

"Best practice landscape assessment acknowledges that landscape attributes and landscape values are inextricably linked, and to understand (and protect) landscape values requires consideration of both landscape attributes and landscape values. Therefore, focussing on identifying and rating landscape attributes only (as suggested by 3.3.38), would amount to 'part of the picture' only and does not align well with best practice landscape assessment."

103. We also note that the s 32 reporting (methodology statement) refers (at para 2.8) to the explanation within *Te Tangi a te Manu* (at 5.06) quoted below:

"Landscape values are the various reasons a landscape is valued—the aspects that are important or special or meaningful. Values may relate to each of a landscape's

⁸⁰ Banks Peninsula Landscape Study, Final Report, May 2007 (Boffa Miskell for Christchurch City Council (attached to memo from Dr Cossens dated 12 November 2023).

⁸¹ Gilbert EIC, para 6.15.

dimensions—or, more typically, the interaction between the dimensions. Values can relate to the landscape’s physical condition, meanings associated with certain landscape attributes, and a landscape’s aesthetic or perceptual qualities. Importantly, landscape values depend on certain physical attributes. Values are not attributes but are embodied in attributes.”

104. Again, we have been guided by the Joint Witness Statements following expert conferencing which does not take this issue further and, as such, we accept Ms Gilbert’s advice to us.

Understanding the values of tangata whenua

105. The s 32 Report (at para 6.3) references two relevant iwi management plans applicable to the District, a review of which has informed the content of the schedules:

- Kāi Tahu ki Otago Natural Resource Management Plan 2005
- Te Tangi a Tauria – The Cry of the People.

106. We also note from the peer review undertaken by Mr Coombes for the Council that:⁸²

“Mana whenua input was also provided specifically for the Physical and Associative attributes and values sections of each of the schedules. The Mana whenua attributes and values have been incorporated into the schedules as provided by Kāi Tahu.

The Mana whenua values have not been specifically ‘rated’ as requested by Kāi Tahu, but have formed part of the consideration of the overall physical and associative values for each of the schedules.”

107. The s 32 Report also confirms (at para 5.4) that Ngāi Tahu ki Murihiku have contributed to the schedules through collaboration with Kāi Tahu Ki Otago.

At an appropriate landscape scale

108. We acknowledge that the scale and spatial extents of the identified PAs have already been defined through the Court process – these being necessarily broad in scale, noting that a site specific case-by-case assessment will still be required, with the schedules providing guidance for these application specific assessments. We also acknowledge that there is a tension between these two extremes of scale, particularly when determining landscape capacity.

109. Mr Krüger raises criticism that the methodology followed by the Council does not conform with the PDP,⁸³ which states that assessment be at “*an appropriate landscape scale*”, rather than following the ‘*pre-defined*’ PA scale. He suggested to us that the Council’s approach is “*dangerous*” because these areas (Priority Areas) are not necessarily a defined landscape and that “*...the PAs are rather arbitrarily delineated geographic areas . . . they have little to no relation with the landscapes they were designed to serve.*” In his opinion, it was open to the Council to adopt a ‘landscape scale’ approach, which he considered would provide more

⁸² Appendix E to the Council’s s 32 Report.

⁸³ At strategic policy 3.3.40.

appropriate information that is “*useful for the purpose*”. In this respect, he noted that PAs could comprise a number of discrete landscapes.

110. Ms Gilbert acknowledges that the PAs, which contain predominantly ONLs, are not necessarily the whole extent of a related ONL, as they are focused on areas where there is significant development pressure. Messrs Espie and Vivien also acknowledged that the PAs applicable to an ONL may be subsets of the landscape and not landscapes in themselves. These findings are shared by the experts that participated in conferencing, as recorded in the Joint Witness Statements.
111. On a related note, helpfully the legal submissions from Mr Ashton (on behalf of Queenstown Park Limited)⁸⁴ emphasise that “*[w]hile landscape scale is an important consideration, particularly when addressing expansive PAs that have discrete landscape units within them, it is unavoidable that descriptions of Landscape Values and Capacity will reference relatively specific parts of ONL and ONF.*”
112. While we have some sympathy with Mr Krüger’s views, we have found that the scale of PAs that has been utilised to inform the schedules is appropriate, primarily because it is clear to us that the identification of values for each PA has been informed by detailed analysis at a variety of landscape scales (some being detailed and some being wider than the PA extents). While it may have been possible to ‘re-frame’ the scale of each PA, particularly those that relate to ONLs, we have concluded that the Council has undertaken the required analysis and prepared the values and capacity identification for each PA at an appropriate landscape scale.
113. During our deliberations on this matter, we concluded that the proposed names for each of the PA schedules is potentially misleading. As proposed, each of the schedule titles includes either a reference to ONL, ONF or RCL. In our minds, this ‘labelling’ potentially misleads readers of the schedules into thinking that the PAs are in themselves complete ONLs, ONFs or RCLs. In reality, as was explained to us during the hearing, while some PAs might comprehensively relate to a single landscape unit (most commonly those related to ONFs), the majority of the PAs relate spatially to wider ONL, ONF and/or RCL landscape units. We therefore recommend, as set out in the attached tracked-change versions of the schedules, that the names of each PA schedule be amended to remove any references to ONL, ONF or RCL. We have also made minor changes to the introductory section of relevant schedules to reflect the changes to the titles, and to reinforce that the schedules relate to the defined PA as a part of a wider ONF, ONL or RCL.
114. At paragraph 7.2 of her Reply evidence, Ms Evans helpfully noted that the PA mapping is different to the landscape classification line (LCL) mapping in the PDP that identifies ONL boundaries, and some ONF boundaries. Rather, the PA mapping is intended to show the spatial extent of the PAs that each schedule applies to. Ms Evans noted that in most cases for ONL PAs, the PA mapping aligns with the LCL. However, there are PAs that comprise a smaller part of a much larger ONL, where the boundary of the PA may not necessarily coincide with the LCL

⁸⁴ Dated 18 October 2023, at para 1.8(a).

mapping. She also observed that it is not uncommon for an ONF to be nested within a wider LCL, such as the Kimiākau Shotover River ONF.

115. Ms Evans pointed out that *“whether a PA is an ONF or ONL”* is described in strategic policy 3.3.36. In her view, the schedule that matches the name of the mapped PA (as set out in the policy) should be used, to assist with clarity and certainty. While we respect Ms Evans’s view, we do not believe that removing the references to ONF, ONL or RCL in the headings will cause any confusion with the strategic policies, given the taxonomy, description and structure of the schedules that has been adopted by the Council, together with the amendments that we have suggested to the opening paragraphs. On balance, we consider that our preferred approach will avoid any confusion where PAs include areas of both ONF and ONL, and better assist users to interpret the content of the schedules.

Landscape capacity

116. Ms Gilbert informed us that a consideration of landscape capacity was not usually a consideration when undertaking ONL, ONF and/or RCL values assessments. However, in this instance, it is a requirement of the PDP, stemming from a Court directive, that landscape capacity be assessed for each of the PAs.
117. Ms Gilbert advised us verbally at the hearing that assessments as to whether there is capacity in a landscape to accommodate change through further development are usually undertaken in the context of the consideration of a specific application for resource consent(s). As such, the landscape capacity determination associated with this proposed Variation is somewhat of a new process for a landscape assessment task.
118. The Upper Clutha Environmental Society Incorporated submission supported the inclusion of *“development capacity ratings”* in the schedules, noting that these represent the key mechanism required by the Court to ensure protection and maintenance of landscape values. The Society observed that *“the schedules proposed in the variation have been carefully prepared for the Council by expert landscape architects in a disinterested manner”*, whereas *“the vast majority of submissions opposing the development capacity limits in the schedules are from landowners who will gain financially from more permissive development capacity provisions”*.⁸⁵
119. Mr Krüger, on the contrary, recommended removing the landscape capacity section from the schedules altogether, as in his opinion the concept can only be assessed when a specific development proposal is being considered. Given that a site specific assessment will always be required, in his view there was no need to *“consult ‘high level’ assumptions”*. He also suggested that the proposed landscape capacity assessment ‘goes against’ the guidelines of *Te Tangi a te Manu*.⁸⁶
120. In a similar vein, Mr Farrell was of the initial opinion that *“the framework is going to be of less assistance than it could have been”*, as no proposals for resource consent will be at the PA scale,

⁸⁵ Submission of UCESI at 11 to 13.

⁸⁶ Krüger evidence summary, dated 29 October 2023, at paras 17-21.

and that accordingly, the capacity ratings will not offer any meaningful assistance.⁸⁷ He considered the utility of the landscape capacity ratings to be questionable unless they can be relied on – “*and if they cannot be relied on, they do not achieve the intent of the strategic policies*”. Mr Farrell was also concerned that the failure of the landscape capacity ratings to provide “meaningful assistance” would create unreasonable and unnecessarily high financial costs and uncertainties on parties wanting to understand or debate what landscape capacity actually means for a property. We note, however, that in his summary evidence presented at the hearing, Mr Farrell generally supported the preambles agreed by the experts. Although he remained of the view that the landscape capacity ratings do not implement strategic objective 3.2.5.1, and strategic policies 3.3.29 and 3.3.38(c), he advanced what we consider to be a pragmatic view, stating: “*but the combination of the high-level approach followed by separate site-specific assessment is probably the most appropriate option given the extent of work actually required to determine landscape capacity at localised or site-specific scale*”.

121. On a related note, Mr Farrell recorded in the Joint Witness Statement that “*Schedule 24.8 Whakatipu Basin Landscape Character Units*” includes the term “*Capability to absorb additional development*”, which he suggests has “*effectively the same meaning as “Landscape Capacity”*”. While this is an interesting point, we do not have the benefit of evidence to test this observation; accordingly, we prefer to concentrate on the task at hand, as directed by the strategic policies, of confirming ‘Landscape Capacity’.
122. We return to our earlier observation, helpfully highlighted to us by Ms Evans, that the term ‘Landscape Capacity’, as this relates to ONFs, ONLs and RCLs, is as defined in strategic policy 3.1B.5 b, which states the following:⁸⁸
- “Landscape capacity”:*
- i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means the capacity of a landscape or feature to accommodate subdivision and development without compromising its identified landscape values;*
 - ii. in relation to a landscape character area in a Rural Character Landscape, means the capacity of the landscape character area to accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values;”*
123. Paragraph 9a of the Joint Witness Statement of the planning and landscape experts noted the starting position of the PAs is that, in general, landscape capacity in ONFs, ONLs and/or RCLs will be limited. This was further highlighted by Mr Bentley when he summarised his evidence to us in person, describing the reality that landscape capacity ratings for development within each PA is currently at the lesser end of the spectrum; with even “*some landscape capacity*” (the highest description in the schedules) meaning ‘*some landscape capacity within the context of an already limited capacity*’.

⁸⁷ Brief of Evidence of Mr Farrell at 16.

⁸⁸ PDP clause 3.1B.5(b).

124. The legal submissions from Mr Ashton (on behalf of Queenstown Park Limited)⁸⁹ emphasised that “*[f]ine grained assessment will be required to identify the particular Landscape Values engaged by a proposal and the same is true of the related Landscape Capacity. The schedule is therefore a relevant consideration but not the end point for proposal specific assessments.*” Mr Ashton suggested to us that the landscape capacity statements should be somewhat directive in order to ensure the outcomes sought (such as landscape restoration) could be achieved.
125. Legal submissions from Ms Hill, Counsel for the Office for Māori Crown Relations - Te Arawhiti (provided by way of memorandum dated 16 November 2023), pointed us to the Bay of Plenty Regional Coastal Environment Plan, which contains an example of landscape capacity of an ONL in Schedule 3 relating to the Matakana Island ONL (noting that this has only a fleeting reference to landscape capacity and the concept is to be applied quite differently to that in the PDP context).
126. While we appreciate the professional opinion of Mr Krüger, ultimately the PDP directs a consideration of landscape capacity within the schedules and, accordingly, the Council is required to include such a consideration as an integral component of the schedules.⁹⁰

Is the structure of the proposed schedules appropriate?

127. Expert conferencing and the resulting Joint Witness Statements have confirmed that the overall structure of the proposed schedule documents is appropriate; however, there remained two significant areas of expert disagreement over terminology – that is: whether the use of the word “*important*” is required as a heading for the identified values; and whether the section that is titled “*summary of landscape values*” should be titled “*key landscape values*”.
128. In addition to these two issues, there was some disagreement amongst experts regarding the recording of landscape values due to the confusion between negative and neutral attributes, and key values.⁹¹ Ms Lucas was strongly of the view that the inclusion of selected neutral and negative attributes is unhelpful.⁹² She cited the example of “*identified pests*” as an example of a negative attribute, expressing concern that this may invite applicants to offer ways to address pest problems to gain development consent. As a solution, she proposed a “*traffic light*” rating to clarify but not “*clutter*” the PA schedules.
129. In her Reply evidence, Ms Gilbert addressed the references to neutral and negative landscape attributes and values, and suggested a number of refinements to the PA structure and the preambles to assist Plan users,⁹³ which we respectfully adopt. We are satisfied that the proposed amendments adequately address the issues raised by Ms Lucas, in that the additional text to be inserted into the preambles will avoid any confusion that the positive attributes and values are landscape elements deserving of protection, and will also avoid the impression that

⁸⁹ Dated 18 October 2023, at para 1.8(d).

⁹⁰ Refer strategic policies 3.3.37-3.3.38 and 3.3.40-3.3.41.

⁹¹ As noted in the Joint Witness Statement of the landscape experts.

⁹² Evidence of Ms Lucas dated 6 November 2023 at 4.

⁹³ Reply evidence of Ms Gilbert at 3.3.

the PA schedules have locked in existing land uses, or promote the retention of negative landscape attributes and values.

Reference to identified attributes and values as “Important”

130. Ms Lucas, who was not part of the expert conferencing discussion, did not support inclusion of the word “*important*” being used in the titles for each identified value under each schedule, which she considered was “*inappropriate and unnecessary*”.⁹⁴ Ms Smetham agreed with the views of Ms Lucas in this respect.
131. Ms Gilbert⁹⁵, supported by Mr Head, did not agree with Ms Lucas and Ms Smetham about the suggestion to remove the word “*important*” from the structure of each schedule document.
132. We also note that PDP strategic policy 3.3.38(a) uses the word “*key*” when requiring the identification of “*...physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected*” for PAs with ONF and ONL considerations; and PDP strategic policy 3.3.41(b) also uses the word “*key*” when requiring the identification of “*physical, sensory and associative attributes that contribute to the landscape character and visual amenity val[u]es*” for PAs with RCL considerations.

Findings

133. While we acknowledge that the schedules do provide a synthesis of a wider body of information relating to landscape attributes and values, we do not agree with Ms Gilbert that it is necessary to include the word “*important*” in the topic headings of the schedules. There is also a current anomaly in the schedules where the mana whenua values are not predicated on such a title, which we understand followed a request from Auhaka prior to notification of the Variation.
134. As such, we recommend that each schedule be amended to remove the “*important*” references from each of the value headings. We have also suggested additional text within the preambles which highlights the fact that there could well be additional values beyond those stated, with these comprising the “*key*” attributes and values of each identified PA.

“Summary of landscape values” or “key landscape values”?

135. Messrs Espie and Vivien and Ms Smetham prefer the use of the term “*key*” landscape values rather than the term “*summary*” within each schedule in the provision of an overview synopsis of all identified attributes and values. During expert conferencing an ‘exemplar’ alternative for one of the schedules (21.22.12 PA ONL Western Whakatipu Basin) was prepared by Mr Espie and Ms Smetham to test their thinking. In addition, under the “*key landscape values*” section of the schedules, the ‘exemplar’ alternative provided a greater description of physical values than was outlined in the notified version of the schedule being tested.

⁹⁴ Evidence of Ms Lucas dated 6 November 2023 at 7.

⁹⁵ Reply evidence of Ms Gilbert at 3.6 to 3.8.

136. Mr Brown, Ms Gilbert and Mr Head disagreed with this approach, recommending that “summary” is a more appropriate term than “key”.

137. Ms Gilbert prefers to keep the structure of the schedules as proposed,⁹⁶ noting that all physical values recorded in the schedules are important (i.e. these can’t be summarised because they are the foundation of the landscape values recorded under each schedule). Ms Gilbert clearly set out her reasoning for this preference in evidence stating:⁹⁷

“The PA Schedules also deliberately state in the ‘start’ of the Summary of Landscape Values that the summary draws from the “combined physical, associative and perceptual attributes and values” described in the preceding part of the PA Schedules (i.e. the more detailed explanation of Physical, Associative and Perceptual attributes and values in the main body of each PA Schedule).

In my opinion, these two aspects are critical to the correct interpretation of the PA Schedules by plan users. They signal the interrelationship between attributes and values and the importance of reading the PA Schedules as a whole, rather than simply focussing on the relatively brief Summary of Landscape Values which have been distilled down from the more complex description of landscape attributes and landscape values in the main body of the schedule.”

The above position is reiterated in Ms Gilbert’s Reply evidence.

Findings

138. While we understand and can appreciate the suggestions and evidence provided to us by Messrs Espie and Vivien and Ms Smetham, we have concluded that the current use of the word “summary” in this section of the schedules is preferable to the word “key”. We observe that the main body of the schedules contains the most relevant account of each PA’s important, or ‘key’, landscape attributes and values and that the summary is somewhat of a repeat of some of those ‘key’ attributes and values, albeit possibly an incomplete account. In relation to physical attributes and values, for example, this component of the landscape is unlikely to change over time and does not need to be summarised; rather, the main body of the schedule will provide the most assistance to plan users when considering the physical attributes and values of a landscape within the extent of a particular PA. We observe that, in many instances, it is the physical geographic attributes and values of a landscape that provide an important base from which to derive perceptual and associative values.

139. For completeness, we also deliberated as to whether the provision of a summary was necessary at all. On balance, we consider that the summaries, as proposed in each of the PA schedules, is helpful to plan users, noting also that there was no expert evidence that called for it to be excluded from the PA schedules entirely.

140. We therefore do not envisage any issues adopting the structure of the schedules proposed by the Council, and as has been agreed by most landscape experts during conferencing.

⁹⁶ Gilbert 13 October 2023 summary of evidence, paragraph 14.

⁹⁷ Gilbert EIC, 11 August 2023, paragraphs 6.17-6.18.

Is the content of the proposed preambles helpful and appropriate?

Application - reference to Exception Zones

141. The version of the proposed preambles text that accompanied the Council's Reply submissions and evidence included the following explanatory text as to how the schedules will apply:

2. Application

2.1 *The PA schedules have been prepared to reflect that the PA mapping extends beyond the Rural Zone. The application of the PA Schedules to resource consents is as follows:*

2.1.1 *The PA Schedules apply to any proposal requiring resource consent for a restricted discretionary, discretionary or non-complying activity [Refer to Strategic Policy 3.3.46] in the Rural Zone, including the Rural Industrial Sub Zone, but not the Ski Area Sub Zone (see 2.1.2 below).*

2.1.2 *The PA Schedules do not apply to proposals requiring resource consent in any other zone, including Exception Zones [Refer to Chapter 3 part 3.1B.5(a)]. They may inform landscape assessments for proposals involving any land within a PA but are not required to be considered.*

2.2 *The PA Schedules will be used where relevant for any plan development proposal.*

142. We note that there was some disagreement in the Joint Witness Statements (by Messrs Devlin and Espie) over the applicability of the schedules to land within a PA that is not zoned Rural. Ms Gilbert and Mr Head responded to these issues in their evidence as part of the Council's Reply, as did Ms Evans. For example, we note that with regard to land within a PA that is zoned 'Open Space', Ms Evans confirmed that while this land is not an Exception Zone, as it is not listed in 3.1B.5 a. of the PDP, it nonetheless follows:⁹⁸

"... that the PA Schedules are not directly relevant to proposals in the Open Space Zone (see section 2 of the Preamble), but like other non-Rural Zones, the PA Schedules may be referred to for proposals within the Open Space Zone (however this is not mandatory)."

143. Ms Evans's approach above, which is consistent with the relevant strategic objectives and policies of Chapter 3 of the PDP that direct the preparation of landscape schedules for land within the Rural Zone only, also logically extends to other non-Rural zoned land that falls within a PA (but is not listed as an Exception Zone in 3.1B.5 a), including other PDP Special Zones (Chapter 45, Gibbston Valley Resort Zone and Chapter 46, Rural Visitor Zone) and Operative Plan Special Zones, including Mount Cardrona Station and Northlake.

144. In response to questions that we raised regarding the Rural Visitor Zone (RVZ) (which includes land that is part of the rural environment and part of the same landscape within the relevant PA) around how the schedules would apply to development proposals in that zone, on Day 2 of the hearing Mr Wakefield provided us with a very helpful explanation of how the RVZ provisions have been developed. Essentially, as we understand it, the RVZ Chapter 46 provisions, which

⁹⁸ Reply evidence of Ms Evans at 3.29.

apply to very small parcels of land, are quite different by design to those of the Rural Zone, in that they provide for a closely defined set of activities and the requirement to identify landscape sensitivity areas with limits on the bulk and scale of buildings. As such, the RVZ provisions ‘self-regulate’ and capture and give effect to the strategic direction of Chapter 3, including fundamental protection of landscape values, such that the RVZ does not need to be listed as an Exception Zone in in 3.1B.5 a). Having said this, Mr Wakefield acknowledged that the schedules could still helpfully be referenced to assist with the preparation of assessments of landscape effects for proposals requiring resource consent.

145. In our view the wording in the preambles, and in particular 2.1.1 and 2.1.2, is now sufficiently clear. We agree with Ms Evans that attempting to list all of the zones that the PA schedules *do not* apply to is neither efficient nor necessary, and may lead to unintended consequences.
146. We note that Ms Lucas challenged the inclusion of the wording of 2.1.2 of the preambles and suggested the deletion of the words “*but are not required to be considered*”. While we agree that these words are prima facie superfluous, we do not accept that they are confusing. We are mindful that this wording was agreed by those experts that attended the expert conferencing, as recorded in the Planning Joint Witness Statement and, accordingly, are comfortable with the weight of evidence in this respect.
147. Mr Giddens considered it desirable to make it absolutely clear in the preamble text as to how the Exception Zones are to be administered. Mr Ferguson also suggested further changes to strengthen an understanding for plan users as to how the “*landscape capacity*” ratings within each schedule were to be administered,⁹⁹ having a clear reference back to strategic policy 3.3.46,¹⁰⁰ and with reference to the Exception Zones listed in 3.1B.5 a.¹⁰¹
148. Mr Gardner-Hopkins suggested to us that the Exception Zones should be removed from the PA mapped areas in their entirety; however, for the reasons set out earlier in this decision around scope, we do not consider this to be a course of action that is open to us, instead preferring to utilise the preamble text to explain how the schedules are to be administered for Exception Zones.
149. In her Reply evidence, Ms Evans provided a well-considered response to the remaining matters raised by submitters,¹⁰² and suggested further changes to the preambles (as reflected in the above extract), to assist in making it clear as to how the schedules are to be applied to the Exception Zones. We are grateful for the time and effort by the Council team in reviewing and, where appropriate, adjusting the wording of the preambles in response to submitter concerns, which has improved the clarity of the preambles and PA schedules.¹⁰³
150. Having had regard to the issues raised by submitters and the Council’s subsequent detailed and considered responses, we record that we are generally comfortable with the wording of the

⁹⁹ Ferguson summary evidence, para 20.

¹⁰⁰ Ferguson summary evidence, para 15.

¹⁰¹ Ferguson summary evidence, paras 17-20.

¹⁰² Evans reply evidence from para 3.2.

¹⁰³ As set out in Ms Evans’s Reply evidence at 3.30 to 3.31.

preambles included within the Council’s Reply submissions and evidence (subject to our further discussion below). Our recommendation, therefore, is that the content of the preambles is now very clear, noting that the wording has been considerably strengthened through various inputs during expert conferencing and through changes that have been made throughout the hearing process in response to evidence and submissions.

Landscape capacity descriptions

151. At the hearing, Mr Ferguson expressed a view that the landscape capacity descriptions may be straying into policy, for example by touching on landscape outcomes, or requirements for enhancement.¹⁰⁴ He cited the landscape capacity description for rural living in the West Wānaka schedule as an example.
152. Ms Evans addressed this issue in her reply evidence.¹⁰⁵ She explained her understanding that the qualifying comments in the landscape capacity descriptions are intended to provide the *context* in which each activity may be appropriate, at a PA scale, to provide helpful guidance to plan users. The descriptions are based on a review of the characteristics of the existing environment, including consents for development within each PA. Were these comments to be removed, in her opinion the landscape capacity ratings would lose this context, and the PA schedules would effectively provide a rating only. Ms Evans considered that the latter approach could lead to potential risks, including that of being more determinative, which is inconsistent with the role of the PA schedules and the landscape capacity descriptions to provide high level guidance. Further, if the qualifying comments were not included, the landscape capacity ratings may need to become more restrictive to reduce the risk of inappropriate activities being established.
153. Having considered the evidence, we agree with Ms Evans that it is important to find a balance between providing useful context for the landscape capacity ratings, so that the schedules guide the type of activity that may be appropriate, and providing a more “*blunt*” rating. We accept her advice that assessing landscape capacity naturally includes consideration of the context in which an activity may be appropriate.
154. We are cognisant that there is no express direction in Chapter 3 to provide qualifying comments when providing “*the record of the related landscape capacity*” required by strategic policies 3.3.38 and 3.3.41. We accept Ms Evans’s evidence that when considered against the definition of landscape capacity in 3.1B.5 b., a record of landscape capacity should provide some guidance as to when the ‘threshold’ is reached such that identified landscape values could be compromised. We note that the recommended qualifying comments are intended to work in a similar way, although they describe potentially appropriate activities that would not compromise landscape values.

¹⁰⁴ Summary Statement of Mr Ferguson presented at the hearing, at 21 to 28.

¹⁰⁵ Reply evidence of Ms Evans at 4.1 to 4.6.

155. For the reasons set out above, we are comfortable that the landscape capacity ratings in the Reply version of the preambles, subject to our further amendments below, strike an appropriate balance without straying into policy.
156. The majority of issues concerning the structure of the proposed landscape capacity terms and associated descriptions was agreed during expert conferencing, including the significant change to amend an earlier “no capacity” rating, which we note Mr Gardner-Hopkins likened to an “avoid type directive”, to “extremely limited to no capacity”. There were, however, a few continuing concerns expressed by submitters over the wording of the rating scale descriptions, primarily associated with the “extremely limited to no capacity” rating.
157. In their legal submissions, Anderson Lloyd (representing a number of submitters),¹⁰⁶ as well as Messrs Bentley and Farrell who provided similar sentiments in their respective evidence, suggested to us that:
- “... there may be 'exceptions where occasional, unique, or discrete development protects identified landscape values' is contrary to the intended nature of the schedules as a 'starting point' which does not preclude future site-specific assessment of case-by case proposals” and that changes since expert conferencing may have “the effect of undermining or unravelling other agreements reached through schedule-specific joint witness statements, in particular where those were agreed to...”*
158. Having considered the evidence in relation to the proposed wording of the preambles, we prefer the Reply evidence of Ms Gilbert,¹⁰⁷ as set out at paragraphs 4.8 to 4.11, supported by the submissions and evidence on behalf of the Upper Clutha Environmental Society, which we respectfully adopt. That said, and without taking away the thrust of the descriptions or making any wholesale amendments,¹⁰⁸ which we are generally comfortable with, we recommend making the following ‘wordsmithing’ changes in relation to how landscape capacity is described at paragraphs 4.5 of each of Schedule 21.22 and 21.23:

4.5 For the purposes of the PA Schedules, landscape capacity is described using the following five terms:

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

Limited landscape capacity: typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a small-limited amount of sensitively located and designed development is unlikely to materially compromise the identified landscape values.

Very limited landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate

¹⁰⁶ Anderson Lloyd legal submissions, dated 7 November 2023, at para 4(c)-(d).

¹⁰⁷ Reply evidence of Ms Gilbert dated 15 December 2023 at 4.4 – 4.11.

¹⁰⁸ Mr Wakefield for the Council cautioned us against this temptation primarily because there might be unintended consequences that could run counter to the agreements reached during expert conferencing.

development of this type without material compromise of its identified landscape values, and where only a very ~~small~~limited amount of sensitively located and designed development is likely to be appropriate.

Extremely limited landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely ~~small~~limited amount of very sensitively located and designed development is likely to be appropriate.

Extremely limited or no capacity: typically this corresponds to a situation in which the landscape is extremely close to, or already at, capacity to accommodate development of this type without material compromise of its identified landscape values, and where ~~only either no, or~~ an extremely ~~small~~limited amount of ~~extremely~~very sensitively located and designed development is likely to be appropriate.

159. In our view, these suggested minor changes are more consistent with the structure of the rating scale, and will aid in providing clarity to the users of the PA schedules, particularly as between the very slight differences of scale in the capacity ratings.

Other Areas of Disagreement between the Experts with regard to the wording of the Preambles

“Estimates an Unknown Future”

160. The Upper Clutha Environmental Society disagreed with inclusion of the phrase “*estimates and unknown future*” in the preambles (which followed expert conferencing), noting that the Council landscape experts also view these words as superfluous, as outlined at paragraph 17 of the planning and landscape experts joint witness statement. Ms Lucas considered that inclusion of the wording may potentially weaken the landscape schedules, and that it should be excluded. Ms Gilbert referenced *Te Tangi a te Manu*, which highlights landscape assessment as being an inexact science. Her preference was to rely on the definition of landscape capacity under Chapter 3 of the PDP, which she considered to be sufficient without the addition of the wording. Mr Bentley also discussed this matter at paragraphs 47 to 50 of his evidence, quoting *Te Tangi a te Manu* (at paragraph 5.49) that an evaluation of (landscape) capacity is ‘*necessarily imprecise because they estimate a future.*’
161. We acknowledge that the majority of planning and landscape witnesses were in agreement that the wording should remain, and that the Council landscape experts noted in the joint witness statement that the inclusion of the wording does not detract from their overall level of comfort with the preambles. However, we have determined that the wording is superfluous and unnecessary, particularly given the monitoring requirements of the Plan in relation to cumulative effects of development over time on the landscape and the specific definition of ‘Landscape Capacity’ at 3.1B.5 of the PDP, which is very clear and could potentially be weakened by the inclusion of these words in the preambles. We have therefore recommended that these words be deleted from paragraphs 4.4 of each schedule.

“Reasonably difficult to see”

162. In her Reply submissions,¹⁰⁹ Ms Gilbert advised that having reflected on the issue, she considered the proposed terminology in Schedule 21.22.21 West Wānaka PA ONL of *“barely discernible”* could lead to some confusion for Plan users and that it should be amended to *“reasonably difficult to see”*. She noted that the *“reasonably difficult to see”* terminology is used in the PDP in policy 6.3.3.1(b) for ONFs and ONLs, and it also appears in the ODP District wide issues 3(a)(iii) and 5(a)(iii). As such, the long-established use of this terminology means that it is generally well understood by plan users. Mr Head also supported amending the wording contained in Schedule 21.22.21 to *“reasonably difficult to see”*.
163. Mr Krüger expressed a preference for the term *“extremely difficult to see”*, which he considered to be the established test. However, we can find no supporting evidence for this opinion. Accordingly, we prefer Ms Gilbert’s evidence and accept her proposed amendment to Schedule 21.22.21.

Activities and Definitions

164. The Joint Witness Statement records the acknowledgement of the experts in attendance that the list of activities in the Preambles is as specified in strategic policies 3.3.38 and 3.3.41, that this list is not exclusive, and that there may be other activities proposed within the PAs that fall outside the listed activities. It was noted that: *“We understand that such proposals will be assessed within the context of the relevant PA, and that a landscape capacity assessment will need to be undertaken against the site-specific landscape that the proposal may sit in.”*
165. Ms Evans comprehensively discussed the listed activities and definitions that remained in issue in her Reply evidence.
166. With regard to the list of activities, we accept Ms Evans’s advice,¹¹⁰ and do not propose to add any further activities to the list of activities specified in the relevant policies. We agree that it is not efficient to list every similarly consented activity with the PAs, such as distilleries, and that a landscape capacity assessment is not necessary for all potential activities, particularly as non-listed activities will almost certainly require a site-specific assessment during the consenting stage.
167. We comment on specific matters as follows:

Earthworks

168. In response to suggestions in evidence from Mr Greaves, the *“earthworks”* activity descriptions in various schedules have been amended in the Council’s Reply version to be more explicit when differentiating between different types of earthworks activities, including in relation to tracks and trails for mountain biking (as discussed further below). We note that Ms Evans acknowledged that earthworks for tracks and trails would be a consenting trigger that highlights

¹⁰⁹ Reply evidence of Ms Gilbert dated 15 December 2023 at 3.14 to 3.17.

¹¹⁰ Reply evidence of Ms Evans at 5.19 and 5.20.

the need for landscape consideration. We also acknowledge that the submissions from the Queenstown Mountain Bike Club, Bike Wānaka and the Upper Clutha Tracks Trust highlighted this issue as potentially lacking the necessary clarity without further refinement. We recommend a slight further change to these references (as suggested by Mr Greaves) by amending any references to “downhill” mountain bike trails, to “downhill/gravity” mountain bike trails.

Tracks and Trails

169. The Council acknowledged in their Reply legal submissions that there was a degree of inconsistency with the approach to tracks and trails the schedules.¹¹¹ To provide clarity, Ms Gilbert and Mr Head recommended amendments to the PA schedules so that:¹¹²

- (a) Tracks and trails are referenced under the ‘earthworks’ capacity subheading only, and not under ‘transport infrastructure’; and
- (b) the terminology used refers to tracks and trails for recreational use throughout all PA schedules.

Ms Gilbert and Mr Head suggested that these changes would assist to provide greater clarity for plan users and avoid confusion.

170. We agree with Council that including tracks and trails under the “earthworks” subheading is appropriate, given that resource consent for tracks and trails will more often be required in the Rural Zone where earthworks standards are infringed. We also accept Council’s advice that the creation of a new definition for recreational tracks and trails was not necessary, given that the PA schedules are intended to provide high level guidance. We also accept the updated wording of the schedules in relation the landscape capacity of ‘earthworks’ for tracks and trails, as suggested by Ms Gilbert (at paragraph 3.22 of her evidence in reply).

Rural living, Farm dwellings and Workers Accommodation

171. We note that “*Rural Living*” has the same meaning as ‘Rural Living’ in Chapter 3 section 3.1B.5 d, which is cross-referenced in the preambles. Importantly, the definition *excludes* residential development for farming or other rural production activities, which correspondingly falls to be assessed on a case-by case basis in order to determine the relevant values/character of the landscape, and the related landscape capacity.

172. Mr Devlin raised concern with what he termed a potential gap, in that the PA schedules do not list capacity for farmhouses. In Ms Evans’s view, farm dwellings were not included in the list of activities in strategic policy 3.3.38 as they were not known to be creating particular development pressure at the time the list of PAs was developed. She further noted that there is no change to the consenting pathway for farmhouses (or any other non-listed activity) and that landscape capacity for this type of activity will continue to be assessed on a case-by-case basis, which she considered to be an appropriate pathway.

¹¹¹ Reply Legal Submissions of Council at 11.2.

¹¹² Reply Legal Submissions of Council at 11.2 – 11.5.

173. While we acknowledge Ms Evans’s evidence in this respect,¹¹³ we consider the exclusion of farm dwellings (which are often difficult to practically distinguish from residential development in the rural zones generally) from both the definition of Rural Living and/or the landscape capacity analysis to be problematic. We are mindful that at the hearing, Mr Haworth considered rural living, which he described as “*the real problem*”, to be the main contributor to inappropriate development pressure in ONFs, ONLs and RCLs. His views were indirectly supported by several submitters concerned that no provision had been made in the schedules for farm dwellings associated with family succession.¹¹⁴ It seems plain to us that this will continue to be an area of ongoing tension (and development pressure) that should be addressed comprehensively in the PDP and in the schedules. Accordingly, we suggest that the exclusion of residential development for farming or other rural production activities from the definition of Rural Living in Chapter 3, and potentially from the PA schedule of listed activities, be subject to review at the first available opportunity under the Chapter 3 monitoring provisions.
174. The challenge of providing accommodation for farm workers was also raised as an issue by several submitters. Ms Evans advised that workers’ accommodation is not defined in the PDP and is generally treated as a residential activity in the PDP for consenting purposes. She was of the view that a proposal specific assessment will be required regardless of whether or not the activity is listed (as it triggers a discretionary activity consent status), and that including landscape capacity for this type of activity is therefore not required. In her view, a proposal specific assessment is appropriate, as the form and scale of this type of accommodation could vary from a standard dwelling to a scale of building that houses a number of individual workers, with potential landscape effects varying accordingly. We accept Ms Evans’s evidence on this point.¹¹⁵

Tourism related activities

175. As recorded in the planning and landscape joint witness statement that was produced following expert conferencing, Ms Shepherd and Mr Farrell retained a degree of uncomfortableness with the term “*tourism related activities*” being listed in the schedules (as part of the wider description of “*visitor accommodation and tourism related activities*”) as an activity for which landscape capacity was to be determined. Both these planning witnesses were of the opinion that the term “*resort*” would be more appropriate because this term is defined within Chapter 2 of the PDP whereas “*tourism related activities*” is not. We were informed by the Council planning and landscape witnesses that, in preparing the schedules when considering this matter, they had in their minds that this activity was indeed akin to the “*resort*” definition. However, strategic policies 3.3.38 and 3.3.41 specifically refer to “*visitor accommodation and tourism related activities*” and the Council has chosen not to amend this reference. Mr Farrell suggested that this option would be open to the Council and that there was no reason, in his mind, as to why this change could not occur.

¹¹³ Reply evidence of Ms Evans at 5.7 – 5.12.

¹¹⁴ In particular, various landowners in the 21.23.5 Maungawera Valley RCL PA.

¹¹⁵ Ibid.

176. In response to this issue, the Council have included a clarification within the preambles of the schedules, under the heading “*Meaning of activities for the purpose of the PA Schedules*”, to specify that “*tourism related activities: has the same meaning as Resort in Chapter 2.*” We understand that Ms Shepherd and Mr Farrell were comfortable with this pragmatic approach and that no areas of disagreement remain for us to make any determination over. As such, we confirm our agreement with the way in which the preambles and schedules address this issue.

Intensive agriculture

177. An issue arose in response to a matter highlighted in the planning and landscape Joint Witness Statement following expert conferencing (at paragraph 18 of that statement), which recorded a discussion around the definition of activities listed in the preambles where there is an indirect definition elsewhere in the PDP (for example, within Chapter 2).

178. The Panel questioned whether the term “*Intensive agriculture*” in the schedules, which has the same meaning as Factory Farming in Chapter 2 of the PDP, required further clarification. This definition did not appear to correlate comfortably with our understanding of an intensive agricultural activity, which may, for example, utilise pivot irrigators (being a permitted activity in the Rural Zone). We were not assisted greatly in resolving this issue by the Council’s Reply evidence, which suggested that the term “*factory farming*” could be added to the landscape capacity descriptions under the “*intensive agriculture*” heading.¹¹⁶ The Joint Witness Statement did not assist us either, recording that “*we accept that, while not ideal, these are the best available [definitions], given the activities prescribed in Policy 3.3.38 and Policy 3.3.41.*”

179. We are therefore unable to resolve this issue, as we have no submissions or evidence before us that gives us scope to do so, and we simply record in this recommendation our remaining discomfort with this definition. We suggest that the definition of “*intensive agriculture*” be reviewed in conjunction with the monitoring review required by strategic policies 3.3.47 and 3.3.48.

Renewable energy

180. The issue of how renewable energy as an activity was to be addressed in the schedules was highlighted during the hearing with representatives of Submitter #96 (Treespace No.1 Limited), as we were told that they may have plans for a small scale renewable energy (solar) generation activity on their property, which is within the Central Wakatipu Basin PA. Messrs Freeman (planning) and Skelton (landscape) suggested that the description of “*renewable energy generation*” within the preambles to the schedules should include reference to “*small-scale community scale*” schemes, which they considered to comprise a scheme that supplies 100 or less residential dwellings.

181. In reply, Ms Gilbert¹¹⁷ cautioned against including such specificity in the schedules because that would suggest a level of certainty around a defined scale of renewable energy activity (which

¹¹⁶ Evans Reply evidence, para 3.35.

¹¹⁷ Gilbert Reply evidence at para 3.19.

may include wind turbines, hydro, or solar panel installation). Ms Gilbert also noted that there is a tension between such infrastructure and landscape values, such that the Council would be unwise to signal a comfort with renewable energy generation activity at a particular scale, when the appropriateness of such an activity would need to be assessed on a case-by-case basis through the resource consenting process.

182. In short, we share Ms Gilbert’s concerns and do not accept the submitter’s evidence that the schedules should be amended as suggested by Mr Freeman. We note that the schedules appropriately reference the definition of Renewable Energy Generation under Chapter 2 of the PDP. The National Policy Statement for Renewable Electricity Generation 2011 includes direction (at Policy F) for provision for small and community-scale renewable electricity generation activities to be incorporated into regional policy statements and regional and district plans. Were we to agree with the suggestion of Mr Freeman, that would be akin to *‘putting the cart before the horse’* when the PDP has not comprehensively addressed this issue at this point in time. If the Council were to do so, that would be the time to debate the appropriateness of such activities for inclusion within the Plan, including whether specific provisions were required to mitigate adverse effects on identified landscape values, for example.

Forestry

183. The term *“Forestry”* in the list of activities for the purpose of the PA schedules has the same definition as *“Forestry Activity”* in Chapter 2 of the PDP:

“Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha in area.

Plantation Forestry is as defined by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017.”

184. Several submitters, and the Panel members, expressed concern that the definition adopted in schedules may inadvertently constrain other forms of ‘forestry’, such as indigenous forest cover for carbon farming. This matter was comprehensively addressed by Ms Evans in her Reply evidence.¹¹⁸ She noted that the schedules do not seek to change the PDP approach, including the activity status for forestry or indigenous forest cover, or carbon farming. While the presence of existing production forestry is acknowledged as an attribute in several schedules (such as 21.22.22 Dublin Bay ONL), in general the capacity descriptions focus on exotic forestry and remain silent on other forestry activities, including carbon farming. While she did not consider the PA schedules to be constraining on indigenous forestry, Ms Evans noted that the PDP does not seek to specifically manage carbon/native forests in Chapter 21 or Chapter 23. As a result, this activity could potentially default to non-complying status in the Rural zone.

185. Miss Evans also reviewed the implications for the Variation arising from the new National Environmental Standard for Commercial Forestry, which replaces the previous National Environmental Standard for Plantation Forestry. She noted that the key difference is that the NES-CF also manages effects from carbon forestry, whether the NES-PF did not. In her opinion,

¹¹⁸ Reply evidence of Ms Evans at 5.15 to 5.18.

there is nothing in the NES-CF that presents any inconsistency issues for the PA schedules, noting that the schedules are a “descriptive” tool rather than a management regime.

186. Although we are prepared to accept Ms Evans's advice in relation to the definition of forestry for the purposes of the schedules at this juncture, we suggest that this definition be reviewed at the first available monitoring opportunity, in order that emerging forms of ‘forestry’ land use, such as both exotic and indigenous carbon farming (as addressed in the NES-CF), are accommodated within the PA schedules, and indeed the PDP, as appropriate.
187. Within the above context we have considered the submission of Te Arawhiti in relation to Schedule 21.22.22 Dublin Bay ONL. Te Arawhiti sought to amend the capacity rating for forestry to add the words “*establishing new*” in relation to exotic forestry. We consider this amendment to be appropriate within the context of the existing land use pattern and as an aid to clarity, and have amended the landscape capacity rating accordingly.

Are the contents of each specific schedule appropriate or are further changes required?

188. We note that the content of each specific schedule was mostly resolved through expert conferencing. However, as noted above, not all experts attended conferencing and, as such, any remaining matters of disagreement over the content of the schedules was addressed via evidence and summary statements.
189. As signalled in the above discussions, we recommend making the following amendments to each of the schedules:
 - (a) Amending the titles of each schedule to remove the ONL, ONF or RCL terms and including, where relevant, reference to these terms within the introductory “*General Description of the Area*” text for each schedule and throughout each schedule generally.
 - (b) Deleting the word “important” from the titles for each attribute and value under each schedule and various consequential amendments, including deletion of the footnote explaining why the word “important” was not included for mana whenua related attributes and values.
 - (c) Amending the spelling of “discrete” to “discreet” where this term was used.
 - (d) Amending references to “downhill”, to “downhill / gravity” mountain bike trails within the Central Whakatipu Basin PA (21.22.15).
 - (e) Updating the schedules to correct minor errors noted in the Council’s memorandum dated 15 February 2024, accompanying receipt of Council’s Reply version of the accept/reject recommendations spreadsheet, which stated:
“...upon updating spreadsheet, we came across several errors in the s42A version ... and additionally please note the below formatting clarifications:

- *In the tracked reply version of 21.23.2 Holiday Road / Corbridge, there should be underline at Landscape Capacity section i. to show the amendment made in response to OS77.5.*
- *In the clean reply version of 21.22.1 Peninsula Hill, there is a residual struck through 'or' at Landscape Capacity section ix. that should have been removed."*

190. In addition, for specific schedules, we suggest the following recommended changes:

- (a) Removal of the reference to *"a distillery"* from the Victoria Flats PA (21.22.17) schedule because we understand that the relevant consent for that activity has now lapsed (as agreed in the joint witness statement discussion in relation to this schedule); and adding in reference to the *"Queenstown Trail"* at paragraph 28 of this schedule.
- (b) Addition of the words *"...establishing new..."* before the words *"...exotic forestry"* under the *"Forestry"* landscape capacity activity for the Dublin Bay PA (21.22.22), at the suggestion of Ms Pull for Ngāi Tahu and for the reasons set out earlier in our Report under the Forestry heading.
- (c) Amendments to the descriptions (paragraphs 11, 31, 33, 34 and 44) and capacity rating for rural industrial activity (from very limited to extremely limited) for the Church Road – Shortcut Road PA (21.23.4), alongside the addition of the words *"...and includes appropriately scaled buildings"* to the landscape capacity description for rural industrial activity. We have recommended these changes as a result of our review of the resource consent decisions for the existing building developments on the eastern side of Church Road, which appear not to have addressed landscape values to the degree or with a level of rigor that might be expected in a RCL.

191. We have not made changes to the Kawarau River PA (21.22.9) schedule or the Northern Remarkables PA (21.22.14) landscape capacity descriptions and ratings, as recommended by Mr Brown for Queenstown Park Limited. While we received no evidence in reply from the Council on these suggested amendments, we have determined that these relatively wholesale changes would bring a degree of unnecessary specificity to the schedules. The detailed descriptions may well be helpful; however, these are likely better suited for inclusion within an assessment of landscape effects that might accompany an application for resource consent.

192. We have also not made changes to the Cardrona Valley PA (21.22.18) schedule to include specific reference to the Cardrona Distillery as a rural industrial activity (at the suggestion of Mr Espie) because we agree with the evidence in reply by Mr Head and Ms Evans that should a specific assessment of any future expansion of the distillery activity be sought, the appropriate avenue to address potential effects on landscape values is through the resource consent process.

193. We record that we have also considered the submissions of several other parties in relation to changes requested to the landscape capacity ratings for particular schedules;¹¹⁹ however, in all

¹¹⁹ Including the Morven Hill PA and the Ferry Hill PA.

such instances we have concluded that there is insufficient expert evidence on which to base a very fine-grained finding that goes against the recommendations of the Council's experts.

Will the schedules be 'fit for purpose' and meet the PDP and Court's intended purpose?

194. As discussed in detail above, and set out in the preambles at 1.2, the purpose of the PA schedules is to assist with the identification of the landscape values and related landscape capacity to provide guidance with respect to landscape-related policy outcomes in the PDP.¹²⁰ The schedules contain both factual information and evaluative content designed to inform plan development and plan implementation processes, and to assist with technical landscape assessment.
195. One of the most significant areas of contention, addressed in evidence and during the hearing, was whether the PA schedules, which have been prepared at a 'high level', will achieve the purpose envisaged by the Court as subsequently codified in the relevant Chapter 3 strategic objectives and policies. The majority of landscape architects agreed at expert conferencing, as recorded in the Landscape Joint Witness Statement, that as the schedules have been prepared at a broad scale PA level, they represent a high-level description and assessment and that any proposed project will be "set at a smaller scale" within the PA. Accordingly, each proposed project will require a specific landscape assessment that identifies how the project sits within the PA, which attributes and values of the PA are relevant to the project, and an assessment against those values. While this approach to preparation of the schedules has been criticised by some submitters and a minority of landscape architects and planners, we are satisfied for the reasons given previously that it is both a reasonable and pragmatic approach to fulfilling the directions contained in strategic policy 3.3.42, and that the resulting content will achieve the intended purpose.
196. Although the *primary* users of the PA schedules are anticipated to be landscape architects and planners assisting applicants and decision makers in relation to plan implementation, as discussed previously the schedules will be read and used by a much wider range of plan users, including lawyers, landowners and the public more generally, including developers and community organisations such as the Upper Clutha Environmental Society.
197. We note that the two preambles, which describe the role, purpose in general approach of the PA schedules, are instrumental in assisting plan users to apply the schedules. As the preambles are intended to provide guidance, the key concern has been to ensure that they are as certain and as easily understandable (by all users) as possible. In terms of process, the preambles were subject to expert conferencing, as a result of which they were generally agreed to be appropriate. However, throughout the course of the evidence exchange and hearing, amendments have been made by Council to assist with clarity as follows:
- (a) Due to the PA scale of the landscape assessment underpinning the schedules, acknowledgement that a finer-grain, location-specific assessment of landscape attributes

¹²⁰ Reply evidence of Ms Gilbert at 3.1.

and values will typically be required for plan development or plan implementation purposes, including resource consent applications.

- (b) To clarify that as a result of more fine-grained site-specific assessments, other proposal or location-specific landscape values may be identified that do not exist, or have not been identified, at PA scale.
 - (c) An explanation that the capacity ratings and associated descriptions are based on an assessment of each PA as a whole, and are not intended to describe the relevant capacity of specific sites within a PA.
 - (d) As the PA schedules represent a point in time, they are not intended to provide a complete, or fixed description, of values or landscape capacity.
198. For the reasons explained above, we are comfortable that the PA schedules strike an appropriate balance between the necessary technical concepts and content, and ease of readability. The hearing process has assisted enormously with achieving this outcome, and we are very grateful for the participation of all parties in this respect.
199. One final matter related to ‘fitness for purpose’ that came to our attention during hearing was whether there is a risk that the schedules, as drafted, might have the effect of “locking in” present activities (those specified in Chapter 3), based on what is relevant at the present point in time. We questioned how the schedules could be “future-proofed” to provide for activities that are not currently specifically listed or provided for (such as carbon farming; alternative proteins, which may have infrastructure requirements that require consent; and renewable energy generation) but that potentially should, at some future date, be appropriately included. From the evidence and submissions, it appears highly likely that there will be development pressure in some PAs (particularly RCLs) for these kinds of activities in the future, to varying degrees.
200. Miss Evans helpfully addressed this issue in her Reply evidence.¹²¹ She observed that the PA schedules are drafted “at a point in time” and that they are not intended to be “fixed” in any way. This has been made clear in the preambles, and strengthened through an amendment in the Reply version that notes that the references to existing attributes are not intended to lock in existing land uses (section 3.4). She also noted that the plan contains several strategic policies (3.2.1.8 and 3.3.21) that enable existing farming activities and evolving forms of agricultural land use, and which provide for diversification of land use beyond traditional activities, including farming, provided that the policy direction to protect (for ONF/ONLs) or maintain/enhance (RCLs) is met.
201. In Ms Evans’s view, the collective effect of Chapter 3 is that it does anticipate some appropriate change, and sets out policy guidance on how that change should occur in terms of outcomes. Importantly, the monitoring requirements set out in strategic policies 3.3.47 and 3.3.48 also anticipate change, and have been included as a means to assess whether the provisions of

¹²¹ Reply evidence of Ms Evans at 5.3 to 5.6.

Chapters 3, 4, 6 and 21 are being implemented successfully for a non-specific range of activities. Finally, Ms Evans observed that it is not the role of the PA schedules to constrain or regulate development, as they are intended to be a tool to assist with processing applications.

202. In general, we accept Ms Evans’s evidence on this issue. That said, we are of the view that for the schedules to remain an effective and efficient tool in the longer term, the Council will need to implement a regular monitoring programme to ensure that any material changes that might be required, particularly in response to cumulative development, or to include future relevant activities that may create development pressure, are given effect to. Otherwise there is a risk that the schedules, and in particular the landscape capacity assessments, will become irrelevant over time.
203. In terms of s 32AA of the RMA, we accept Ms Evans’s advice that the additional changes recommended in the Council's reply improve effectiveness with respect to implementation of the PA schedules, efficiency in terms of how they apply within the wider PDP context and, overall, ensure the PA schedules better achieve the strategic objectives and policies of Chapter 3 of the PDP.¹²²

Conclusions and recommendations

204. We have reached a similar finding to that of the Council’s reporting officers and legal counsel, which is set out succinctly by Ms Evans’ reply evidence and which states that the Variation, as amended through this hearing process:¹²³
- “... will achieve the relevant strategic objectives and policies of the PDP, and are the most appropriate to achieve the objective of the Variation and purpose of the RMA.”*
205. While we have made additional minor changes to the content of the proposed preambles and schedules, as set out in the above discussion, these changes have not fundamentally altered the scheme and intention of the schedules proposed in the Council’s Reply evidence.
206. We note from Ms Evans’ Reply evidence that an administrative task will still need to be undertaken to amend the labels for the PA mapping to ensure that these match the PA titles listed in strategic policies 3.3.36 and 3.3.39, and to match the schedule titles.¹²⁴
- 207. We recommend that the Council adopt the version of the preambles and schedules attached to this report at Appendix 4, to be included in the PDP as Schedules 21.22 and 21.23.**
- 208. We recommend that Council implements a formal monitoring process as required by strategic policies 3.3.47 and 3.3.48, noting our specific immediate suggestions as set out above, to ensure that Schedules 21.22 and 21.23 remain efficient and effective in future years.** In this respect, it was acknowledged by all expert witnesses that landscape capacity will change over time as a result of the cumulative effects of subdivision, use and development. We have

¹²² Reply evidence of Ms Evans at 9.1.

¹²³ Evans, reply evidence, para 10.4.

¹²⁴ Ibid, para 7.4.

highlighted, in particular, the more immediate issues associated with the exclusion of residential development for farming or other rural production activities from the definition of Rural Living in Chapter 3, and the definitions of “forestry” and “intensive agriculture” for the purposes of the landscape capacity assessment.

209. We further recommend that the submission points on the Variation be accepted or rejected as set out within the spreadsheet attached as **Appendix 5** to this report.
210. Finally, we wish to express our thanks to the Council’s legal counsel and team of experts, and all submitters, their legal counsel and expert witnesses, particularly those that participated in the hearing, for your collaborative and constructive assistance, which has been greatly appreciated.

A handwritten signature in black ink, appearing to be 'Jane Taylor', written in a cursive style.

Jane Taylor
For the Commission

Appendix 1

Minute of Commissioners dated 30 August 2023

**QUEENSTOWN LAKES DISTRICT COUNCIL PROPOSED DISTRICT PLAN: PRIORITY AREA LANDSCAPE
SCHEDULES**

MINUTE OF COMMISSIONERS

30 August 2023

1. The Queenstown Lakes District Council (Council) has appointed a Hearing Panel, which comprises Commissioners Jane Taylor, Peter Kensington and Quentin Smith (the Commission), to hear all submissions and, after it has heard the submissions, to make recommendations on the Variation to the Proposed District Plan: Priority Area Landscape Schedules as to whether to accept or reject the submissions received and any amendments to the provisions of the Schedules.
2. The Council is then required to decide whether to accept or reject the Hearing Panel's recommendations.

Memorandum on behalf of Dr John Cossens dated 7th August 2023

3. A Memorandum on behalf of Dr John Cossens dated 7th August 2023 (the Memorandum) has been received by the Hearing Panel. The Memorandum challenges the appointment of Councillor and Deputy Mayor Smith ("Councillor Smith") to the Hearing Panel on the grounds of alleged "potential bias and conflict of interest". The grounds giving rise to the allegations of potential bias and conflict of interest, set out in paragraphs 4 to 11 of the Memorandum, relate to Councillor Smith's involvement as a member of the Queenstown Lakes District Council Planning and Strategy Committee and, in particular, his participation and voting record in relation to various motions concerning the process surrounding the landscape variation schedules.
4. At paragraph 27, the Memorandum seeks that Councillor Smith recuse himself from the role of commissioner, or alternatively that the Chair of the Hearing Panel, having considered the alleged facts as set out in the Memorandum, asks Councillor Smith to resign from his role.

Discussion

5. The Hearing Panel has carefully considered the allegations raised in the Memorandum by adopting the following approach:
 - (a) Consideration of the applicable legal principles and rules that apply to issues of bias or conflict of interest;
 - (b) The application of the principles to the alleged facts, as informed by our understanding following discussions with Councillor Smith and Council officers; and
 - (c) Any other relevant matters that have come to our attention as a result of our internal investigations.
6. The rules and expectations in relation to potential bias and conflict of interest, which includes predetermination, are governed by legislation, the common law, and general standards and expectations as applicable.

Legislative Framework

7. The Local Authorities (Members' Interests) Act 1968 ("the Act") applies to elected councillors and regulates *financial* interests. The Act essentially codifies the common law position that a councillor with

a financial interest is presumed to be biased as a result of that interest. Councillors are prohibited from discussing or voting on any matter in which they have a financial interest unless that interest is “in common with the public”. Whether an interest can be said to be “in common with the public” will depend on the nature of the interest; the size of the group affected and whether the group is large enough to comprise “the public”; and whether the interests of the councillor and the public are affected in a similar way. A councillor may apply to the Auditor General for an exemption from the financial interest rule, or alternatively a declaration that the rule does not apply in a specific circumstance.¹

8. It is also relevant that in the Resource Management Act 1991 context, the prohibition contained in the Act in relation to financial interests does not apply to the approval or review of a district plan; however, it does apply to a plan change or variation, and to the consideration of a resource consent application.²
9. As there have been no allegations, or indeed evidence, that Councillor Smith has any *financial interest* in the landscape variation schedules, or *any interest that is any greater than that of the public*, the provisions of the Act do not, prima facie, apply in this situation.

Applicable Principles of Common Law and General Standards and Expectations

10. The common law requires that all public decision making must be procedurally fair, including being free from the taint of bias and predetermination. Known as “the rule against bias”, the common law rule has two main objectives: first, to ensure that the best decision is made based on relevant information and arguments, not ulterior motives or prejudices; and secondly, to ensure that people affected by, or interested in, a decision have trust and confidence in the process.³
11. The rule against bias operates both to avoid actual bias and the *perception* of bias. The overriding principle is that justice should not only be done but should be seen to be done.⁴
12. The courts generally approach questions of bias by asking the following:⁵

“Would a fair-minded observer reasonably think that the decision-maker or member of the decision-making body might not bring an impartial mind to the decision, in the sense that they might unfairly treat someone’s case with favour or disfavour?”
13. We note that the Auditor-General has proposed a very similar test for determining whether a common law (or non-financial) interest exists:⁶ *“The test for whether a non-financial conflict of interest exists is whether an objective observer who knows the relevant facts would perceive the person to be biased because of that interest”*.
14. In addition to the common law tests set out above, there is a general expectation that public business should be conducted in the spirit of integrity, impartiality, accountability, trustworthiness, respect, and responsiveness. All decisions about conflicts of interest must be guided by ethical principles.
15. There is no single source of rules or expectations specifying what constitutes ethical behaviour for all situations or all public organisations. However, in this particular situation the Council's code of conduct or relevant internal policies and procedures are likely to be relevant, together with general guidance or

¹ Managing Conflicts of Interest in Regional Councils 2020: [Part 5: Managing conflicts of interest in regional councils — Office of the Auditor-General New Zealand \(oag.parliament.nz\)](https://www.oag.parliament.nz/publications/2020/05/Managing-conflicts-of-interest-in-regional-councils)

² *Making Good Decisions: A resource for RMA Decision-makers (5th ed)*, Ministry for the Environment, at page 26.

³ *“Managing conflicts of interest: A guide for the public sector”*, Office of the Auditor General, June 2020 at 6.8 – 6.9.

⁴ *Ibid* at 6.10.

⁵ *Saxmere Company Ltd v Wool Board Disestablishment Company Ltd* [2010] 1 NZLR 35; [2010] 1 NZLR 76.

⁶ *Ibid*, footnote 1, at 5.10.

good practice guides, customary practice and behaviour in the public sector or a particular part of it, and analogies drawn from legal rules that apply to similar situations.

16. There are a number of good practice guides that are applicable to this situation, including the guidance issued by the Auditor General,⁷ the Quality Planning Resource online website,⁸ together with the guidance contained in Making Good Decisions: A resource for RMA decision-makers (5th edition).⁹

17. We have found the following paragraphs from the Auditor-General's guidance, which concern issues of predetermination (as has been broadly alleged in the Memorandum), to be particularly apposite:¹⁰

3.32 *Predetermination is any situation where you are making a decision about something and there is a risk that people will think you have made-up your mind before you have considered all of the evidence. Suggestions of predetermination usually arise because of something you have previously said or done.*

3.32 *Technically, predetermination is not a form of conflict of interest. However, the concept of predetermination is derived from the common law on bias, so we have covered it in this guide. The underlying risk with predetermination is the same as for conflicts of interest - that is, the risk that you will "taint" a decision you are involved in making because you are biased or appear to be biased.*

....

3.36 *The seriousness of the risk will depend on the context, such as what your role is and what sort of decision you are being asked to make.*

3.37 *For quasi-judicial decisions, decision makers are held to an exacting standard of impartiality and objectivity. Quasi-judicial decisions are those that directly affect the legal rights, interests, and obligations of an individual or small group of individuals. Quasi-judicial decisions can be, for example, a decision to grant a permit, confer a specific benefit, or impose a punishment.*

3.38 *In other situations, it might nevertheless be acceptable for employees or officeholders to bring personal or previously formed views to decision making - for example, when:*

- *discussing issues and exchanging ideas with members of the public;*
- *developing a preliminary position, especially where a proposal is being consulted on or where the public organisation is expected to perform an advocacy role;*
- *already holding - and perhaps having expressed - strong personal views about the matter, for decisions that are made by an elected or representative body and are political in nature or involve high level policy-making;*
- *promoting a particular view during debate in public hearings on a matter; and*
- *drawing on your own knowledge or experience, especially for discussions that are entrusted to particular people because of their special expertise in the subject.*

Is there any substance to the allegations at common law?

18. We make the following observations based on our understanding of the relevant law and general standards and expectations (with reference to the applicable guidance):

- (a) The hearing panel has been convened to make *recommendations* to Council in relation to the proposed landscape variation schedules, a component of the Proposed District Plan. Accordingly the panel is not acting in a quasi-judicial capacity that will impact on the legal rights, interests and obligations of an individual or small group of individuals; on the contrary, the

⁷ Refer to the material at footnotes 1 and 3, *ibid*, together with the *Local Authorities (Members Interests) Act 1968: A Guide for members of local authorities on managing financial conflicts of interest* (oag.parliament.nz).

⁸ [Welcome to the Quality Planning Website | Quality Planning](#)

⁹ Available to commissioners that have completed the Making Good Decisions certification, published by the Ministry for the Environment, 2023 ed.

¹⁰ *Ibid*, footnote 3, at 3.32 to 3.40.

landscape schedules are in the nature of broad policy that will apply to the public generally, as an integral component of the Proposed District Plan.

- (b) It is open to Councils to appoint elected members to be commissioners of hearings panels that are tasked with making recommendations on matters of policy, such as plan changes or, as in this case, landscape schedules that will comprise part of a proposed plan, provided that the commissioners meet the relevant training and experience requirements, and have no actual or perceived conflict of interest under the Act or at common law. In these situations, it is accepted that such appointees will almost certainly have been involved in the relevant Council processes, and that they may hold personal views on the matters that will be the subject of the recommendations.

19. Having considered the allegations based on the facts outlined in the Memorandum, it is our preliminary view that no relevant issue of predetermination or conflict of interest arises for the following reasons:

- (a) Councillor Smith's membership of the Council's Planning and Strategy Committee (the Committee) does not, prima facie, preclude his appointment as a commissioner in relation to this particular hearing panel, which is not acting in a quasi-judicial capacity. On the contrary, it is entirely appropriate for elected members to be appointed to hearing panels concerned with policy matters in situations where their knowledge and expertise will enhance the quality of the hearing and the panel's subsequent recommendations.
- (b) The allegations refer to Councillor Smith's voting record on *matters of process*. Notwithstanding that the allegations in relation to the motion of the Committee concerning consultation appear to have been misconstrued,¹¹ we do not consider that the discharge by Councillor Smith of his lawful responsibilities as a member of the Committee in relation to process matters raises any issue of predetermination or perceived bias apropos the substantive issues that will be the subject of the hearing panel's recommendations.
- (c) The allegation that Councillor Smith voiced his willingness to be part of the hearing panel does not raise any issue of predetermination. On the contrary, his knowledge, interest and experience in relation to the subject matter of the hearing is considered to be an asset to the hearing panel.
- (d) The standard of independence and objectivity required of an elected member of Council appointed to a non quasi-judicial hearing panel should not be compared to that of an expert witness, or for that matter, an independent commissioner. It is anticipated that elected members such as Councillor Smith will have been involved in the Council processes leading up to the hearing, that they may have prior knowledge and, potentially, thoughts on the issues. What it required is that they keep an open mind, and be prepared to adjust their views if the evidence warrants it.

20. We have discussed the matters raised in the Memorandum with Councillor Smith, including his obligations as a member of the hearing panel. We are satisfied that Councillor Smith is fully apprised of his responsibilities, including that of maintaining an open mind throughout the hearing and, ultimately, the overriding obligation of the hearing panel to make a recommendation to Council based on the evidence before us (as tested throughout the hearing process).

¹¹ For clarification purposes only, it is our understanding from discussions with Councillor Smith and Council staff that Councillor Smith voted against the resolution outlined at paragraph 4 of the Memorandum because he did not agree with the *question that was to be consulted on*, not against consultation per se.

21. It should also be noted that the hearing panel comprises a majority of independent commissioners (including the Chair), which accords with good practice guidelines. As such, any elected member of Council is in the minority, and we are confident that were any conflicts of interest to arise with respect to Councillor Smith, these can be appropriately managed.
22. In summary, having regard to the applicable legal principles, we have concluded that a fair-minded observer would not reasonably think that Councillor Smith might not bring an impartial mind to the recommendations, and that no question of predetermination, bias or conflict of interest arises.

Other Relevant Matters

23. During the course of our discussions, Councillor Smith alerted us to his role as a trustee of the Upper Clutha Tracks Trust (“the Trust”). The Upper Clutha Tracks Trust is a charitable organisation that advocates for, funds and builds walking and cycling tracks for the public, and advocates for public access in general. The Trust has lodged a submission on the proposed landscape variation schedules (Submission #99), seeking: *“That all of the VIF landscape schedules are amended such that they state that there is development capacity for future public walking and cycling tracks”*. Councillor Smith has advised us that he was not involved in the development of the Trust’s submission, in relation to which the Trust sought third party planning advice.
24. Given the nature of the Trust, which is a charitable organisation that is acting in the public interest only, together with the nature of the relief sought, we are of the view that there is no relevant or actionable conflict of interest in all of the circumstances, and certainly not one that would preclude Councillor Smith’s involvement on the hearing panel.
25. In accordance with best practice, the hearing panel has agreed that Councillor Smith will not be involved in deliberations or any subsequent recommendations in relation to the Trust’s submission.
26. That said, it is entirely appropriate to draw this matter to the attention of the parties in the interests of full disclosure, and to seek any objections that parties may have.

Next Steps

27. We are grateful to Dr Cossens for raising this matter at the earliest opportunity, so that the issues of Councillor Smith’s alleged bias and conflict of interest can be considered, and a determination reached, well in advance of the commencement of the hearing.
28. Having set out our preliminary position, we now invite memoranda from any other parties that wish to be heard on the matter of Councillor Smith’s alleged bias or conflict of interest, including in relation to his role as a trustee of the Upper Clutha Tracks Trust. Memoranda should clearly set out the reasons for the views expressed, with reference to the law and to any relevant case law as may be applicable.
29. Following consideration of any memoranda received, we will issue a final Minute summarising our views, and making any recommendations or directions that we determine appropriate. Given our preliminary views as outlined above, we have not received advice from Council’s legal team on the panel’s delegated authority in this matter at this stage; however, we will do so should this become necessary.
30. Any parties wishing to lodge a memorandum in relation to this matter should do so prior to **12 noon, 6 September 2023**.
31. Should any party have any queries in relation to this Minute or require any clarification in relation to the process for this hearing, please contact the Hearings Administrator at dp.hearings@qldc.govt.nz.



Jane Taylor

For the Commission

30 August 2023

Appendix 2

Minute of Commissioners dated 14 September 2023

**QUEENSTOWN LAKES DISTRICT COUNCIL PROPOSED DISTRICT PLAN: PRIORITY AREA LANDSCAPE
SCHEDULES**

MINUTE OF COMMISSIONERS

14 September 2023

1. The Queenstown Lakes District Council (Council) has appointed a Hearing Panel, which comprises Commissioners Jane Taylor, Peter Kensington and Quentin Smith (the Commission), to hear all submissions and, after it has heard the submissions, to make recommendations on the Variation to the Proposed District Plan: Priority Area Landscape Schedules as to whether to accept or reject the submissions received and any amendments to the provisions of the Schedules.
2. The Council is then required to decide whether to accept or reject the Hearing Panel's recommendations.

Background - Memorandum on behalf of Dr John Cossens dated 7th August 2023

3. A memorandum was received on behalf of Dr John Cossens dated 7th August 2023 (the Cossens Memorandum), in which the appointment of Councillor and Deputy Mayor Smith ("Councillor Smith") to the Hearing Panel was challenged on the grounds of alleged "potential bias and conflict of interest". The grounds giving rise to the allegations of potential bias and conflict of interest, set out in paragraphs 4 to 11 of the Cossens Memorandum, related to Councillor Smith's involvement as a member of the Queenstown Lakes District Council ("the Council") Planning and Strategy Committee and, in particular, his participation and voting record in relation to various motions concerning the process surrounding the landscape variation schedules.
4. The relief sought in the Cossens Memorandum was that Councillor Smith recuse himself from the role of commissioner, or alternatively that the Chair of the Hearing Panel, having considered the alleged facts as set out in the Memorandum, asks Councillor Smith to resign from his role.
5. A Minute setting out our draft position in relation to the issues raised in the Cossens Memorandum was issued on 30th August 2023 (the August Minute). In summary, having had regard to the applicable legal principles and relevant authoritative guidance, we concluded that a fair-minded observer would not reasonably think that Councillor Smith might not bring an impartial mind to the recommendations, and that no question of predetermination, bias or conflict of interest arises.
6. We also discussed Councillor Smith's role as a trustee of the Upper Clutha Tracks Trust, which submitted on the landscape variation schedules. In accordance with best practice, the hearing panel agreed that Councillor Smith would not be involved in deliberations or any subsequent recommendations in relation to the Trust's submission.
7. Having set out our preliminary position in the August Minute, we invited memoranda from any other parties that wish to be heard on the matter of Councillor Smith's alleged bias or conflict of interest, including in relation to his role as a trustee of the Upper Clutha Tracks Trust, prior to issuing a final determination on the matters.

Memorandum on behalf of the Cardrona Cattle Company Limited dated 6 September 2023

8. A memorandum on behalf of the Cardrona Cattle Company Limited (CCCL) dated 6 September 2023 (the CCCL Memorandum) was received in response to our August minute. The CCCL Memorandum discussed

the relevant principles of law at paragraphs 6 to 14 and, at paragraph 15, supported the “general concerns” raised in the Cossens Memorandum.

9. The CCCL Memorandum further outlined some specific additional concerns that it considered must preclude Councillor Smith from taking any part in the Panel's consideration, hearing, or deliberations on its recommendations in respect of CCCL's submission and further submission, as well as Queenstown Lakes District Council's own (late) submission, which see CCCL further submitted on.¹
10. We discuss the two areas of concern raised in the CCCL Memorandum as follows.

The Legal Principles and General Concerns raised in the Cossens Memorandum

11. In short, we largely agree with the brief summary of principles of law as set out in paragraphs 6 to 12 of the CCCL Memorandum, which is not materially dissimilar to the discussion of relevant legal principles set out in our August Minute. It may also be helpful, as an aid to understanding the test to be applied, to set out the Court's description of a “fair-minded, impartial and properly informed observer” as found in *Saxmere v New Zealand Wool Board Disestablishment Co Ltd (No 1)*.² The Court stated:³

[5] *The fair-minded lay observer is presumed to be intelligent and to view matters objectively. He or she is neither unduly sensitive or suspicious nor complacent about what may influence the judge's decision. He or she must be taken to be a non-lawyer but reasonably informed about the workings of our judicial system, as well as about the nature of the issues in the case and about the facts pertaining to the situation which is said to give rise to an appearance or apprehension of bias. Lord Hope of Craighead commented in Helow v Secretary of State for the Home Department that:*

11 *before she takes a balanced approach to any information she is given, she will take the trouble to inform herself on all matters that are relevant. She is the sort of person who takes the trouble to read the text of an article as well as the headlines. She is able to put whatever she has read or seen into its overall social, political or geographical context. She is fair-minded, so she will appreciate that the context forms an important part of the material which she must consider before passing judgment.*
[Our emphasis]

[6] *The elaboration of the features of the objective observer is, as Kirby J remarked in Smits v Roach, a reminder to judges, the parties and the community reading their reasons that the standard that is applied is not simply the reaction of the judges to a particular complaint:*

13 *It is, as far as it can be, an objective standard: one aimed at emphasising the undesirability of idiosyncratic and personal assessments of such matters. As the cases show, in such decisions different judges can reflect different assessments and reach different conclusions. The fact that this is so should make contemporary judges aware that, ultimately, they themselves have to shoulder the responsibility of reaching conclusions on the point and giving effect to them. They cannot ultimately hide behind a fiction and pretend that it provides an entirely objective standard by which to measure the individual case.*

12. In applying the principles to the facts as alleged in the Cossens Memorandum, we remain satisfied that a properly informed, impartial and fair minded observer, as described by the Court in *Saxmere*, would not hold a perception that Councillor Smith was biased,⁴ noting in particular that there has been no allegation that Councillor Smith has stated a view or opinion in relation to the substantive issues that will form the basis of the recommendations to Council.⁵

¹ Paragraph 15 of the CCCL Memorandum.

² [2009] NZSC 72, [2010] 1 NZLR 35 (*Saxmere*).

³ Ibid at [5].

⁴ Paragraph 10 of the CCCL Memorandum.

⁵ As per paragraph 11 of the CCCL Memorandum.

13. We further note that the CCCL Memorandum, in voicing support for the “general concerns” of Dr Cossens, did not set out any further evidence of actual or perceived bias in relation to Councillor Smith’s appointment to the hearing panel.
14. We do not agree with the statements set out at paragraphs 13 and 14 of the CCCL Memorandum, which discuss the nature of the panel’s role and function, recognising that our use of the term “quasi-judicial” is perhaps too broad a brush in this context without further explanation. Our conclusions in this regard were in part based on the Auditor-General’s guidance, which was set out at paragraph 17 of the August Minute and repeated here:⁶
- 3.37 *For quasi-judicial decisions, decision makers are held to an exacting standard of impartiality and objectivity. Quasi-judicial decisions are those that directly affect the legal rights, interests, and obligations of an individual or small group of individuals. Quasi-judicial decisions can be, for example, a decision to grant a permit, confer a specific benefit, or impose a punishment.*
- 3.38 *In other situations, it might nevertheless be acceptable for employees or officeholders to bring personal or previously formed views to decision making - for example, when:*
- *discussing issues and exchanging ideas with members of the public;*
 - *developing a preliminary position, especially where a proposal is being consulted on or where the public organisation is expected to perform an advocacy role;*
 - *already holding - and perhaps having expressed - strong personal views about the matter, for decisions that are made by an elected or representative body and are political in nature or involve high level policy-making;*
 - *promoting a particular view during debate in public hearings on a matter; and*
 - *drawing on your own knowledge or experience, especially for discussions that are entrusted to particular people because of their special expertise in the subject.*
15. Essentially, as we understand it, the panel is tasked with making recommendations as to what is *in the public interest* with respect to the landscape variation schedules. A decision as to what is in the public interest can be contrasted with determination of the legal rights, interests and obligations of an individual or small group of individuals, such as in relation to an application for resource consent(s). A recommendation as to the public interest, which is essentially a policy decision, is quite different from the determination of a right. Although the panel does have the ability to exercise discretion, taking multiple factors into account, the resulting recommendations will not give any person affected by the recommendations the right to any particular outcome. It is, of course, acknowledged that the panel does have a duty, in accordance with the rule of law, to behave fairly in the decision or recommendation-making procedure. But the decision or recommendation itself is not a judicial or quasi-judicial act, as alleged at paragraph 14(a) of the CCCL Memorandum. It does not involve deciding between the rights or interests of particular persons; rather, it is the exercise of a power delegated by the Council, representing the community, to decide what the public interest requires. This approach corresponds with the Auditor General’s guidance, as previously mentioned.
16. That said, it is plain that the administrative functions of the panel must uphold the principles of fair process and natural justice, including the avoidance of actual or perceived bias or conflict of interest. In a *procedural* sense the panel, once convened, could therefore be considered to be functioning in a ‘quasi-judicial’ manner, notwithstanding that the decision or recommendations are not a judicial or quasi-judicial act. However, for the reasons set out above and in our August Minute, we do not accept that the common law test, as set out in *Saxmere*, has been met generally in the case of Councillor Smith, other than in relation to the Upper Clutha Tracks Trust. We now turn to the specific concerns with respect to CCCL.

⁶ *Managing Conflicts of Interest: A Guide for the Public Sector*, Office of the Auditor-General, June 2020 at 3.37-3.38.

The specific concerns in relation to CCHL

17. THE CCCL Memorandum sets out its specific concerns at paragraphs 17 to 22. It concludes, at paragraph 22, that *“it is untenable for Councillor Smith to take any part in the panel’s consideration, hearing or deliberations on its recommendation in respect of CCCL’s submission and further submission, as well as the Council’s own (late) submission, which CCCL further submitted on”*. This conclusion was reached by CCCL after applying the principles in the *Muir v Commissioner of Inland Revenue*⁷ and *Saxmere v New Zealand Wool Board Disestablishment Co Ltd (No 1)*⁸ cases, together with the general guidance found in the Making Good Decisions – Chair Re-certification material.
18. Having considered the specific concerns raised with respect to CCHL, the panel is of the view that, at first glance, the correspondence described in paragraph 20 of the CCCL Memorandum between Councillor Smith and Mr Henderson may give rise to a perception of bias in an impartial, fair-minded observer. We record, however, that the alleged “significant falling out” to which the correspondence related arose in a previous matter and, in Councillor Smith’s view, appears to be one-sided on the part of Mr Henderson.
19. We do not accept that it follows (as set out at paragraph 24 of the CCCL Memorandum) that because of the concerns raised by CCCL in relation to the relationship between Councillor Smith and Mr Henderson, there is a risk of actual or perceived bias or conflict of interest with respect to other submitters who own land in the Gibbston Valley Character Zone, noting that no other memoranda have been received in relation to this issue. There is no relevant basis or evidence to support such a finding, which the CCCL Memorandum refers to as “an observation” only.
20. Given the above findings, the panel has determined, applying an abundance of caution, that Councillor Smith will not be involved in deliberations or any subsequent recommendations in relation to CCCL’s submission or further submission and, to the extent that it concerns CCCL’s submission or further submission, the Council’s submission (which CCCL further submitted on).
21. We reiterate our previous observation that the hearing panel comprises a majority of independent commissioners (including the Chair), which accords with good practice guidelines. As such, any elected member of Council is in the minority, and we are confident that were any conflicts of interest to arise with respect to Councillor Smith, these can be appropriately managed.

Summary of Findings

22. In summary, having regard to the applicable legal principles and authoritative guidance, we have concluded that a fair-minded observer would not reasonably think Councillor Smith might not bring an impartial mind to the recommendations, and that no question of predetermination, bias or conflict of interest arises, except as noted in relation to the Upper Clutha Tracks Trust (as per our August Minute) and the specific concerns of CCCL as set out above.
23. We have determined that in addition to not taking part in deliberations and recommendations in relation to the Upper Clutha tracks trust submission, Councillor Smith will not take part in any deliberations or any subsequent recommendations in relation to CCCL’s submission or further submission and, to the extent that it concerns CCCL’s submission or further submission, the Council’s submission (which CCCL further submitted on).

⁷ [2007] 3 NZLR 495 (CA) at [64].

⁸ [2009] NZSC 72, [2010] 1 NZLR 35 at [37].

24. Should any party have any queries in relation to this Minute or require any clarification in relation to the process for this hearing, please contact the Hearings Administrator at dp.hearings@qldc.govt.nz.

A handwritten signature in black ink, appearing to read 'Jane Taylor', with a stylized flourish at the end.

Jane Taylor

For the Commission

14 September 2023

Appendix 3

Minute of Commissioners dated 11 October 2023

**QUEENSTOWN LAKES DISTRICT COUNCIL PROPOSED DISTRICT PLAN: PRIORITY AREA LANDSCAPE
SCHEDULES**

MINUTE OF COMMISSIONERS

11 October 2023

1. The Queenstown Lakes District Council (Council) has appointed a Hearing Panel, which comprises Commissioners Jane Taylor, Peter Kensington and Quentin Smith (the Commission), to hear all submissions and, after it has heard the submissions, to make recommendations on the Variation to the Proposed District Plan: Priority Area Landscape Schedules as to whether to accept or reject the submissions received and any amendments to the provisions of the Schedules.
2. The Council is then required to decide whether to accept or reject the Hearing Panel's recommendations.

Memorandum on behalf of Dr John Cossens (2) dated 12 September 2023

3. A second Memorandum on behalf Dr John Cossens dated 12 September 2023 has been received by the Hearing Panel (the Memorandum).
4. At paragraph 1, the Memorandum seeks that the Hearing Panel:
 - “(a) Consider the matter of whether the landscape schedule methodology, in particular the community consultation, was fair, reliable, robust and representative.*
 - (b) Initiate an expert peer review of the consultative method and landscape methodology employed by [Council]; and*
 - (c) Allow for submissions to be received on the methodology employed by [Council]”*
5. At paragraph 30 Dr Cossens outlines the relief sought through the Memorandum as follows:
 - a. To find there is a case to be heard in regard the consultative and landscape schedules methodology employed by the QLDC.*
 - b. To call for submissions on the matter of the landscape and consultation method employed by the QLDC, and*
 - c. Once having had the evidence and submissions, determine whether the landscape and consultative methodology was fair, reasonable and provided sufficient information for respondents to make an informed submission on landscape values.*
 - d. If the Commission finds the consultative process was not fair, then it is submitted the Commission would have no choice in calling for the consultative process to be redone in a more reliable, fair and representative manner.*
6. Dr Cossens summarised his concern as relating to whether the proposed variation to the plan with respect to the landscape variation schedules is based on reliable information and accurately portrays the views of the community and/or those most likely to be affected by the proposed variation.¹ After setting out the reasons for his view that the Council's consultation process was deficient, Dr Cossens submitted that:²

“In summary, it is respectfully submitted that it is a logical and fair approach for the Commission to first consider the matter of ‘methodology’ before it hears submissions on the landscape

¹ Paragraph 8 of the Memorandum.

² Paragraph 29 of the Memorandum.

schedules and that submitters, their experts and counsel should be able to make submissions on the matter. It would seem ill founded to hear the substantive submissions on landscape schedule matters when the Commission may find the landscape methodology unfair, biased, and has not allowed the community at the heart of these hearings to have been misled and that ultimately, impinges on their rights to natural justice and to be fairly heard. In a nutshell, has the community being given a fair go?"

7. Although it was not drawn to our attention in the Memorandum, we note that this same issue was substantially the subject of an application to the Environment Court by Dr Cossens for a Declaration and Enforcement action against the Council in 2022, which was subsequently decided by the Environment Court on 11 October 2022.³ The Court struck out the relief sought in paragraphs 48.a, c, d and e of the Declaration and Enforcement Application, and declined the remaining relief.⁴ Hassan J stated:⁵

[23] Effective community consultation is plainly integral to sound practice particularly for the proper identification of landscape values. Mr. Ferguson's opinions as an experienced planner give force to that proposition. Effective consultation is an important underpinning for the sound identification of landscape values. That is in the sense that it can help inform appreciation of predominant community values. It can also assist fact checking. For example, NZILA's recently published guidelines, Te Tangi a te Manu, comments that a landscape assessor should remain aware of the range of options and perceptions of landscape matters in the community and draw on available sources of information.

[24] However, the RMA does not require such consultation to be undertaken (except to the narrow extent that cl 3(1) Sch 1 prescribes that consultation with certain named parties to be undertaken). Nor is this prescribed in any direction in any of the court's Topic 2 decisions (including in the prescribed values identification framework policies).

...

[26] What QLDC has elected to do in regard to consultation and other input into its Proposed Variation falls within the legitimate scope of its planning authority discretion. In terms of s310, nothing undertaken or not undertaken constitutes any identifiable misuse of any RMA function or power or breach of duty or denial of any identifiable RMA right. Nor do the circumstances call for any declaration as to how QLDC has interpreted its planning authority functions, powers or duties.

[27] Insofar as Dr Cossens or Darby Planning have concerns about such matters, their proper recourse is to make a submission under Sch 1 RMA and, if not satisfied with the outcome, to appeal.

[28] It follows that I find these aspects of the Declaration and Enforcement Application misconceived and disclosing no reasonable or relevant case. Therefore, I strike out the declaration and enforcement relief sought in paragraphs 48.a, c, d, and e of the Declaration and Enforcement Application.

8. We have considered the matters raised in the Memorandum and set out our findings as follows. In doing so, we have necessarily focused on the process that is required under the RMA with respect to the plan changes and subsequent variation(s). We have also considered our powers as a delegated hearing panel under the RMA with respect to the relief sought by Dr Cossens.

Discussion

9. Schedule 1 of the RMA sets out the plan making process, which includes the process required for proposed variation to district plans. In doing so, Schedule 1 creates statutory rights for various persons

³ *JJ Cossens v Queenstown Lakes District Council* [2022] NZEnvC 206, 11 October 2022, Hassan J.

⁴ *Ibid* at [31].

⁵ *Ibid* at [23] to [28].

to participate in the process. The manner by which a local authority must conduct its hearings is prescribed by ss 39 to 42A RMA.⁶

10. Clause 3 of Schedule 1 sets out a hierarchy with respect to consultation and provides (our emphasis underlined):

3 Consultation

(1) *During the preparation of a proposed policy statement or plan, the local authority concerned shall consult –*

(a) the Minister for the Environment; and

(b) those other Ministers of the Crown who may be affected by the policy statement or plan; and

(c) local authorities who may be so affected; and

(d) the tangata whenua of the area who may be affected, through iwi authorities; and

(e) any customary marine title group in the area.

(2) *A local authority may consult anyone else during the preparation of a proposed policy statement or plan*

...

(4) *In consulting persons for the purposes of subclause (2), a local authority must undertake consultation in accordance with section 82 of the Local Government Act 2002.*

11. Relevantly, Clause 3 of Schedule 1 RMA does not require a local authority to carry out pre consultation with the public as part of developing a plan change or variation. However, if a local authority chooses to consult anyone else, including the public, this must be undertaken in accordance with s 82 of the Local Government Act 2002 (the LGA), which sets out principles of consultation.

12. The Court in *Cossens* made it very clear that under the Schedule 1 process, the Council was not obliged to consult the public in preparing a plan change or variation. Further, what the Council ultimately elected to do with regard to consultation and other input into the proposed variation falls within the legitimate scope of its planning authority discretion. In terms of s 310, nothing undertaken or not undertaken constitutes any identifiable misuse of any RMA function or power or breach of duty or denial of any identifiable RMA right. As a delegated hearing panel, much like the court, we have no powers under the RMA or the LGA⁷ to review the Council's processes with respect to its consultation with the public, or to grant the relief sought at paragraph 30. a, c or d of the Memorandum with respect to consultation.

13. Even if we were wrong with respect to our powers, it is plain that any alleged defect with respect to public consultation has been remedied by the Schedule 1 process following public notification of the proposed variation.⁸

14. With respect to the other apparent area of concern, being the landscape schedules methodology, Dr Cossens, together with all members of the public, have had full participatory rights under Schedule 1 to make submissions on the landscape methodology employed, and have appeal rights to the Environment Court once Council's decision is received. We note that many of the submitters (as further elaborated in their expert landscape evidence) have made submissions with respect to the landscape methodology. Accordingly, there would seem to be no utility whatsoever in granting the relief sought at paragraph 30. b of the Memorandum and we see no reason to do so. Under the notification process, the public has had

⁶ *Paraparaumu Airport Coalition Inc v Kapiti Coast District Council EnvC W077/08.*

⁷ *Ibid.*

⁸ *Ibid.*

the opportunity to make submissions with respect to the landscape methodology and, indeed, in many instances has done so. Were we to grant the relief sought at 30. b, we consider it would seriously disadvantage other submitters who have legitimately participated in the process to date and have a reasonable expectation that the hearing panel will consider their submissions and subsequently make recommendations to the Council.

15. It goes without saying that part of the Hearing Panel's function under the RMA is to consider all points raised in submissions and to hear all of the evidence prior to making our recommendations, which includes those submissions concerned with landscape methodology (as opposed to public consultation on the landscape methodology). The hearing will commence on 16th October 2023 in accordance with the directions set out in our first Minute. If we consider it necessary after considering the submissions and evidence, we do have the powers to seek a peer review of the landscape methodology.

Decision

16. For the reasons given above, we decline the relief sought by Dr Cossens with respect to public consultation on the landscape methodology. We do, however, note that the hearing will consider submissions and expert evidence from all parties on the landscape methodology, as notified, as part of this statutory process.
17. Should any party have any queries in relation to this Minute or require any clarification in relation to the process for this hearing, please contact the Hearings Administrator at dp.hearings@qldc.govt.nz.



Jane Taylor

For the Commission

11 October 2023

Appendix 4

Landscape Schedules 21.22 and 21.23

21.22 Schedule of Landscape Values: Outstanding Natural Feature and Outstanding Natural Landscape Priority Areas – Preamble

1. Purpose

- 1.1 Schedule 21.22 identifies and describes 24 Priority Areas (PA) Schedules that relate to Outstanding Natural Features (ONF) or Outstanding Natural Landscapes (ONL)¹.
- 1.2 The PA Schedules are a tool to assist with the identification of the landscape values that are to be protected within each PA and related landscape capacity. They contain both factual information and evaluative content and are to inform plan development and plan implementation processes and assist technical landscape assessment.
- 1.3 The description of each PA must be read in full. Each description, as a whole, expresses at a PA scale, the landscape values, and the attributes from which those values derive.

2. Application

- 2.1 The PA schedules have been prepared to reflect that the PA mapping extends beyond the Rural Zone. The application of the PA Schedules to resource consents is as follows:
 - 2.1.1 The PA Schedules apply to any proposal requiring resource consent for a restricted discretionary, discretionary or non-complying activity² in the Rural Zone, including the Rural Industrial Sub Zone, but not the Ski Area Sub Zone (see 2.1.2 below).
 - 2.1.2 The PA Schedules do not apply to proposals requiring resource consent in any other zone, including Exception Zones³. They may inform landscape assessments for proposals involving any land within a PA but are not required to be considered.
- 2.2 The PA Schedules will be used where relevant for any plan development proposal.

3. Landscape Attributes and Values

- 3.1 The landscape attributes and values identified, are based on an assessment of the PA as a whole and are not intended to describe the relevant attributes and values of specific sites within the PA. The schedules for each PA set out the 'key' attributes and values, summarised from a wide range of information sources and knowledge about the landscape.
- 3.2 Given the PA scale of the landscape assessment underpinning the PA schedules, a finer grain proposal-specific assessment of landscape attributes and values will typically be required for plan development or plan implementation purposes (including plan changes or resource consent applications)⁴. Through any proposal-specific assessment, additional landscape values may be identified that are not recorded in the PA Schedules. The PA Schedules represent a point in time and are not intended to provide a complete record.

¹ Refer to Strategic Policies 3.3.36, 3.3.37 and 3.38

² Refer to Strategic Policy 3.3.46

³ Refer to Chapter 3 part 3.1B.5.a

⁴ Refer to Strategic Policy 3.3.43 and Strategic Policy 3.3.45

- 3.3 The PA Schedules include attributes⁵ that contribute positively to landscape values, attributes that detract from landscape values, and attributes that are neutral with respect to informing landscape values.
- 3.4 The reference to 'Other distinctive vegetation types' and the 'Land use and patterns and features' in the PA Schedules do not relate to attributes or landscape values that need to be protected. Rather, these are attributes that influence landscape values (and landscape capacity). Reference to these existing attributes is not intended to 'lock in' existing land uses.
- 3.5 The reference to 'Plant and Animal Pests' corresponds to attributes that detract from landscape values. Pest information is included at the end of the landscape capacity section of each PA Schedule. Few, if any of the District's ONF/Ls are pristine and there are varying levels of modification evident (including plant and animal pests). This means that landscape restoration and enhancement (which can include the management of pests) is a highly desirable outcome. The reference to plant and animal pests is intended to guide appropriate future landscape management within the PA. (For example, where a resource consent or plan change is proposed within the PA, the proposal or provisions may seek to specifically address the management of pests).

4. Landscape Capacity

- 4.1 The landscape capacity ratings used in the PA Schedules, which are described below, are intended to reflect the capacity of the landscape or feature to accommodate various types or forms of development, without compromising the identified landscape values. The definition of landscape capacity applied in the PA Schedules is set out at Chapter 3 part 3.1B.5b.i.
- 4.2 The capacity ratings, and associated descriptions, are based on an assessment of each PA as a whole, and are not intended to describe the relevant capacity of specific sites within a PA. The ratings of landscape capacity do not apply to activities within any Exception Zone⁶ that is located within a PA.
- 4.3 Landscape capacity ratings and qualifying comments in the PA Schedules are 'high level' and focus on describing potential outcomes that would likely be appropriate within each PA. These descriptions are not a replacement for any relevant policies, rules or standards in the District Plan, and are intended to provide guidance only.
- 4.4 Landscape capacity is not a fixed concept and it may change over time as development occurs or landscape characteristics change. In addition, across each PA there is likely to be variation in landscape capacity, which will require detailed consideration and assessment through future plan changes or resource consent applications.
- 4.5 For the purposes of the PA Schedules, landscape capacity is described using the following five terms:

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

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

Very limited landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very limited amount of sensitively located and designed development is likely to be appropriate.

Extremely limited landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely limited amount of very sensitively located and designed development is likely to be appropriate.

⁵ The identification of an attribute in the PA schedule is not confirmation or otherwise as to whether the attribute has been legally established.

⁶ Refer to Chapter 3 part 3.1B.5(a)

Extremely limited or no capacity: typically this corresponds to a situation in which the landscape is extremely close to, or already at, capacity to accommodate development of this type without material **compromise** of its identified landscape values, and where either no, or an extremely limited amount of very sensitively located and designed development is likely to be appropriate.

- 4.6 It is intended that the use of this five-tier landscape capacity terminology, along with a description of the characteristics that are likely to frame development that is appropriate (from a landscape perspective), and the description of the landscape attributes and values of the PA will assist in providing high level guidance with respect to the scale, location and characteristics of each land use type that will protect landscape values in each PA that relates to ONF/Ls.

5. Meaning of activities for the purpose of the PA Schedules

- 5.1 For the purpose of the PA schedules, activities listed have the following meanings:

- **Commercial recreational activities:** has the same meaning as Chapter 2
- **Visitor accommodation:** has the same meaning as Chapter 2
- **Tourism related activities:** has the same meaning as Resort in Chapter 2.
- **Urban expansions means:**
 - a change from a rural activity to urban development; or
 - a change (including any proposed change) in zoning to an urban zone, including any change to the urban growth boundary or any other zone changes (or proposed changes) that would provide for urban development.
- **Intensive agriculture:** has the same meaning as Factory Farming in Chapter 2.
- **Earthworks:** has the same meaning as Chapter 2
- **Farm buildings:** has the same meaning as Chapter 2
- **Mineral extraction:** has the same meaning as Mining Activity in Chapter 2.
- **Transport infrastructure:** has the same meaning as Chapter 2
- **Utilities:** has the same meaning as Chapter 2
- **Regionally significant infrastructure:** has the same meaning as Chapter 2
- **Farm scale quarries:** means mining of aggregate for farming activities on the same site.
- **Renewable energy generation:** has the same meaning as Renewable Electricity Generation and Renewable Electricity Generation Activities in Chapter 2.
- **Forestry:** has the same meaning as Forestry Activity in Chapter 2.
- **Rural living:** has the same meaning as rural living in Chapter 3 section 3.1B.5.
- **Rural industrial activities:** has the same meaning as Chapter 2.
- **Passenger lift systems:** has the same meaning as Chapter 2 except that for the purposes of the PA schedules it includes base and terminal buildings and stations.
- **Jetties, lake structures, moorings, boat sheds:** have their plain meaning (and may be used interchangeably).

- 5.2 The range of land use activities addressed in the capacity section of the PA Schedules includes the activities prescribed by SP 3.3.38. It is acknowledged that this does not span the full array of land use activities that may be contemplated in the PAs over time. In the case of a future application for a land use activity that is not addressed in a PA Schedule, an assessment applying the principles set out in 3.3.43, 3.3.45 and 3.3.46 is required.

21.22.1 - Peninsula Hill PA: Schedule of Landscape Values

General Description of the Area

The Peninsula Hill PA includes the ONF that encompasses the elevated roche moutonnée landform of Peninsula Hill which frames the south side of Whakatipu Waimāori's (Lake Whakatipu's) Frankton Arm. Along its north and west boundaries, the PA adjoins urban zoned land at Kelvin Peninsula. The southern part of the PA coincides with the Jacks Point Zone (Exception Zone) and the Jacks Point Urban Growth Boundary. The south boundary adjoins the Jacks Point Zone Tablelands and Homesites area. The eastern boundary adjoins urban zoned land including Hanley Downs and the Coneburn SHA.

Physical Attributes and Values

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

Landforms and land types:

1. Largely unmodified roche moutonnée glacial landform of Peninsula Hill with a smoother and more coherent 'up ice' slope to the southwest/south, and a steeper rough 'plucked' slope extending from the northeast around to the northwest. Highest point: 834m. This form indicates the direction of travel of the glacier that formed the roche moutonnée clearly.
2. Exposed and irregular rock faces and outcrops, landslips and loose boulders throughout the north-western, northern and north-eastern flanks with thin soil cover.
3. Two elevated landform 'ribs' extending on a west to east alignment on the south side of the hill.
4. Further afield, the roche moutonnée of Peninsula Hill is linked to the roche moutonnée of Jacks Point Hill by the Tablelands - a hummocky elevated area formed by glacial processes.

Hydrological features:

5. A series of steep gullies draining from the western, northern, and eastern hill slopes to the Frankton Arm of Whakatipu Waimāori (Lake Whakatipu) or the Kawarau River.
6. Shallow gullies (including localised wetlands) draining the lower-lying landform ribs to the south of the hill in an easterly direction, and which eventually discharge into the Kawarau River.
7. A series of small tarns, formed in topographic depressions in the bedrock left by glacial processes, around the crest of Peninsula Hill and the lower north-western hill slopes.

Ecological features and vegetation types:

8. Particularly noteworthy indigenous vegetation features include:
 - a. Swathes and scattered pockets of grey shrubland dominated by matagouri, occur across the hillslopes with more extensive areas associated with the steeper bluffly terrain overlooking Frankton and Frankton Arm.

9. Other distinctive vegetation types include:
 - a. Grazed pasture covers the lower southeastern slopes facing the Remarkables, while rough pasture (exotic grassland) occurs on the southern and western side of the hill.
 - b. Mixed exotic tree plantings throughout the north-western lower slopes in the vicinity of the access from Kelvin Peninsula.

Land-use patterns and features:

10. Grazed pasture is the dominant land use across the PA. Associated with this activity is a network of farm tracks throughout the north-western and northern slopes that provide access between Kelvin Peninsula and the hilltop which is also used for paid scenic drive and animal encounter activities, and throughout the lower-lying rib/gully landforms to the south of the hill 'proper' (accessed from Hanley Downs and Jacks Point).
11. Other human modification is limited to: a cluster of communication towers on the hilltop; a dwelling on the north-eastern edge of the PA (on Peninsula Road); and a dwelling on the south-western edge (accessed via Preserve Drive).
12. The Urban Growth Boundary (UGB) at Jacks Point Zone includes the lower-lying ribs and gullies to the south of the hill. Much of this area is zoned Landscape Protection Area (LPA) under the Jacks Point zone and provides an important counterpoint or 'offset' for the urban and rural living development at Jacks Point and Hanley Downs. Within the LPA, policy focuses on enabling low-intensity pastoral farming and landscape restoration. A dwelling is anticipated in a localised hollow at the western end of the uppermost gully with a second dwelling anticipated adjacent the south boundary of the PA. A range of location-specific assessment criteria and development controls are included in the zone provisions to guide an appropriate development outcome. Walking and cycling trails are also anticipated linking between Hanley Downs, Jacks Point and the existing track along the edge of Whakatipu Waimāori (Lake Whakatipu) that connects to Homestead Bay.
13. State Highway 6 which runs along the outside of the north-eastern edge of the PA.

Archaeological and heritage features and their locations:

14. Rees or Boyes Cottage (archaeological site F41/761) at the base of Peninsula Hill.

Mana whenua features and their locations:

15. 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.
16. The north-eastern extent of the PA overlaps the mapped wāhi tūpuna Tititea. Tititea was a pā located on the south side of the Kawarau River near Whakatipu Waimāori.

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:

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

18. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from this area and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
19. The mana whenua values associated with Peninsula Hill and Tititea include, but may not be limited to, kāiika and tauraka waka.

Historic attributes and values:

20. The association of the hill with W. G. Rees' early sheep run.

Shared and recognised attributes and values:

21. The descriptions and photographs of the area in tourism publications.
22. The popularity of the views across the Frankton Arm to Peninsula Hill, (partially flanked and backdropped by the Remarkables) as an inspiration/subject for art and photography.
23. The identity of the area as an important gateway feature on the south side of Queenstown.
24. The landmark qualities of the landform as a reference point in views from Queenstown.
25. The popularity of the recreational 'features' listed below.

Recreation attributes and values:

26. The popularity of the area as a tourism destination: as a breeding and finishing farm with deer, sheep, cattle, goats, donkeys, pigs, and miniature horses, many of which can be fed by the public as paid visitors of Deer Park Heights. The area also has a number of film location attractions and picnic spots. Access by vehicle only.
27. Walking and cycling on the Jacks Point Trail (part of the Queenstown Trail) that runs along the western edge of the PA that connects to Homestead Bay.
28. SH6 as a key scenic route in very close proximity.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

29. 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, slope and fluvial processes.

Particularly important views to and from the area:

30. Engaging and attractive long-range views from the Frankton Arm, Queenstown, Frankton (including the airport), SH6, Queenstown Hill, the Queenstown Gondola, Queenstown Gardens, and the Frankton Track to the rugged and dramatic north-western, northern, and north-eastern hill slopes. From this orientation the open and distinctive roche moutonnée landform is highly legible and its generally undeveloped character forms a memorable contrast with the fringe of urban development along its base. The waters of the Frankton Arm seen in the foreground of view along with the Remarkables in the background of the outlook add to the scene, establishing it as one of the key vistas associated with Queenstown.
31. Intermittent closer-range views from Kelvin Peninsula that afford an appreciation of the rocky and 'plucked' landform character and dynamic nature of the northwest to northeast side of the hill. The contrast

established by this natural landform backdrop seen within an urban context adds to the memorability and appeal of such views.

32. Highly attractive and memorable close to long-range views from the Jacks Point Trail to the south of Peninsula Hill across the undulating tablelands to the dramatic and generally undeveloped roche moutonnée, flanked by Whakatipu Waimāori (Lake Whakatipu) and the distant peaks of Te Taumata-o-Hakitekura (Ben Lomond) and Coronet Peak. The careful siting and design of rural living and urban development within the Jacks Point zone means that, where visible, built development is subservient to the natural landscape in these views.
33. Memorable 'gateway' views from SH6 to the southern and eastern sides of the hill and which screen views to Queenstown. The dominance of the landform feature by virtue of its proximity, scale, distinctive physical form, and undeveloped character, together with the limited awareness of urban development at Jacks Point, adds to the scene.
34. Attractive mid and long-range views from Jacks Point, Hanley Downs, and Coneburn SHA to the southern and/or eastern hill slopes. These orientations afford an appreciation of the rugged character of the eastern side of the feature and the smoother and more coherent landform character on the southern side. The mountainous backdrop against which the feature is seen together with its visual dominance (as a consequence of its scale, proximity, and appearance) and visual connection to the patterning of open and undeveloped hummocky terrain in the foreground of view (which is a fundamental development strategy of the Jacks Point zone) adds to the appeal of the outlook.
35. Appealing longer-range views westbound on the Remarkables Ski Field Access Road. In these views there is an awareness of the scale and form of the landscape feature rising out of the low-lying fans, deltas and hummocky terrain throughout the Coneburn valley. This theme of contrast is reinforced by the legible patterning of urban development (existing or anticipated) across the majority of the valley floor juxtaposed against the undeveloped roche moutonnée. At higher elevations along the road the broader mountain setting adds to the spectacle.
36. Highly attractive mid and long-range views from Whakatipu Waimāori (Lake Whakatipu) to the west and southwest to the smoother western and southern roche moutonnée slopes. From this orientation, built development within the Jacks Point zone is largely screened from view, or, where visible, difficult to see.
37. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the rugged nature of the northern hill slopes and the broader glacial landscape context within which the roche moutonnée is set.
38. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes is evident within the PA along with the very limited extent and generally subservient nature of built development within the PA and the contrast with the surrounding 'developed' landscape character, underpinning the high quality of the outlook.

Naturalness attributes and values:

39. The 'seemingly' undeveloped character of Peninsula Hill set within an urban context, which conveys a relatively high perception of naturalness. While modifications related to its pastoral, tourism, and infrastructure use are visible, the very low number of buildings, the relatively modest scale of tracks and limited visibility of infrastructure on top limits their influence on the character of the landform as a natural landscape element.
40. The irregular patterning and proliferation of grey shrubland, exposed rock faces, and areas of visible erosion in places adds to the perception of naturalness.

Memorability attributes and values:

41. The appealing and engaging views of the largely undeveloped and highly legible roche moutonnée landform of Peninsula Hill. The juxtaposition of the landscape feature within an urban context, along with

its location on a key scenic highway route and the airport approach path, and the magnificent mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.

Transient attributes and values:

42. Seasonal snowfall and the ever-changing patterning of light and weather across the roche moutonnée slopes.

Remoteness and wildness attributes and values:

43. The juxtaposition of the generally undeveloped 'natural' landform in close proximity to Queenstown contributes to an impression of wildness, and the experience afforded from locations such as the Jacks Point Trail and Whakatipu Waimāori (Lake Whakatipu) to the west and southwest, where views of Peninsula Hill are generally unencumbered by visible built development contributes an impression of remoteness.

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. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban context or natural lake/mountain setting.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the clearly legible roche moutonnée landform profile and character;
 - ii. the open and pastoral character of Peninsula Hill;
 - iii. the distinctly rugged character of the northern side of the feature and the more coherent appearance of the southern side of the feature as a consequence of the landform and vegetation character; and,
 - iv. the very limited level of built modification evident through the PA.
46. It is noted that control of plant pest species such as wilding pines can temporarily detract from aesthetic values.

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 Peninsula Hill can be summarised as follows:

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

- b. The strong shared and recognised values associated with the area.
- c. The recreational attributes of the ONF.

49. **Very High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Frankton, SH6, Whakatipu Waimāori (Lake Whakatipu), the Jacks Point and Frankton Trails, Kelvin Peninsula, Hanley Downs, Coneburn SHA, Jacks Point, the Remarkables Ski Field Access Road, and the airport approach path, along with the area's transient values, play an important role.
- c. A high perception of naturalness arising from the dominance of the more natural landscape across Peninsula Hill.
- d. A sense of remoteness and wildness primarily as a consequence of the landform's proximity to Queenstown and urban development within the Coneburn valley and the overt contrast established by its scale, naturalness and dramatic appearance within an urban context. From some orientations on the lake and local trail network, the very limited visibility of built development in the wider outlook establishes Peninsula Hill as part of the expansive natural landscape.

Landscape Capacity

The landscape capacity of the PA Peninsula Hill for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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.
- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity for tourism related activities. **Excepting in relation to the two homesites within the Jacks Point zone and consented dwellings within the PA at Hanleys Farm, extremely limited or no** landscape capacity for visitor accommodation activities.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with farm tracks or tracks and trails for recreational use, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character in lower-lying flat land within the PA.
- vii. **Mineral extraction – extremely limited or no** landscape capacity excepting very small-scale farm quarries.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.

- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, cell phone towers, navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for large scale renewable energy developments. **Very limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – extremely limited** landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a low-key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

PLANT AND ANIMAL PESTS

- A. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
- B. Plant pest species include wilding pines, hawthorn, broom and sweet briar. Woody weeds cover much of the north facing slopes including the bluffy terrain overlooking Frankton and the Kawarau River.

21.22.2 - Ferry Hill PA: Schedule of Landscape Values

General Description of the Area

The Ferry Hill PA encompasses the ONF that is the elevated roche moutonnée landform of Ferry Hill.

Physical Attributes and Values

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

Landforms and land types:

1. The steeply sloping roche moutonnée glacial landform of Ferry Hill (694m), with a smooth 'up-glacier' slope to the southwest and south, and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north, and northeast.
2. Ferry Hill, formed by the over-riding Wakatipu glacier, is recognised in the NZ Geopreservation Inventory as being one of the four best examples of roche moutonnée in Central Otago and one of the most easily seen and appreciated. It is of national scientific, aesthetic or educational value and is assessed to be vulnerable to significant damage by human related activities.
3. The cone-like peak landform of Ferry Hill.

Hydrological features:

4. The unnamed streams along the western side of the PA.
5. The irrigation race around the eastern and southern lower flanks of Ferry Hill.

Ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on the landform. Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.
7. Other distinctive vegetation types include:
 - a. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Ferry Hill.
 - b. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the lower and more gently sloping flanks of Ferry Hill and the saddle between Pt 781 and Ferry Hill.
 - c. Amenity and shelter plantings around the few scattered dwellings on the northern and western sides of Ferry Hill.

Land-use patterns and features:

8. Grazed pasture which is the dominant land use across the PA. Associated with this activity is a network of farm tracks, fencing and farm buildings.
9. 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.
10. The very sparse scattering of rural and rural living dwellings (including consented but unbuilt platforms) and farm buildings in rural zoned areas around the edges of the PA.
11. Infrastructure is evident within the PA and includes: Aurora distribution lines over the saddle near Lake Johnson (one crossing the river at Tucker Beach).
12. The Urban Growth Boundary (UGB) associated with Queenstown which adjoins the southern and eastern sides of the PA.
13. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the urban residential and commercial development adjoining the south and eastern edges of the area (taking in Frankton and Quail Rise); Frankton Road (SH6A); and the rural living development at Tucker Beach and Hansen Road on the northern and north-western lower slopes of Ferry Hill (Wakatipu Basin Lifestyle Precinct Zone).

Archaeological and heritage features and their locations:

14. Archaeological features relating to historic farming in the area around Lake Johnson.

Mana whenua features and their locations:

15. 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.

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:

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

Important hHistoric attributes and values:

17. The general area as a site of early gold mining.
18. Early farming around Waipuna (Lake Johnson).

Shared and recognised attributes and values:

19. The descriptions and photographs of the area in tourism publications.
20. The identity of Ferry Hill as part of the dramatic backdrop to Frankton and the western side of the Whakatipu Basin.

Recreation attributes and values:

21. SH6 as a key scenic route in close proximity.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

22. 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 (excepting the water race which is man-made).
23. Indigenous rocky outcrop, steep slope and gully plantings which reinforce the legibility and expressiveness values throughout the area.

Particularly important views to and from the area:

24. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6 and Kelvin Peninsula to the cone-like peak of Ferry Hill (in combination with the roche moutonnée landforms of Pt781 and Te Tapanui (Queenstown Hill) which are within the West Whakatipu Basin PA). In many of these views the open pastoral character of the smooth and more rough roche moutonnée slopes forms a bold contrast with the urban context. In longer range views from many of the more distant locations on the south side of the feature, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm 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 within an urban context adds to the memorability and appeal of such views.
25. 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 Whakatipu Basin, to the distinctive cone-like peak of Ferry Hill. 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 views, there is an appreciation of the band of urban (Quail Rise) and rural living development (Tucker Beach) throughout the lower and gentler slopes of Ferry Hill and along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees and the odd rural dwelling across the north side of Ferry Hill. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landform and its generally undeveloped character makes it memorable.
26. Attractive mid and long-range views from Ladies Mile to the southeast and east sides of Ferry Hill. From this orientation, the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough 'plucked' character indicating the direction of travel of the glacier that sculpted this landform.
27. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roche moutonnée and the broader glacial landscape context within which the PA is set.
28. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the PA and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

29. The 'seemingly' undeveloped character of Ferry Hill PA set within an urban or rural living context, which conveys a relatively high perception of naturalness. While modifications related to pastoral and infrastructure uses are visible, the very low number of buildings, the relatively modest scale of tracks and the limited visibility of infrastructure limits their influence on the character of the area as a natural landscape element.
30. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places, adds to the perception of naturalness.

Memorability attributes and values:

31. The appealing and engaging views of the largely undeveloped and legible roche moutonnée landform. The juxtaposition of the landscape feature within an urban or rural living context, along with its location on a key scenic highway route and the airport approach path, along with the magnificent mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.

Transient attributes and values:

32. Seasonal snowfall and the ever-changing patterning of light and weather across the roche moutonnée slopes.
33. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (poplars and willows in particular).

Remoteness and wildness attributes and values:

34. A sense of the remoteness across the western side of the landform that is set well apart from urban and rural living development and strongly associates with the broader undeveloped ONL mountain context associated with Pt 781 and Sugar Loaf.

Aesthetic qualities and values:

35. The experience of all of the values identified above from a wide range of public viewpoints.
36. More specifically, this includes:
 - a. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban or rural living context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The distinctly rugged character of the west, northwest, north and northeast sides 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.
 - ii. The generally open and pastoral character of Ferry Hill.
 - iii. The cone-like peak landform of Ferry Hill.
 - iv. The very limited level of built modification evident through the ONF.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

37. **High physical values** due to the high-value landforms, vegetation features, habitats, hydrological features and mana whenua features in the area.
38. **High associative values** relating to:
 - a. The mana whenua associations of the area
 - b. The historic associations of the area
 - c. The strong shared and recognised values associated with the area.
39. **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 as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Frankton, the scenic route of SH 6, sections of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Whakatipu Basin, and the airport approach path, along with the area's transient values, play an important role.
 - c. The identity of the roche moutonnée as a natural and dramatic landscape backdrop to Frankton and the western side of the Whakatipu Basin.
 - d. A sense of remoteness and wildness associated with the western side of the PA.

Landscape Capacity

The landscape capacity of the Ferry Hill PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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.
- ii. **Visitor accommodation and tourism related activities – very limited** landscape capacity for visitor accommodation associated with existing consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road) 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); enhance public access (where appropriate). **Extremely limited or no** landscape capacity for visitor accommodation elsewhere in the PA. **Extremely limited or no** landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.

- v. **Earthworks – very limited** landscape capacity for earthworks associated with farm tracks or tracks and trails for recreational use, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – extremely limited or no** landscape capacity excepting very small-scale farm quarries.
- viii. **Transport infrastructure – extremely limited** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for large scale renewable energy developments. **Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – extremely limited** landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a low-key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

PLANT AND ANIMAL PESTS

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

21.22.3 Kimiākau (Shotover River) PA: Schedule of Landscape Values

General Description of the Area

The Kimiākau (Shotover River) PA takes in the river corridor and context, winding broadly southwards from west of Mount Dewar, through Arthurs Point, around Tucker Beach to the confluence with the Kawarau River. The PA includes the lower reaches of Moonlight Creek to the west of Mount Dewar.

The mapped PA includes the upper edges of the landforms framing the river corridor encompassing both the ONF and parts of the adjoining ONL. This takes in the gravel beds and river floodplains to the west of Arthurs Point and at Big Beach (south of Arthurs Point), Tucker Beach and the Kawarau confluence. It also includes the steep hill slopes bordering Piano Terrace and the western end of the Shotover Canyon Track to the west of Mount Dewar.

Physical Attributes and Values

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

Landforms and land types:

1. Steep escarpments, scarps, gorges/canyons, bluffs and river cliffs, where glacial and alluvial processes have eroded underlying schist.
2. Alluvial floodplains and terraces, dynamic river braids and gravel shoals at bends in the course of the river to the west of Arthurs Point and at Big Beach, Tucker Beach and the confluence with the Kawarau River.
3. The overall transition along the course of the river from a predominantly narrow and steeply incised corridor (interspersed with alluvial flats and gravel beds at river bends) upriver (north) of Tucker Beach to a more consistently broad and open riverbed and valley at the confluence with the Kawarau.
4. In places, the seamless merger of the riverbanks with the flanking large-scale mountain landforms of Ferry Hill, Sugar Loaf, Bowen Peak and Mount Dewar.

Hydrological features:

5. The Kimiākau (Shotover River) and in particular, the following features and attributes:
 - a. Waterbody with a gravel and schist bed.
 - b. The fast-flowing waters with numerous rapids.
 - c. Emerald green colouring of the waters in the vicinity of the gorge.

Ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Pockets of grey shrubland, especially within the gorged sections upstream of Tucker Beach and upstream of Arthurs Point and on adjacent hillslopes.

- b. Remnant pockets of mountain beech in the gorge upstream of Arthurs Point.
 - c. Cushion vegetation associated with stable areas of riverbed at Tucker Beach and Big Beach.
 - d. A large regionally significant wetland known as the Shotover River Confluence Swamp by the lower braided section near the Kawarau River confluence. The wetland features a mosaic of sedgeland, rushland and willow.
7. Other distinctive vegetation types include:
- a. The almost continuous patterning of willows and poplars along the riverbanks.
8. The rocky gorges and associated beech forest and grey shrubland provide habitat for New Zealand falcon and other native birds including bellbird, South Island tomtit, grey warbler, fantail and silvereye.
9. The river and adjoining stable areas of riverbed provide suitable feeding and nesting habitat for the black-fronted tern (*Chlidonias albotiatus*) (nationally endangered), black billed gull (*Larus bulleri*) (nationally critical) and the banded dotterel (*Charadrius bicinctus*) (nationally vulnerable).
10. Habitat for trout and salmon.

Land-use patterns and features:

- 11. A very limited number of rural living dwellings on the intermediate ledges framing the river corridor, with two located near the southern end of Domain Road, three scattered across the elevated ledges to the northwest of the Edith Cavell Bridge, two located on the elevated terraces to the northeast of the Edith Cavell Bridge, one located on the elevated terrace southeast of Edith Cavell Bridge and one opposite Big Beach. The very limited number of dwellings and/or their discreet location (with the latter factor not applying to all of the existing dwellings) are important factors in the appropriateness of these elements within the river corridor.
- 12. The Lower Shotover / Kimiākau Trail along the true left bank of the river linking between Littles Road and Domain Road and parts of the Countryside Trail and Twin Rivers Trail and the southern end of the PA. All of the trails are part of the Queenstown Trail network.
- 13. The network of relatively short tracks along the river, to the north and south of Arthurs Point.
- 14. The western end of the Shotover Canyon Track (north of Arthurs Point).
- 15. An almost continuous patterning of 'conservation' focused land along Kimiākau and the Moonlight Creek (comprising Stewardship Area, DoC marginal strip or Council Reserve). Noteworthy publicly accessible reserve areas are located at Tucker Beach and the river terraces north of Arthurs Point.
- 16. The Urban Growth Boundary (UGB) associated with Arthurs Point adjoins either side of the river PA.
- 17. Infrastructure is evident within the corridor and includes: pipelines at the Old Shotover Bridge; the Cromwell-Frankton A 110KV overhead transmission line that forms part of the National Grid and gravel extraction is located near the confluence with the Kawarau; informal gravel trails and vehicular tracks; fencing; and two Aurora distribution lines (one crossing the river at Tucker Beach, and the other running along the corridor roughly between Tucker Beach and Big Beach); the Queenstown Airport runway and Runway End Safety Area (RESA) located at the southern end of the PA; Morningstar Reserve area comprising a range of industrial commercial activities and facilities beneath the Edith Cavell Bridge including Shotover Jet and Queenstown Rafting tourism operations, and carparking; the Shotover Canyon Swing which has a steel cable line that crosses the river and is located north of the Edith Cavell bridge. A bridge is planned to be built in the future to cross the Shotover River at Tuckers Beach Reserve as part of the Queenstown Trail.
- 18. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character and/or proximity include: the Queenstown Wastewater Treatment Plant, the

urban area of Quail Rise on the eastern side of Ferry Hill; the scattering of rural living properties throughout Tucker Beach rural living area, along the top of the cliffs adjacent Domain Road, Littles Road and Fitzpatrick Road; and throughout the river terraces adjacent Littles Stream.

19. SH6 which crosses the river at the southern end of the PA.
20. Gorge Road which crosses the river at Arthurs Point (via the Edith Cavell Bridge).
21. The very popular commercial jet boat and rafting operations at the southern end of the PA and the area north and south of the Edith Cavell Bridge.

Archaeological and heritage features and their locations:

22. Edith Cavell Bridge at Arthurs Point (District Plan reference 35, archaeological site E41/300).
23. The Thomas Arthurs Monument, beside Edith Cavell Bridge, Arthurs Point (District Plan reference 29).
24. The steam tractor beside the Oxenbridge Tunnel near Arthurs Point (true right bank; District Plan reference 31).
25. The house and sleepout, Paddy Mathias Place Arthurs Point Road (true left bank, District Plan reference 62).
26. The Old Shotover River Bridge (District Plan reference 222).
27. The Oxenbridge Mining Tunnel near Arthurs Point (true right bank). The 170m tunnel was part of a failed mining scheme by the Oxenbridge brothers, attempting to divert water from the river to recover gold from the riverbed. Today it is used by rafters and kayakers (HNZPT List Number 5607; archaeological site E41/94).
28. Sew Hoy's Big Beach Claim Historic Area (at Big Beach; HNZPT List Number 7545).
29. A protected Poplar near Arthurs Point (true right bank; District Plan reference 163).
30. Old Shotover Bridge Stone Causeway (archaeological site F41/790).
31. Kawarau Diversion Syndicate Project features (dredge and diversion tunnel, archaeological site E41/255).
32. Stone abutment of 1862 bridge (archaeological site E41/301).
33. Prince Arthur Dredge (archaeological site E41/95).
34. Various inter-related complexes of gold sluicings, tailings, water races, and associated domestic sites along the riverbanks (for example, archaeological sites E41/247, E41/243, and F41/766).
35. Shotover Jet and Queenstown Rafting Operations (Queenstown's first commercial jet boating and rafting operations).

Mana whenua features and their locations:

36. 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.
37. The ONF is mapped as wāhi tūpuna Kimiākau (Shotover River), part of the extensive networks of mahika kai (food & resource gathering) and traditional travel routes in this area.
38. A contemporary nohoaka (camping site to support traditional mahika kai activities provided as redress under the Ngāi Tahu Claims Settlements Act 1998) is located at Tucker Beach.
39. The confluence of the Kimiākau and the Kawarau is known as Puahuru.

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:

40. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
41. For generations, mana whenua traversed these catchments gathering kai and other resources.
42. The mana whenua values associated with this ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Historic attributes and values:

43. Gold mining in and alongside the river, which is reputed to have been one of the richest gold bearing rivers in the world.
44. The naming of the river which was coined by William Gilbert Rees after his business partner, George Gammie's English estate, Shotover Park. The river had been previously called Tummel by two Scottish pioneers named Donald Angus Cameron and Angus Alphonse Macdonald who had passed through the area before Rees arrived. It was also referred to as the Overshot by the early goldminers, but it was the name Shotover that stuck.
45. The scattering of various historic features (including the Old Ferry Hotel on Spence Road), especially bridges and bridge sites, along and adjacent the PA, which collectively tell the story of the early European history of the area.

Shared and recognised attributes and values:

46. The descriptions and photographs of the area in tourism publications.
47. The popularity of Kimiākau (Shotover River) as an inspiration/subject for art, photography, postage stamps and books. Also as a wedding venue.
48. The identity of the river as an important natural and historic landscape context for Arthurs Point, Tucker Beach, Quail Rise, and the various rural living areas along its margins.
49. The popularity of the recreational 'features' listed below and their general ease of accessibility.
50. The importance of the natural heritage area to the local community as evidenced by the efforts of local community groups (e.g. APCA and KAPOW) to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.

Recreation attributes and values:

51. Gold panning on the river; walking (including dog walking), running and cycling the trail alongside the river (including footbridges); jetboating, rafting, paddleboarding and kayaking on the river, particularly through the Shotover gorge/canyon section; swimming in the river; picnicking by the river.
52. Some motorbiking activities at the southern end of the PA.
53. Arthurs Point DOC Visitor Services office and tourism ticketing / access points.

- 54. Te Araroa Trail connection via the Wakatipu Track, passing over the Shotover River near Frankton.
- 55. Sport fishing for trout and salmon.

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:

- 56. Clearly legible glacial, fluvial / hydrological processes that have shaped the river corridor and which continue to add to its dynamic qualities. These are evident in scarps, floodplains and the changing patterns of channels and alluvial deposits and gravel banks along the river course.

Particularly important views to and from the area:

- 57. Highly attractive close, mid and long-range views from tracks/bridges (which are public places and including Edith Cavell Bridge), local roads, reserve land, the water, the SH6 bridge and nearby dwellings (including at Arthurs Point) along the river corridor. Vegetation and landform patterns, together with the winding corridor, contain and frame views, contributing a highly variable character to the outlook.
- 58. Throughout the gorge/canyon sections near Arthurs Point, the fast-flowing narrow channel, framed by unmodified rock escarpments, bluffs and large-scale vegetation-clad river cliffs, is spectacular.
- 59. Throughout river bends and towards the lower reaches, the corridor is wider, affording longer-range views of the broader mountain setting. Here, the engaging patterning of the dynamic river waters and gravel beds framed by the undeveloped vegetation-clad river cliffs and terraces dominates the outlook. The filtering and framing effect of vegetation in places along with the alternating availability of such views serves to enhance their interest and appeal. In places, the steep and large-scale mountainous landforms of Ferry Hill, Sugar Loaf, Bowen Peak, Mount Dewar and the broader mountain setting add to the sense of drama and grandeur. Elsewhere, historic features within or adjacent the corridor, rapids and/or the dynamic gravel shoals add to the appeal of the outlook.
- 60. From low-lying vantage points within the corridor (on the water and on tracks) intervening landform and/or vegetation features largely obscure views to urban and rural living development adjacent the area adjacent.
- 61. Appealing mid and long-range views from SH6 Shotover Bridge in which the broad river corridor reads as a swathe of natural landscape bookmarking the interface between Queenstown and the Wakatipu Basin proper. In these views, the attractive vegetation dominated riverbanks, along with the dynamic gravel beds and water channels and Old Shotover bridge, create the impression of a relatively undeveloped river corridor. The visibility of the distant Northern Remarkables and Coronet Range in outlooks adds to the appeal.
- 62. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook. The limited visibility of urban development at Arthurs Point from much of the corridor also plays a role in this regard.

Naturalness attributes and values:

- 63. The seemingly undeveloped character of the river corridor due to the dominance of the escarpment, cliff and bluff landforms, the waterbody and its largely vegetated margins. While trails, tunnels, footbridges, road bridges, National Grid, power lines, wilding conifers, the odd house and vehicular tracks are evident in the corridor, these features either indicate the high recreational values of the ONF (see shortly) or are

of a character, location and/or extent that means they are not dominant elements. The exception to this is the transmission corridor at the southern end of the area which contributes a localised utilitarian influence.

64. From the bridges and more elevated locations within the corridor, there is an awareness of the urban or rural living land use adjacent the corridor. Even so, there remains a perception of significant naturalness within the river landscape, largely due to the densely vegetated riverbanks, escarpment and bluff landforms and/or close proximity to the dramatic mountain context. Buildings tend to be glimpsed behind plantings making them recessive, with the historic character of some contributing to the charm of the area. Structures such as the historic bridges, signage, and seating associated with the trails also contribute positively to the appearance of the area. Overall, there is the impression of a landscape that is highly picturesque, variable and aesthetically appealing.
65. For the gorge stretches of river corridor, the dramatic escarpments, scarps, cliffs, and bluffs that frame the river create the impression of a strongly enclosed, intimate, and dramatic river character. The wild waters and exotic vegetation add to this impression and there is generally a very high perception of naturalness and 'getting away from it all' due to very limited exposure to development.

Memorability attributes and values:

66. The dramatic gorges near Arthurs Point and stretches of rapids.
67. The appealing and engaging views of the sinuous braided river corridor flanked by vegetation.
68. The various footbridges and historic features along the river corridor.

Transient attributes and values:

69. The fluctuations and changing patterns of the river waters and floodplain gravel banks.
70. The autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars and willows in particular).
71. Seasonal snowfall throughout the riverbanks provides a noteworthy spectacle.

Remoteness and wildness attributes and values:

72. The gorge sections of the corridor where there is a strong sense of wildness.
73. Large stretches of the balance of the area, where despite the greater corridor width, intervening vegetation and / or landforms, screens views of surrounding buildings and roads.
74. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness in places.

Aesthetic qualities and values:

75. The experience of the values identified above from a wide range of public viewpoints.
76. More specifically, this includes:
 - a. The highly attractive and intimate composition created by the fast-flowing watercourse framed by the dramatic scarps, escarpments, bluffs, and vegetation-clad cliffs throughout the gorge sections.
 - b. The dynamic and natural patterning of the braided channel and gravel shoals throughout wider sections, seen framed by vegetation.
 - c. The striking seasonal leaf colour display associated with the area.

- d. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the visually discreet character of the majority of built development bordering the area;
 - ii. the historic built development that is seen in places;
 - iii. the sympathetic design of the trail tracks and structures; and
 - iv. the exotic trees along the river course, which contribute to the scenic appeal despite not being native.

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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These various combined physical, associative, and perceptual attributes and values described above for Kimiākau (Shotover River) PA can be summarised as follows:

77. **Very High physical values** relating to the velocity and clarity of the waters, the dynamic attributes of the river corridor, the gorges and floodplains shaped by the river, the habitat values for native fauna, the areas of indigenous vegetation and the mana whenua features in the area.
78. **Very High associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The historic features in the area.
 - c. The strong shared and recognised values associated with the area.
 - d. The recreational attributes of the ONF.
79. **Very High perceptual values** relating to:
 - a. The strong legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The appealing aesthetic and distinctive memorability values of the area as a consequence of its distinctive and appealing composition of natural and cultural landscape elements. The area's transient values, the intimate, dramatic, and enclosed character of the gorge sections and the accessibility of the area generally play an important role.
 - c. A strong perception of naturalness arising from the dominance of more natural landscape elements and processes throughout the area.
 - d. A sense of remoteness and wildness in places, particularly throughout the gorge sections due to the sheer scale of natural landforms and wildness of the wild river waters and elsewhere, in places where landform and/or vegetation obscure views of built development.

Landscape Capacity

The landscape capacity of the Kimitiākau (Shotover River) PA 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. It is acknowledged that larger scale commercial recreation is anticipated in connection with the Shotover Jet development.
- ii. **Visitor accommodation and tourism related activities** – **very limited** landscape capacity for visitor accommodation associated with existing dwellings and consented platforms 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). **Extremely limited or no** landscape capacity for visitor accommodation elsewhere in the PA. **Extremely limited or no** landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **extremely limited or no** landscape capacity.
- v. **Earthworks** – **very limited** landscape capacity for earthworks associated with tracks and trails for recreational use, tunnels, and bridge structures, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – **extremely limited** landscape capacity for modestly scaled farm buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **extremely limited or no** landscape capacity.
- viii. **Transport infrastructure** – **extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure or designed and located so that they are not visually prominent.
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry** – **extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living** – **extremely limited** landscape capacity for development that is: clustered with existing development; 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).

PLANT AND ANIMAL PESTS

- A. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
- B. Plant pest species include wilding conifers, sycamore, elderberry, buddleia, hawthorn, sweet briar, broom and gorse. Large areas of stable riverbed being colonised by buddleia.

21.22.4 Morven Hill PA: Schedule of Landscape Values

General Description of the Area

The Morven Hill PA comprises ONF, being the summits and slopes of the large roche moutonnée between Te Whaka-ata (Lake Hayes) and the Kawarau River in the Whakatipu Basin. The PA excludes the semi-circular area of the north-western slopes, which has been developed for rural living, and the ice-eroded plateau extending from the eastern slopes.

Physical Attributes and Values

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

Landforms and land types:

1. Prominent large roche moutonnée landform that is the highest and most extensive of the roches moutonnées protruding from the Whakatipu Basin floor (Morven Hill, Slope Hill, Ferry Hill and Feehlys Hill). The landform extends south-west to north-east, with the lower western summit (559 m) separated from the main eastern summit (750 m) by a shallow saddle. This landform is recognised in the NZ Geopreservation Inventory having national importance. The underlying schist bedrock is exposed in places on the hill slopes, particularly on the north-eastern and eastern faces.

Ecological features and vegetation types:

2. Predominantly rough pasture (with scattered matagouri, sweet briar, hawthorn, elderberry and other exotic weeds in places). Dense cover of weeds (the previously mentioned species as well as buddleia, gorse and broom), with some matagouri and mānuka, on the shadier southern slopes leading down to the river. Conifer shelterbelts and woodlots in the saddle area and one larger radiata pine plantation adjacent to the river.
3. Natural spring on the southern side of the saddle, with associated farm ponds and an ephemeral watercourse running down to the Kawarau River.
4. The denser patches of matagouri towards the river provide suitable habitat for grey warbler, fantail and silvereye. The rocky terrain on the higher sunnier faces in combination with the rough pasture and pockets of matagouri provides suitable habitat for skinks and geckos.
5. Potential for enhancement of ecological values on the southern faces through weed control and indigenous regeneration. Some indigenous plantings have been established along the cycle trail.

Land use patterns and features:

6. Predominantly used for extensive pastoral farming (cattle, goats, sheep or deer), baleage/hay or hobby farming. Limited farming infrastructure, including farm tracks, fencing, stock yards, water tanks and four farm sheds.
7. A farm quarry on the upper southern slopes of the main hill.

8. Several dwellings are located on Morven Hill including consented, unbuilt platforms concentrated largely on the lower part of the ONF accessed off Alec Robins Road / SH6 with associated gardens and domestic curtilage.
9. Radio and telecommunications infrastructure on the summit and the Cromwell - Frankton A 110kV overhead transmission line that forms part of the National Grid Transpower high-voltage transmission corridor on the toe of the southern slopes.
10. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, nature and proximity include: the area of rural living development adjacent to SH6 and Alec Robins Road extending up the north-western slopes of Morven Hill and Little Morven Hill respectively; the working farmland including the occasional rural dwelling and farm building on the ice-eroded plateau extending from the eastern slopes, which provides a relatively unmodified rural buffer and foreground to the ONF.

Archaeological and heritage features and their locations:

11. Stone chimney breast and house site belonging to 19th century orchardist Henry Steele at the south-western side of the PA, close to Hayes Creek.
12. Mature trees (walnut, chestnut and other species) associated with early European settlement and farming.

Mana whenua features and their locations:

13. 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.
14. At its southern extent, the ONF overlaps the mapped wāhi tūpuna Kawarau River.

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:

15. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
16. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-Waimāori (Lake Whakatipu) and Mata-au (the Clutha River).
17. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
18. The mana whenua values associated with the ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Historic attributes and values:

19. Historical significance of early primary industry around Morven Hill (pastoral farming, fruit growing, fishing at Te Whaka-ata (Lake Hayes)).
20. Contextual significance as a landscape feature that has defined communication routes in the Whakatipu Basin, with early tracks and roading around its base.

Shared and recognised values:

21. Important values as a widely visible and relatively open landmark that contributes strongly to the identity and sense of place of the Whakatipu Basin.

Recreation attributes and values:

22. No public access to the PA, but the popular Twin Rivers cycle and walking trail is adjacent to the southern toe of the hill and allows users to view and experience the ONF.

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:

23. Very prominent distinctive landform. The pastoral openness means that undulating ice-eroded slopes and rocky outcrops are displayed, and the formative glacial processes are clearly legible.

Particularly important views to and from the area include:

24. A prominent and distinctive component of views from surrounding areas of the Whakatipu Basin and in particular from SH6 to the east, from Lake Hayes and surrounds, from Lake Hayes Estate, from the Crown Escarpment zig-zag and lookout and from the Remarkables ski field road. The bulky muscular and barren form of the hill dominates views from SH6 as it skirts the hill and from the Twin Rivers Trail. From the basin to the north, the hill forms a significant foreground feature in views towards the Remarkables.
25. Expansive and spectacular views from the slopes and summit of the hill (no public access) across the Whakatipu Basin floor to the enclosing mountains and lakes, enhanced by transient changes in light conditions, vegetation colours and seasonal snow and ice patterns.

Naturalness attributes and values:

26. Moderate-high level of naturalness due to the distinctive largely unmodified landform (within the PA), including a mosaic of pasture and native scrub cover and the low level of built modification and domestication. Rural living development outside the PA on the north-western hill slopes has degraded the naturalness and coherence of the landform to some extent but this area of modification is subservient to the overall scale, bulk and visual integrity of the hill.

Memorability attributes and values:

27. Highly memorable landform due to its height and bulk, isolation within the basin, open barrenness and elongated form.

Transient attributes and values:

28. Varying colours of pasture across the seasons and effects of light and shade on the open hummocky or craggy topography.

Aesthetic attributes and values:

29. High aesthetic attributes due to the visual prominence, openness and legibility of the landform, its memorability and visual coherence, and its role as the largest of the roches moutonnées within the Whakatipu Basin floor.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

30. **High physical values** relating to the prominent and largely unmodified roche moutonnée landform and the mana whenua features associated with the area.
31. **Moderate associative values** relating to the mana whenua associations of the area, the historical associations with early European settlement and strong shared and recognised values as part of the local sense of place and identity.
32. **High perceptual values** relating to the visual prominence, coherence and memorability of the hill, its openness, legibility and naturalness, and its role as the largest of the roches moutonnées within the Whakatipu Basin floor.

Landscape Capacity

The landscape capacity of the Morven Hill PA for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity to absorb small scale and low key activities that 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 (where appropriate).
- ii. **Visitor accommodation and tourism related activities - very limited** landscape capacity to absorb visitor accommodation within existing buildings or building platforms. Extremely limited or no landscape capacity for tourism-related activities.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with additional tracks and trails for recreational use or access tracks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – very limited** landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.
- vii. **Mineral extraction – very limited** landscape capacity to absorb additional quarrying within the area of historic quarry activity, with remediation to enhance the naturalness of the landform.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, cell phone towers, navigational aids and meteorological instruments where there is a functional or operational need for its location, structures are to be designed and located

to limit their visual prominence, including associated earthworks. In the case of the National Grid there is **limited** landscape capacity for the upgrade of existing infrastructure within the same corridor.

- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial-scale renewable energy generation. **Very limited** landscape capacity for discreetly located and small scale renewable energy generation that is reasonably difficult to see from public places.
- xi. **Forestry – extremely limited or no** landscape capacity.
- xii. **Rural living – extremely limited or no** landscape capacity, except within existing approved residential building platforms or where adjacent to SH6 on the extreme lower slopes of the Morven Hill PA and where reasonably difficult to see.

PLANT AND ANIMAL PESTS

- A. Plant pest species include sweet briar, hawthorn, elderberry, buddleia, gorse and broom.
- B. Animal pest species include rabbits, possums, stoats, rats, and mice.

21.22.5 Waiwhakaata (Lake Hayes) PA: Schedule of Landscape Values

General Description of the Area

The Waiwhakaata (Lake Hayes) PA encompasses the ONF of the pronounced ridgeline extending north-eastwards from Slope Hill and framing the western side of Waiwhakaata (Lake Hayes), and Waiwhakaata (Lake Hayes) itself.

Physical Attributes and Values

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

Landforms and land types:

1. The pronounced and steep glacier overridden schist ridgeline extending north-eastwards from Slope Hill and framing the eastern side of Waiwhakaata (Lake Hayes).

Hydrological features:

2. The shallow lowland, glacial lake of Waiwhakaata (Lake Hayes) (325m). The lake is currently eutrophic (with poor water quality) due to elevated nutrient inputs from its catchment. While nutrient loads have stabilised in the past 20 years, the lake remains eutrophic due to its internal phosphorus load. Sediment run-off also threatens the recovery of Lake Hayes.

Ecological features and vegetation types:

3. Particularly noteworthy indigenous vegetation features include:
 - a. A raupō (*Typha orientalis*) - makura (*Carex secta*) community at the south end of Lake Hayes fronting crack willow woodland.
 - b. Swathes and scattered pockets of grey shrubland along the steep western slopes framing the western side of Waiwhakaata (Lake Hayes). Small pockets of grey shrubland also occur along the shoreline.
4. Other distinctive vegetation types include:
 - a. The almost continuous patterning of willows and Lombardy and black poplars along the shoreline of Waiwhakaata (Lake Hayes).
 - b. Proliferation of exotic weeds around the edges of Waiwhakaata (Lake Hayes). Dense growth of hawthorn, broom, elderberry, sweet briar and blackberry encountered along the northwest side of the lake above the shoreline willows.
 - c. Numerous indigenous plantings have been established along the loop trail, particularly on the southern and western side of the lake.

5. Waiwhakaata (Lake Hayes) is a valued habitat for threatened native fish species: the Koaro (*Galaxias brevipinnis*). Other native fish species present include: the upland bully (*Gobiomorphus breviceps*) and shortfin eel (*Anguilla australis*).
6. Waiwhakaata (Lake Hayes) is a valued habitat for the nationally threatened swamp birds Australasian Bittern (*Botaurus poiciloptilus*) classified as nationally critical and Great Crested Grebe (*Podiceps cristatus australis* - classified as nationally vulnerable).
7. Waiwhakaata (Lake Hayes) is of special value as a breeding area for a variety of waterfowl, including Paradise Shelduck (*Tadorna variegata*), Grey Duck (*Anas superciliosa*), the New Zealand shoveller / Kuruwhengi (*Anas rhynchotis variegata*), Black Swan (*Cygnus atratus*), Grey Teal (*Anas gracilis*), Mallard (*Anas platyrhynchos*) and New Zealand Scaup (*Aythya novaeseelandiae*).
8. Other aquatic birds that inhabit Lake Hayes include white-faced Heron (*Ardea novaehollandiae novaehollandiae*), White Heron (*Egretta alba modesta*), Black shag (*Phalacrocorax carbo*), Little shag (*Phalacrocorax melanoleucos*), the Marsh Crake (*Porzana pusilla affinis*), Australian Coot (*Fulica atra australis*) (*Anas platyrhynchos*), Swamp hen/Pukeko (*Porphyrio porphyrio melanotus*), and New Zealand Kingfisher (*Halcyon sancta vagans*).
9. The raupō (*Typha orientalis*) - makura (*Carex secta*) community provides important nesting habitat and shelter for waterfowl and rails while the crack willow trees along the shoreline provide important roosting sites for shags and kingfisher.
10. Waiwhakaata (Lake Hayes) is an important recreational fishery with brown trout (*Salmo trutta*) and European perch (*Perca fluviatilis*) with Mill Creek providing the only spawning source for these species.

Land-use patterns and features:

11. Human modification which is currently concentrated around the northern and eastern margins of Waiwhakaata (Lake Hayes) (adjacent and close to the ONF). Along the southern and western side of Waiwhakaata (Lake Hayes), built development is generally well set back from the lake edge.
12. The Lake Hayes Trail / Wai Whaka Ata (part of the Queenstown Trail) which forms a loop around the lake, creating multiple access points to the lake.
13. State Highway 6 which at the southern end of the lake and the northern and western side of the lake coincides with a block of conservation land that extends westwards (beyond the ONF) to Slope Hill Road.
14. Informal jetties in places. Public boat ramps.

Archaeological and heritage features and their locations:

15. No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the ONF.

Mana whenua features and their locations:

16. 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.
17. Waiwhakaata is the Kāi Tahu name for Lake Hayes.

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 are:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
19. Wāi māori (fresh water) is a central element in Kāi Tahu creation traditions. The whakapapa of wāi māori describes bonds, relationships, and connections that bind Kāi Tahu to the land, waters and all life supported by them.

Historic attributes and values:

20. Waiwhakaata (Lake Hayes) has historical significance for its association with early commercial fishing in the area.

Shared and recognised attributes and values:

21. The descriptions and photographs of the area in tourism publications.
22. The popularity of the postcard views across Waiwhakaata (Lake Hayes) as an inspiration/subject for art and photography.
23. The very high popularity of the recreational 'feature' listed below.

Recreation attributes and values:

24. Walking, running and cycling along the Lake Hayes Trail / Wai Whaka Ata (part of the Queenstown Trail).
25. Non-motorised activity permitted on Waiwhakaata (Lake Hayes); rowing, kayaking, swimming (when water quality permits), paddleboarding and fishing at Waiwhakaata (Lake Hayes).
26. Picnicking around the lake shoreline.
27. A large carparking area at the northern end of Waiwhakaata (Lake Hayes) where visitors base themselves from for recreational activities.
28. The Wakatipu Rowing Club located on the eastern edge of Waiwhakaata (Lake Hayes). Also used by local community groups such as Scouts and Cubs.
29. Aotearoa's National Walkway, the Te Araroa Trail passing along the western edge of the lakefront via the Wakatipu Track connecting Frankton / Queenstown (south) to Arrowtown (north).
30. Regionally significant fishery, spawning habitat (Mill Creek) and game bird habitat.

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:

31. 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.

Particularly important views to and from the area:

32. 'Postcard' long-range views from SH6 at the south end of the lake, across the lake that includes the historic homestead and mature trees at Threepwood (outside the ONF), the Lake Hayes Showground Reserve, the lake edge deciduous tree plantings, and the Lake Hayes Trail / Wai Whaka Ata, all viewed against a mountain backdrop. The seasonal leaf colour and mirror-like qualities of the lake during still weather are particularly memorable aspects of this composition.
33. Appealing mid to long-range views westbound on SH6 to the southern end of Waiwhakaata (Lake Hayes), and the ridgeline framing the western side of the lake. The depth of the outlook together with its 'classic' elements that include water in the foreground and a structured layering of mountainous landforms and gateway impression (enabling first glimpses of Queenstown) contribute to the memorability of the vista.
34. Attractive close to mid-range intermittent views from Arrowtown Lake Hayes Road across the lake to Slope Hill and the ridgeline framing the western side of the lake, backdropped by the surrounding mountain context. The filtering and framing effect of vegetation in places along with the alternating availability of such views enhances their interest and appeal.
35. Highly attractive close to long-range views from the Lake Hayes Trail / Wai Whaka Ata, the necklace of reserves around the edge of Lake Hayes and the residential properties around Lake Hayes (outside the ONF), across the lake to the dramatic and generally undeveloped roche moutonnée, the undeveloped ridgeline farming the western side of the lake and/or the more distant surrounding mountain backdrop.
36. Attractive long-range views of Waiwhakaata (Lake Hayes) from the Northern Remarkables, in particular the Remarkables Ski Field Access Road (and lookouts).
37. Attractive long-range views from the Queenstown Trail on Christine's Hill and from Arrowtown Lakes Hayes Road at McIntyre's Hill southwards out over the lake, backdropped by the dramatic ONF and ONL mountain context.
38. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

39. The exotic vegetation bordering Waiwhakaata (Lake Hayes) which, along with almost continuous patterning of rural living development along its northern and eastern sides, contribute a reduced perception of naturalness. While the waterbody itself is relatively unencumbered by structures (excepting the odd informal jetty and the public boat ramps) and overt modification, its widely reported water quality issues detract from its perceived naturalness. The generally undeveloped character of land along the southern and western sides, together with the proliferation of wetland, grey shrubland and large-scale exotic vegetation in places around the lake edges, serves to increase the perceived naturalness at a localised level.

Memorability attributes and values:

40. The highly attractive outlook of Waiwhakaata (Lake Hayes). The close proximity of Slope Hill ONF in the outlook, collectively seen within a relatively developed immediate context serves to enhance the memorability of the outlook.

Transient attributes and values:

41. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).
42. The mirror-like qualities of Waiwhakaata (Lake Hayes) during calm and settled weather conditions.

Remoteness and wildness attributes and values:

43. The track along the western side of Waiwhakaata (Lake Hayes) and localised sections of the balance of the track where intervening landform and vegetation screens views to nearby development.

Aesthetic qualities and values:

44. The experience of the values identified above from a wide range of public viewpoints.
45. More specifically, this includes:
 - a. The highly attractive large-scale composition created by the glacial lake, juxtaposed beside a rural living and urban context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the very limited level of built modification evident within the ONF;
 - ii. the mirror-like qualities of Waiwhakaata (Lake Hayes) during certain weather conditions; and
 - iii. the poplars and willows around the edges of Waiwhakaata (Lake Hayes), which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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These various combined physical, associative, and perceptual attributes and values described above for the Waiwhakaata (Lake Hayes) PA can be summarised as follows:

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

- c. The strong shared and recognised values associated with the area.
- d. The significant recreational attributes of Waiwhakaata (Lake Hayes).

48. **Very 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 very high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the scenic route of SH6, Arrowtown Lake Hayes Road, The Remarkables Ski Field Access Road and the Queenstown Trail, along with the area's transient values, also play an important role.
- c. A high perception of naturalness arising from the dominance of more natural landscape elements and patterns along the southern and western sides of Waiwhakaata (Lake Hayes).
- d. A localised sense of remoteness and wildness associated with the track around Waiwhakaata (Lake Hayes).

Landscape Capacity

The landscape capacity of the Waiwhakaata (Lake Hayes) PA for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity for activities 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.
- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** capacity for earthworks associated with farm tracks or tracks and trails for recreational use, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – extremely limited or no** landscape capacity.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – limited** capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity.
- xi. **Forestry – extremely limited or no** landscape capacity.

- xii. **Rural living – extremely limited or no** landscape capacity.
- xiii. **Jetties, and boatsheds, lake structures and moorings – extremely limited or no** landscape capacity.

PLANT AND ANIMAL PESTS

- A. Animal pest species include feral cats, hares, rabbits, ferrets, stoats, weasels, possums, rats and mice.

21.22.6 Slope Hill PA: Schedule of Landscape Values

General Description of the Area

The Slope Hill PA encompasses the elevated roche moutonnée landform of Slope Hill ONF.

Physical Attributes and Values

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

Landforms and land types:

1. The roche moutonnée glacial landform of Slope Hill, formed by the over-riding Wakatipu glacier, with a smooth 'up-glacier' slope to the southwest and a steeper rough 'plucked' (down-glacier) slope to the east adjacent to Lake Hayes. Rock outcrops throughout the elevated north-western flanks. Highest point: 625m.
2. The Slope Hill roche moutonnée is recognised in the NZ Geopreservation Inventory as one of the best examples of this type of landform in Otago and one of the most easily seen and accessible. It is identified as a site of national scientific, aesthetic and recreational values and is considered to be vulnerable to significant damage by human related activities.

Hydrological features:

3. Three steep (unnamed) stream gullies draining the southern faces of Slope Hill.
4. A gully draining the north-eastern side.
5. A small kettle lake on the elevated south-western flanks.
6. The irrigation race along the western flanks.

Ecological features and vegetation types:

7. Particularly noteworthy indigenous vegetation features include:
 - a. Remnant native vegetation comprising matagouri shrubland in the stream gullies and on some adjacent slopes on Slope Hill.
8. Other distinctive vegetation types include:
 - a. Grazed pasture with scattered shelterbelts and clusters of exotic shade trees throughout the elevated slopes.
 - b. Amenity and shelter plantings around the two dwellings and wetland on the north side.
 - c. Poplar plantings around the flanks.

Land-use patterns and features:

9. Slope Hill PA is predominantly in pastoral use with very limited rural living use. Modification is limited to a network of farm tracks across the landform, other infrastructure (e.g. water tanks, fencing, utilities), a trig point and communication tower on the highpoint and two dwellings and associated farm buildings on the northern sides of Slope Hill. Built development is generally characterised by very carefully located and designed buildings, accessways, and infrastructure, which is well integrated by a mix of established and more recent vegetation features and reads as being subservient to the 'natural' landscape patterns.
10. Other neighbouring land-uses which have an influence on the landscape character of the area due to their scale, character and or proximity include: the rural living development throughout the western, southern and northern lower flanks of the roche moutonnée, outside the PA; the existing or anticipated urban development associated with the Ladies Mile area; and the historic Glenpanel Homestead (listed Item 22) adjacent the south side of the PA.

Archaeological and heritage features and their locations:

11. No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the ONF.

Mana whenua features and their locations:

12. 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.

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:

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

Historic attributes and values:

14. Slope Hill has contextual value for its association with Threepwood Farm, one of the Wakatipu Basin's earliest farms.

Shared and recognised attributes and values:

15. The descriptions and photographs of the area in tourism publications.

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:

16. 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.
17. Indigenous gully plantings which reinforce the legibility and expressiveness values within the gullies on Slope Hill.

Particularly important views to and from the area:

18. Highly attractive framed mid-range views eastbound on SH6, west of the Shotover Bridge to the south-western smooth 'up ice' flanks of Slope Hill. The composition comprises an attractive patterning of the Shotover River terraces and their layered tree plantings (a mix of evergreen and exotic species including Lombardy poplars) below the highly legible and more 'natural' pastoral elevated slopes of the roche moutonnée and backdropped by (often) snow-capped mountain ranges of Cardrona and the Crown Range. The large-scale road cuttings that frame the highway add to the structure and distinctiveness of the vista. Overall, the outlook impresses as an engaging and memorable gateway to the Wakatipu Basin and seemingly more spacious 'rural' landscape beyond Queenstown / Frankton.
19. Appealing mid to long-range views westbound on SH6 on the elevated section of the highway east of the intersection with Arrowtown Lake Hayes Road to the south-eastern flanks of Slope Hill. The open pastoral character of the rough 'plucked' slopes of the landform in this view forms a bold contrast with the exotic vegetation and building-dominated low-lying terraces of Ladies Mile and Frankton to the left of view. From this orientation, the roche moutonnée blends seamlessly with the layered patterning of dramatic mountains and roche moutonnée that frame the western side of the Wakatipu Basin and Lake Wakatipu more generally. The depth of the outlook together with its 'classic' elements that include a structured layering of mountainous landforms and the gateway impression (enabling first glimpses of Queenstown) contribute to the memorability of the vista. It is possible that anticipated urban development throughout Ladies Mile may obscure views of the lower margins of the landform feature, adjacent Ladies Mile.
20. Highly attractive close to long-range views from the Lake Hayes Trail / Wai Whaka Ata, the necklace of reserves around the edge of Lake Hayes, Arrowtown Lake Hayes Road and the residential area around Waiwhakaata (Lake Hayes) (outside the ONF), across the lake (ONF) to the dramatic and generally undeveloped roche moutonnée, the undeveloped ridgeline framing the western side of the lake and/or the more distant surrounding mountain backdrop.
21. Attractive mid to long-range views from the western side of the Wakatipu Basin (including Tuckers Beach, Domain Road, Hawthorn Triangle, Dalefield, parts of the Shotover River corridor, the Hawthorn Triangle, the eastern end of Slope Hill Road and parts of the Queenstown Trail) to parts of the smooth pastoral elevated south-western flanks and the more rugged north-western flanks. From these orientations, the open and generally undeveloped landform forms a marked contrast with the rural living development context in the foreground of view.
22. Attractive long-range views from the Remarkables Ski Field Access Road (and lookouts), the Queenstown Trail on Christine's Hill and from Arrowtown Lake Hayes Road at McIntyre's Hill to Slope Hill beside the highly attractive glacial lake of Waiwhakaata (Lake Hayes) and viewed within a broader ONL mountain context.
23. Attractive close, mid, and long-range views from Ladies Mile, Lake Hayes Estate and Shotover Country to the south side of Slope Hill. From this orientation the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough

'plucked' character. It is possible that anticipated urban development throughout Ladies Mile may obscure views of the lower margins of the landform feature, adjacent Ladies Mile.

24. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the ONF and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

25. The seemingly 'undeveloped' character of Slope Hill which conveys a relatively high perception of naturalness. While modifications related to its pastoral use are visible, the very low number of buildings, the relatively modest scale of tracks and limited visibility of infrastructure (excepting the airport radar structure on the top of the landform) kerbs their influence on the character of the landform as a natural landscape element.

Memorability attributes and values:

26. The appealing and engaging views of the largely undeveloped and legible roche moutonnée landform of Slope Hill. The close proximity of Waiwhakaata (Lake Hayes) ONF in the outlook, collectively seen within a relatively developed immediate context serves to enhance the memorability of the outlook.

Transient attributes and values:

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

Aesthetic qualities and values:

29. The experience of the values identified above from a wide range of public viewpoints.
30. More specifically, this includes:
 - a. The highly attractive large-scale composition created by the generally undeveloped and distinctive roche moutonnée landform, juxtaposed beside a rural living and urban context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the clearly legible roche moutonnée landform profile and character;
 - ii. the open and pastoral character of Slope Hill;
 - iii. the very limited level of built modification evident through the ONF; and
 - iv. the poplars around the flanks of Slope Hill, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for the Slope Hill PA and Lake Hayes / Remarkables can be summarised:

31. **Very High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
32. **High associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The historic associations of the area.
 - c. The strong shared and recognised values associated with the area.
33. **Very 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 very high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Lake Hayes Estate, Shotover Country, the Ladies Mile corridor, the eastern side of the Wakatipu Basin, the scenic route of SH6, Arrowtown Lake Hayes Road, the Remarkables Ski Field Access Road and the Queenstown Trail, along with the area's transient values, play an important role.
 - c. The identity of the roche moutonnée as a natural landscape backdrop to Ladies Mile and the western and central portion of the Wakatipu Basin and as a gateway feature to Queenstown / the Wakatipu Basin.
 - d. A high perception of naturalness arising from the dominance of natural landscape elements and patterns at Slope Hill.

Landscape Capacity

The landscape capacity of the Slope Hill PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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.
- ii. **Visitor accommodation and tourism related activities – very limited** landscape capacity for visitor accommodation associated with existing dwellings and consented platforms which: are located to optimise the screening and/or filtering benefit of natural landscape elements; are 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). **Extremely limited or no** landscape capacity for visitor accommodation elsewhere in the PA. **Extremely limited or no** landscape capacity for tourism related activities within the PA.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.

- v. **Earthworks – very limited** landscape capacity for earthworks associated with farm tracks or tracks and trails for recreational use, that protect naturalness and expressiveness attributes and values, and are sympathetically designed integrate with existing natural landform patterns.
- vi. **Farm buildings – very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – extremely limited or no** landscape capacity excepting very small-scale farm quarries.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, cell phone towers, navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Extremely limited** landscape capacity or discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – extremely limited** landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a low-key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

PLANT AND ANIMAL PESTS

- A. Animal pest species include feral cats, hares, rabbits, ferrets, stoats, weasels, possums, rats and mice.
- B. Exotic plant pests such as willow, hawthorne and broom in gullies.

21.22.7 Feehly Hill PA: Schedule of Landscape Values

General Description of the Area

The Feehly Hill PA comprises an ONF being the steep slopes and crest of the small hill (also known as Dags Hill) immediately west of the historic Arrowtown village.

Physical Attributes and Values

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

Landforms and land types:

1. A small but distinctive roughly triangular schist roche moutonnée formed by previous glaciations in the Whakatipu Basin. Exposed schist outcrops and bluffs on the north-western side.

Ecological features and vegetation types:

2. The hill is covered mostly in exotic woody weeds, notably broom, hawthorn, sycamore, wilding conifers and rowan. Sycamore woodland prevails in the southern side of the hill and surrounds plantings of mountain beech on the southern side of the hill. Pockets of grey shrubland persist on the sunnier upper northern and western faces.
3. Diverse indigenous plantings have been established around the base of the hill near the cemetery and behind new housing developments on Manse Road.
4. Potential for ongoing ecological enhancement through weed control and indigenous plantings.
5. Areas of grey shrubland, exotic grassland and associated rocky and bluffy terrain provide suitable habitat for skinks and geckos along with the indigenous plantings as they become more established.

Land use patterns and features:

6. Water supply tanks for Arrowtown, together with a pump station and access road on the eastern side of the hill above Arrowtown cemetery. The remainder of the PA is open space covered with either wilding trees and shrubs or indigenous revegetation. A public walking track leads from Arrowtown cemetery to the crest of the hill.

Archaeological and heritage features and their locations:

7. There are no known archaeological or heritage features within the ONF.

Mana whenua features and their locations:

8. 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.

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:

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

Historic attributes and values:

10. Historic attributes associated with early European pastoral farming and as part of the identity of Arrowtown. The hill was named Cemetery Hill in the 1860s and was later associated with the Feehly family of Arrowtown. The hill has been burned many times and used for farming, including as a ram paddock for Mt Soho Station.
11. Contextual value as a landscape feature that historically defined the westernmost extent of Arrowtown.
12. Contextual association with the Arrowtown Cemetery and Arrowtown War Memorial.

Shared and recognised values:

13. Important local shared and recognised values as part of the sense of place and distinctiveness of Arrowtown village, the setting for the local cemetery and as a site of community involvement in indigenous vegetation restoration.

Recreation attributes and values:

14. Local walking destination valued for the panoramic views south over the Whakatipu Basin.

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:

15. Easily accessible and visible roche moutonnée, expressive of the glacial processes that have formed the Whakatipu Basin.

Particularly important views to and from the area:

16. Expansive highly attractive views available from the eastern shoulder and crest of the hill across Arrowtown, Millbrook and The Hills golf courses to Lake Hayes, the Crown Range and the Remarkables.
17. Views to the hill when approaching Arrowtown on Malaghans Road and Arrowtown – Lake Hayes Road, where the distinctive scrub-covered hill forms a prominent 'sentinel' at the gateway to the village.

Naturalness attributes and values:

18. Moderately high level of naturalness, with unmodified landform apart from the water tanks, treatment plant and associated access track. Perceptions of naturalness likely to increase over time as wilding tree and shrub cover is progressively replaced by indigenous plant communities.

Memorability attributes and values:

19. Distinctive steep-sided triangular landform and contrast of the vegetative cover with the surrounding urban or parkland character makes the hill memorable to both locals and visitors.

Transient attributes and values:

20. Transient attributes include the presence of wildlife, and seasonal changes in the colours of wilding sycamore and rowan trees.

Aesthetic attributes and values:

21. Distinctive and expressive landform.
22. Expansive and highly attractive views available from public trails on the hill.
23. Immersion in areas of indigenous revegetation adjacent to the trails.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The physical, associative and perceptual attributes and values described above for the Feehly Hill PA are summarised as follows:

24. **Moderate-high physical values** relating to the distinctive and relatively unmodified roche moutonnée landform, the areas of regenerating indigenous vegetation, and the mana whenua features associated with the area.
25. **Moderate associative values** relating to the mana whenua associations of the area, and the strong shared and recognised and recreational values for the local community.
26. **Moderate-high perceptual values** relating to the expressiveness and memorability of the hill, the moderately high and improving level of naturalness, and the impressive and expansive views available from the hill.

Landscape Capacity

The landscape capacity of the Feehly Hill PA for a range of activities is set out below.

- Commercial recreational activities – extremely limited or no** landscape capacity.
- Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity.
- Urban expansions – extremely limited or no** landscape capacity.
- Intensive agriculture – extremely limited or no** landscape capacity.
- Earthworks – very limited** landscape capacity for earthworks and tracks and trails for recreational use that provide walking access for the public or are associated with water storage and treatment and are sympathetically designed to integrate with existing natural landform patterns.

- vi. **Farm buildings – extremely limited or no** landscape capacity.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for expansion or renewal of existing facilities. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity.
- xi. **Forestry – extremely limited or no** landscape capacity.
- xii. **Rural living – extremely limited or no** landscape capacity.

PLANT AND ANIMAL PESTS

- A. Plant pest species include broom, hawthorn, sycamore, wilding conifers and rowan.
- B. Animal pest species include rabbits, possums, stoats, rats and mice.

21.22.8 Haehaenui (Arrow River) PA: Schedule of Landscape Values

General Description of the Area

The Haehaenui (Arrow River) PA is the river corridor stretching broadly southwards from the confluence of the river and Pizollis Gully (on the south side of Big Hill), along the eastern side of Arrowtown and the toe of the Crown escarpment to meet the Kawarau River near Chard Farm, west of the Kawarau Bridge, all being ONF. The mapped PA includes the upper edges of the landforms framing the river corridor ONF. This takes in the river floodplains near Arrowtown.

Physical Attributes and Values

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

Landforms and land types:

1. The steep river cliffs and localised gorges (generally located downstream of the SH6 bridge) and the more gently profiled riverbanks (generally to the north of the SH6 bridge).
2. Dynamic river braids and gravel shoals at bends in the course of the river near Arrowtown and Morven Ferry Road.
3. The interaction of fluvial processes with a landscape and sediments derived under a range of climatic and geomorphic processes over different time scales.
4. Small waterfalls along the course of the river including where the Sawpit Gully Stream flows into the Arrow River.
5. Contains the Arrow Junction piemontite-schist quarry which is recognised in the NZ Geopreservation Inventory and as being of national importance with respect to scientific, aesthetic or educational values and being vulnerable to significant damage by human related activities.

Hydrological features:

6. The Haehaenui (Arrow River), in particular the following features and attributes:
 - a. Waterbody with a gravel and schist bed.
 - b. Clarity of the waters.

Ecological features and vegetation types:

7. Particularly noteworthy indigenous vegetation features include:
 - a. Pockets of grey shrubland dominated by matagouri and mingimingi (*Coprosma propinqua*) and remnant pockets of mountain beech bordering the Arrow River. Sweet briar is a component of the grey shrubland.

8. Other distinctive vegetation types include:
 - a. The almost continuous patterning of willows, poplars, and a range of exotic deciduous trees along the riverbanks.
 - b. The proliferation of lupins and other exotic wildflower species along the riverbanks.
 - c. Wilding conifers occur in places along the riverbanks.
 - d. Exotic grass floodplains, flats and banks in places.
9. The indigenous forest and shrubland vegetation, exotic grassland and rocky to bluffy terrain provide habitat for New Zealand falcon, bellbirds, grey warbler, fantail and silver eye as well as skink and geckos.
10. Habitat for eel, kōaro and salmon, rainbow trout, brown trout, and rainbow trout.
11. Valued habitat for sports fishing spawning in Haehaenui (Arrow River).

Land-use patterns and features:

12. The network of public walking (some of which are universally accessible) and cycling trails along the riverbanks (including the Arrow River Bridges Trail which forms part of the Queenstown Trail network). This includes:
 - a. Several footbridges which are regarded as noteworthy features in their own right along the trail network as a consequence of their scale, design and/or the views afforded. Including the Southern Discoveries suspension bridge, the Swain Family Bridge, the Edgar Suspension Bridge and Norman Smith footbridge (where the Arrow River trail joins the Macetown Road).
 - b. The Knights Family Underpass and the Barfoot Tunnel (beneath SH6).
13. The almost continuous patterning of Informal Recreation zoned land along the western side (true right side) of the river extending from the northern end of Arrowtown to the SH6 bridge at Arrow Junction.
14. The swathe of Informal Recreation zoned land on the eastern side of the river (true left side) to the north of the SH6 bridge at Arrow Junction.
15. The Urban Growth Boundary associated with Arrowtown which adjoins the western boundary of the PA (in the vicinity of Arrowtown).
16. Other neighbouring land uses which have an influence on the landscape character of the river corridor due to their scale, character, and/or proximity include: the Arrowtown Golf Course (south of Arrowtown); the scattering of relatively spacious rural living properties along the eastern side of Centennial Avenue and Morven Ferry Road and the western side of SH6 (Gibbston Highway); and the established cluster of rural living dwellings throughout Arrow Junction.
17. State Highway 6 which crosses the river at Arrow Junction.
18. The Macetown pipeline which runs from Macetown to Arrowtown alongside and crossing over parts of the Arrow River.
19. The flood berm in the vicinity of Bush Creek.

Archaeological and heritage features and their locations:

20. The Macetown Road and stone retaining walls along the river upstream of Arrowtown, and the William Fox Memorial at Coopers Terrace to the north of Arrowtown (at the base of German Hill, District Plan reference 6).

21. The Macetown Heritage Area Overlay (MHAO) extends throughout the river corridor north of Arrowtown. This forms part of the much larger area of heritage significance due to its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930's. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. The MHOA encompasses three key areas; the Rich Burn Valley, Macetown and the Arrow River valley, all three of which have distinctive characters and features that coalesce to form a broader mining heritage of regional significance. Among these, Macetown (outside the PA) is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants and demise. Situated within its larger mining heritage context (which includes part of the PA), Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.
22. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites along the riverbanks (for example, archaeological sites F41/653, F41/748, and F41/652).

Mana whenua features and their locations:

23. 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.
24. The ONF is mapped as wāhi tūpuna Haehaenui (Arrow River), part of the mahika kai networks in this area.

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:

25. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
26. For generations, mana whenua traversed these catchments gathering kai and other resources.
27. The mana whenua values associated with this ONF include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Historic attributes and values:

28. Gold mining in and alongside the river which led to the establishment of a settlement at Arrowtown. The sites associated with Macetown represent a particularly rich archaeological landscape.
29. The naming of the river, which was named the Arrow because its point of junction with Bush Creek resembled the outline of an arrowhead.
30. The scattering of various historic features along and adjacent the PA, which collectively tell the story of the early European history of the area.

Shared and recognised attributes and values:

31. The descriptions and photographs of the area in tourism publications.

32. The popularity of the Arrow River as an inspiration/subject for art, photography, and books.
33. The identity of the river as an important natural and historic landscape context for Arrowtown.
34. The popularity of the recreational 'features' listed below.
35. The importance of the natural heritage area to the local community as evidenced by the efforts of the Arrowtown Wilding Group, Predator Free Arrowtown, and the Arrowtown Choppers to manage weeds and pests, clear debris in the river and revegetate sections of the river corridor.
36. The Wall of Recognition along the route of the Arrow River Bridges Trail, which recognises the landowners and members of the local community that have been instrumental in the establishment and development of the Queenstown Trail.

Recreation attributes and values:

37. Gold panning and fishing on the river; walking and cycling the trails alongside the river.
38. The highly accessible nature of the river, particularly from Arrowtown creates a popular destination for picnicking and dog exercise as recreation activities, and river access for wading/ dogs/ water play.
39. A gateway to four-wheel drive recreation access trails.
40. Significant sports fishery and spawning habitat.

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:

41. Clearly legible alluvial / hydrological processes that have shaped the river corridor and which continue to add to its dynamic qualities. These are evident in the floodplains, the gorge landform and the changing patterns of channels and gravel banks along the river course.

Particularly important views to and from the area:

42. Highly attractive close, mid and long-range views from tracks, footbridges, reserve land, the SH6 bridge and adjacent dwellings 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 steep and large-scale escarpment edging the Crown Terrace and/or the mountain slopes of German Hill, Big Hill, and other enclosing mountains add a sense of drama and grandeur. Elsewhere, historic buildings bordering the corridor (for example, Dudley's Cottage and the Chinese Settlement in Arrowtown, and quaint cottages at Whitechapel) and the dynamic river waters and/or waterfalls add to the appeal of the outlook.
43. Appealing mid and long-range views from Tobin's Track and parts of the zig-zag section of the Crown Range Road to discreet sections of the river corridor and its predominantly vegetation-clad banks. In such views, the expansive outlook across the eastern portion of the Whakatipu Basin, seen framed by mountains and dotted with roche moutonnée adds to the appeal of the outlook.

Naturalness attributes and values:

44. The seemingly undeveloped character of the river corridor due to the dominance of the waterbody and its vegetated margins. While trails, footbridges, underpasses, and a road bridge are evident in the corridor,

these activities indicate the high recreational values of the ONF (see previously). Where evident, structures are typically modest in scale and/or of an appealing or sympathetic character, which means that they are subservient to the natural landscape.

45. Between Arrowtown and the SH6 bridge there is an awareness of the urban or rural living land use adjacent the corridor. Even so, there remains a perception of significant naturalness within the river landscape, largely as a consequence of the densely vegetated margins and close proximity to the seemingly untamed and dramatic slopes of the Crown Escarpment. Buildings tend to be glimpsed behind plantings, making them recessive, with the historic character of some contributing to the charm of the area. Structures such as bridges, underpasses, signage, and seating associated with the Arrow River Trail also contribute positively to the appearance of the area. Overall, there is the impression of a landscape that is highly picturesque, variable, and aesthetically appealing.
46. For the stretch of river corridor north of Arrowtown and south of the SH6 bridge, steeper slopes and gorges with exposed schist outcrops frame the river to form a contained and intimate river character. Whilst exotic vegetation is apparent, grey shrubland and manuka / beech remnants are more common and there is generally an increased perception of naturalness due to very limited exposure to development.

Memorability attributes and values:

47. The appealing and engaging views of the vegetated river corridor generally, and in places, seen flanked by historic buildings.
48. The various foot / cycle bridges, underpasses, historic features, and the dramatic gorges along the river corridor.

Transient attributes and values:

49. The fluctuations and changing patterns of the river waters and floodplain gravel banks.
50. The signature reds and golds of the autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars and willows in particular).
51. The seasonal display of wildflowers (including lupins) along the riverbanks.
52. Distinctive dappled light impression throughout the wooded river margins on sunny days.
53. Seasonal snowfall and, during which, frosted trees in the shaded river corridor by Arrowtown provide a noteworthy spectacle.

Remoteness and wildness attributes and values:

54. The river corridor upstream (north) of Arrowtown that is flanked by undeveloped mountains and hills.
55. Stretches of the river corridor tracks where intervening vegetation and / or landforms screen views of surrounding buildings, roads and pastoral areas.

Aesthetic qualities and values relate to:

56. The experience of all of the values identified above from a wide range of public viewpoints.
57. More specifically, this includes:
 - a. The highly attractive and intimate composition created by the watercourse framed by the densely vegetation-clad riverbanks.
 - b. The striking seasonal leaf colour display associated with the area.

- c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the river cliff and gorge formations to the south of the SH6 bridge;
 - ii. the visually discreet character of the majority of built development bordering the area;
 - iii. the historic built development that is seen in places;
 - iv. the sympathetic design of the trail tracks and structures; and
 - v. the exotic trees and wildflowers along the river course, which contribute to the scenic appeal despite not being native.

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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These various combined physical, associative, and perceptual attributes and values described above for Haehaenui (Arrow River) PA are summarised as follows:

- 58. **High physical values** relating to the clarity of the waters, the dynamic attributes of the river corridor, the 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 in the area.
- 59. **High associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The historic features in the area.
 - c. The strong shared and recognised values associated with the area.
 - d. The recreational attributes of the ONF.
- 60. **High perceptual values** relating to:
 - a. The strong legibility and expressiveness values of the area derived from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The appealing aesthetic and distinctive memorability values of the area as a consequence of its distinctive and appealing composition of natural and cultural landscape elements. The area's transient values, intimate and enclosed character, and the accessibility of the area play an important role in this regard.
 - c. A strong perception of naturalness arising from the dominance of more natural landscape elements and processes throughout the area.
 - d. A sense of remoteness and wildness in places where the landform and/or vegetation serves to obscure views of built development.

Landscape Capacity

The landscape capacity of the Haehaenui (Arrow River) PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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.
- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity for tourism-related activities. **Extremely limited** landscape capacity for visitor accommodation activities associated with existing dwellings and consented platforms 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). **Extremely limited or no** landscape capacity for visitor accommodation elsewhere in the PA.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – limited** landscape capacity for earthworks associated with tracks and trails for recreational use, underpasses, and bridge structures, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – extremely limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure or designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Very limited to no** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – extremely limited** landscape capacity for rural living development which: is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a low-key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

PLANT AND ANIMAL PESTS

- A. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, mice, and rats.

B. Plant pest species include sycamore, elderberry, wilding conifers, sweet briar, broom, gorse and lupin.

21.22.9 Kawarau River PA: Schedule of Landscape Values

General Description of the Area

The Kawarau River PA is the Kawarau River corridor stretching from the Frankton Arm of Whakatipu-wai-Māori (Lake Whakatipu) eastwards to Roaring Meg. The mapped PA 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

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 (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.

Hydrological features:

5. The Kawarau River, in 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 (Lake Whakatipu) when the Kawarau and Kimiākau (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.

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, silvereye and possibly geckos.

Land use patterns and features:

9. Pastoral land use dominates the floodplain areas between Whakatipu-Waimāori (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, located generally parallel to the river between the Kawarau Bridge and Lake Hayes Estate and are in or over the ONF at some points.
10. The Gibbston Character zone (GCZ) is located near the eastern section of the ONF incorporating 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, reflected in a statutory environment which has enabled development activity different to what is expected within an ONF.
11. 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.

Archaeological and heritage features and their locations:

12. There are a number of scheduled 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).
13. Various ferry sites along the river and associated hotel remains, including Victoria Flat, Owens Ferry and Morven Ferry.
14. Various inter-related complexes of gold sluicings, tailings, water races, dams and associated domestic sites along the riverbanks.

15. 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:

16. 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.
17. 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.
18. Ōterotu is the traditional Māori name for the Kawarau Falls.
19. 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.

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:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
21. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-Waimāori (Lake Whakatipu) and Mata-au (the Clutha River).
22. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
23. 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.
24. 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.

Historic attributes and values:

25. The historic and contextual values of gold mining in and alongside the river and associated physical remnants.
26. 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.
27. The historic significance of the river and its tributaries as a source of water and power.

Shared and recognised values:

28. 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).
29. Very strong shared and recognised values as a popular recreational destination.

Recreation attributes and values:

30. Kayaking, jetboating (both commercial and private), rafting, swimming, and fishing on the river.
31. 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 (Lake Whakatipu) and Chard Farm.
32. Bungy jumping and zip lining at the Kawarau Bridge Bungy.

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:

33. 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 (Shotover) and along the river course.

Particularly important views to and from the area:

34. 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 (Shotover) confluence, particularly when the Kimiākau is in flood, adds to the appeal and interest of the views in this section of the Kawarau.
35. Appealing mid and long-range views from Remarkables Park, Shotover Country, Lake Hayes Estate, Bridesdale, SH6 and the Queenstown Trail to discreet 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.
36. 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.

Naturalness attributes and values:

37. 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.
38. Between Whakatipu-Waimāori (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 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.
39. 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:

- 40. 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:

- 41. 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 (Shotover), and the seasonal changes evident in the vegetation – most notably in the stands of willows and poplars.

Remoteness and wildness attributes and values:

- 42. 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:

- 43. The experience of the values identified above from a wide range of public viewpoints.
- 44. 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 Kawarau River PA can be summarised as follows:

- 45. **Very high physical values** relating to the volume, flow and clarity of the waters, the dynamic attributes of the confluence with the Kimiākau (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, acknowledging that these attributes are counterbalanced by the presence of pastoral land use, fencing, tracks, powerlines.

46. **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.
47. **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.

Landscape Capacity

The landscape capacity of the Kawarau River PA 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.
- ii. **Visitor accommodation and tourism related activities** – **very limited** landscape capacity east of Bridesdale, extending to the unnamed stream that bisects the Chard Farm vineyard for activities limited to the flat and low-lying terraces and floodplains that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access. **Extremely limited or no** landscape capacity elsewhere except for sensitively located and designed glamping activities.
- iii. **Urban expansions** – **extremely limited or 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 and tracks and trails for recreational use or works that are necessary to mitigate natural hazard risks 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.
- 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 or jetties 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. **Limited** capacity for pedestrian and cycle bridges that are visually lightweight, include recessive colours and are designed and located so that they are not visually prominent.
- 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.

- x. **Renewable energy generation – extremely limited or no** landscape capacity. **Very Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry– extremely limited or no** landscape capacity.
- xii. **Rural living – extremely limited or no** landscape capacity.
- xiii. **Passenger Lift Systems – limited** landscape capacity to improve public access including to focal recreational areas higher in the mountains (including between lower lying areas and the Remarkables Ski Area Sub Zone) via non-vehicular transportation modes such as gondolas, (including base and terminal buildings and stations) provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.

PLANT AND ANIMAL PESTS

- A. Plant pest species include wilding conifers, crack willow, sweet briar, buddleia, hawthorn, sycamore, broom and gorse.
- B. Animal pest species include rabbits, possums, stoats, rats and mice.

21.22.10 Mount Barker PA: Schedule of Landscape Values

General Description of the Area

The Mount Barker PA comprises the ONF summit and slopes of the hill located between Mount Barker, Boundary and Maxwell Roads, near the toe of the Criffel Range.

Physical Attributes and Values

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

Landforms and land types:

1. Roche moutonnée landform of schist bedrock that has been over-ridden and sculpted by glacial action. Moraine remnants are present on the south-eastern side of the summit, possibly from the Lindis glacial advance. The conical hill rises to 596m and has rock outcrops and bluffs on the western faces and an easier gradient on the south-eastern side. It is joined to the base of the Criffel Range by a low saddle.

Ecological features and vegetation types:

2. Mount Barker is predominantly covered with a mixture of bracken, (hawthorn, broom and other exotic weeds such as sweet briar and woolly mullein), with scattered regenerating kānuka. There are patches of mature radiata pine and eucalypt, (with some wilding pine spread) and an open grassed summit. A semi-mature Douglas fir plantation on the saddle between Mount Barker and the Criffel Range extends part way up the southern slopes within the PA. Rough pasture covers the higher southern slopes of the hill and around the lower toe slopes. Natural forest successional processes are found on the lower slopes.
3. Potential for ongoing enhancement through removal of exotic trees and weeds, and regeneration of kānuka woodland.
4. The mixed pattern of indigenous and exotic vegetation combined with the rocky areas on the northern and western side of the hill provide suitable feeding habitat for New Zealand falcon and Australian harrier. The rocky terrain and adjacent rough pasture (exotic grassland) may provide suitable habitat for skinks.

Land use patterns and features:

5. Mount Barker has been used in the past for low intensity grazing but is currently retired from productive use other than plantation forestry on the southern slopes. The PA forms part of two private lots - the northern lot contains the Akitu vineyard. A vehicle access track winds up the south-eastern slopes from Mt Barker to the summit.

Archaeological and heritage features and their locations:

6. No historic features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the ONF.

Mana whenua features and their locations:

7. 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.

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:

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

Historic attributes and values:

9. Mount Barker has some contextual significance as a key reference point within the early survey of the area. It was named after Charles Barker, an early European landholder in the area.

Shared and recognised values:

10. Important values as part of the identity and sense of place of the Upper Clutha Basin – a widely visible landmark from many parts of the southern basin, including Wānaka township, Albert Town and the Wānaka - Luggate Highway (SH6).

Recreation attributes and values:

11. No current public access.

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

12. Prominent and distinctive bedrock landform with a high degree of legibility and a strong visual contrast with the surrounding undulating moraine dominated depositional landscape.

Particularly important views to and from the area include:

13. A prominent and distinctive component of views from surrounding areas of the Upper Clutha Basin, including Wānaka township, Albert Town and Wānaka - Luggate Highway. The steep slopes, with their rough pasture or vegetation cover contrast with the more manicured and smooth character of the surrounding rolling moraine. From some vantage points (e.g. Ballantyne Road to the north), Mount Barker is viewed against the backdrop of the Criffel Range and is perceived as an extension of the mountain slopes.

Naturalness attributes and values:

14. Moderate level of naturalness due to the largely unmodified landform and continuous vegetation cover with some indigenous regeneration. The presence of forestry plantations, wilding tree spread and exotic weeds reduce perceptions of naturalness, but control of wildings is in progress and there is potential for ongoing enhancement of naturalness values if exotic vegetation is replaced by indigenous vegetation.

Memorability attributes and values:

15. Highly memorable landform because of its visual coherence, distinctive conical shape, and the contrast of the roughly textured steep-sided hill with the smooth green of the surrounding undulating farmland.

Aesthetic attributes and values:

16. Moderate-high aesthetic attributes due to the visual prominence of the landform, its memorability and high degree of contrast with surrounding areas.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

17. **Moderate-high physical values** relating to the prominent unmodified roche moutonnée landform, the regenerating indigenous vegetation, with high potential for enhancement of ecological values, and the mana whenua features associated with the area.
18. **Moderate associative values** relating to the mana whenua associations of the area, the shared and recognised attributes as part of the local sense of place and identity.
19. **Moderate-high perceptual values** relating to the legibility, visual prominence and memorability of the hill, and its contrast with surrounding rural farmland.

Landscape Capacity

The landscape capacity of the Mount Barker PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low-key commercial recreational activities that do not require additional built infrastructure.
- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – very limited** landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.

- ix. **Utilities and regionally significant infrastructure – extremely limited or no** landscape capacity. In the case of the National Grid **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity.
- xi. **Forestry – extremely limited or no** landscape capacity.
- xii. **Rural living – extremely limited or no** landscape capacity.

PLANT AND ANIMAL PESTS

- A. Plant species include hawthorn, broom, sweet briar, woolly mullein and radiata pine wildings.
- B. Animal pest species include rabbits, stoats, possums, rats and mice.

21.22.11 Mount Iron PA: Schedule of Landscape Values

General Description of the Area

The Mount Iron PA comprises an ONF being the summit and slopes of the hill between Wānaka and Albert Town, extending to the toe of the hill on the southern and eastern sides and, other than in the northeastern corner, extends to the urban-zoned land on the western and northern sides of the hill.

Physical Attributes and Values

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

Landforms and land types

1. A classic, highly visible large roche moutonnée landform. The 'upstream' north-western side is generally smooth, while the south-eastern 'downstream' side is steep, rough and craggy; the characteristic form of a roche moutonnée. Listed in the NZ Geopreservation Inventory as a site of National Importance as a 'particularly good example of a *rôche moutonnée* and 'an extremely well-defined landform of scientific/educational value'. The landform feature extends beyond the PA into urban areas on the western and northern flanks.

Ecological features and vegetation types

2. Extensive areas of regenerating kānuka woodland (*Kunzea serotina*) across much of the landform, mixed with grey shrubland dominated by matagouri, mingimingi and bracken, generally on the steeper and rockier terrain. More discreet areas of short tussock grassland, exotic grassland, cushionfield and turf communities occur on the summit plateau and western slopes of Mount Iron. The cushionfields and turfs in particular support nationally threatened plant species such as *Carmichaelia kirkii*, *Acaena rorida*, *Myosotis brevis* and *Pimelia serviceovillosa*. Kānuka and matagouri have a threat classification of At-Risk Declining.
3. Mount Iron is one of the best examples of roche moutonnée habitats in the Pisa Ecological District with a diversity of habitats and moderate species richness. The relatively large size of the site and its compactness are conducive to ecological attributes being self-sustained, but it is also an important component of a network of kānuka woodlands in the vicinity of the upper Mata-au Clutha River.
4. Revegetation with indigenous species is being implemented in some of the more open areas of the ONF.
5. The diversity of habitats afforded by the rocky terrain and various vegetation types provides suitable habitat for New Zealand falcon, bellbird, grey warbler, fantail and silvereye, skinks and geckos and an assemblage of native invertebrates.

Land use patterns and features:

6. The majority of the PA is kānuka woodland or grey shrubland protected as conservation reserve, council reserve or by Significant Natural Area overlay. Some open retired pastoral areas are present on the western side and the rocky cliffs on the southern and south-eastern sides do not support tall vegetation. A network of walking tracks criss-crosses the landform and there are Wānaka water supply tanks on the north-western flank, as well as two dwellings amidst the kānuka forest. There is one additional consented but unbuilt building platform further to the east on the hill.

Archaeological and heritage features and their locations

7. No historic heritage or archaeological features have been identified/recorded to date within the ONF.

Mana whenua features and their locations

8. 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.

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

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

Historic attributes and values

10. Mount Iron has some contextual significance as a key reference point within the early survey of the area.
11. Historic value as a visitor destination from the early 1900s on. A track to the summit was completed in 1906.

Shared and recognised values

12. Very important values as part of the identity and sense of place of Wānaka – a key feature in the everyday life of residents and a widely visible landmark from surrounding urban areas. Very strong shared values as a popular recreational destination for locals and for domestic and international visitors and as a quiet and natural environment in close proximity to the township.

Recreation attributes and values

13. Very popular walking destination for locals and visitors, with a network of trails, multiple access points from State Highway 84 and surrounding urban areas. Panoramic views of Lake Wānaka and the Upper Clutha Basin from the slopes and summit.

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

14. Very prominent and isolated distinctive landform with a high degree of legibility and a strong visual contrast with the surrounding urban landscape.

Particularly important views to and from the area

15. A prominent and distinctive component of views from surrounding areas of the Upper Clutha Basin, including Wānaka township, Albert Town and the southern parts of Lake Wānaka. Natural landmark at the entry to Wānaka from the east, where it dominates the entry experience.

16. Very highly valued panoramic views from the slopes and summit of the hill that allow people to locate themselves within the Upper Clutha Basin and to take in the urban and rural areas of the basin and the enclosing mountain ranges and lakes. Elevated viewpoints allow appreciation of the array of legible and expressive landforms within and surrounding the basin.

Naturalness attributes and values

17. High level of naturalness due to the extent of regenerating indigenous vegetation and the largely unmodified nature of the landform. This is despite some more modified areas containing tracks, roading and structures (with the majority of roading and structures contained in the northwest corner of the PA).

Memorability attributes and values

18. Highly memorable landform due to its size, isolation, dramatic cliffs, and indigenous vegetation cover.

Transient attributes and values

19. The early summer mass flowering of kānuka, the passing effects of light and shade, and the variable presence of wildlife.

Aesthetic attributes and values

20. High aesthetic attributes associated with the experience of the values identified above by a significant number of residents and visitors.
21. More specifically, this relates to:
 - a. The visual prominence and memorability of the landform;
 - b. The regenerating indigenous vegetation;
 - c. The high degree of contrast with surrounding urban areas; and
 - d. The easy accessibility and high level of use by locals and visitors.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

22. **Very high physical values** relating to the prominent and classic roche moutonnée landform, the predominance of regenerating indigenous vegetation with important habitat values for indigenous fauna, reflected in its partial SNA status and the mana whenua features association with the area.
23. **Very high associative values** relating to the mana whenua associations of the areas, the significant recreational attributes, historic farming use, and the strong shared and recognised values as part of the local and regional sense of place.
24. **High perceptual values** relating to the legibility, visual prominence, memorability and naturalness of the hill, its contrast with surrounding urban areas and the ability for people to access and experience the feature.

Landscape Capacity

The landscape capacity of the Mount Iron PA for a range of activities is set out below.

- i. **Commercial recreational activities – extremely limited or no** landscape capacity.
- ii. **Visitor accommodation and tourism related activities - very limited** landscape capacity to absorb visitor accommodation within existing buildings or building platforms. **Extremely limited or no** landscape capacity for tourism-related activities.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – extremely limited** landscape capacity for earthworks and additional tracks and trails for recreational use, excluding mountain bike tracks, that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. **Limited** capacity for mountain bike tracks that are located to integrate with existing track networks, designed to be of a sympathetic appearance and character, and integrate with landscape restoration and enhancement.
- vi. **Farm buildings – extremely limited or no** landscape capacity.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – extremely limited** landscape capacity. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity.
- xi. **Forestry – extremely limited or no** landscape capacity.
- xii. **Rural living – extremely limited or no** landscape capacity excepting for the replacement or repairs of existing dwellings at the current building locations where the existing footprint and building height is not substantially exceeded and if so, other positive effects are included so that the landscape values are protected.

PLANT AND ANIMAL PESTS

- A. Pest plants including wilding conifers, hawthorn and sycamore are scattered across much of the steeper southern and eastern sides of Mount Iron and have the potential to invade the kānuka woodland and the sensitive cushionfield and turf communities if not controlled.
- B. Animal pest species include possums, stoats, rabbits, mice and rats.

21.22.12 Western Whakatipu Basin PA: Schedule of Landscape Values

General Description of the Area

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

Physical Attributes and Values

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

Landforms and land types:

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

10. The steeply sloping roche moutonnée glacial landforms of Te Tapunui (Queenstown Hill, 907m), Sugar Loaf (911m), and Pt 781, with a smooth 'up-glacier' slope to the southwest and south of each landform and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north and northeast.
11. The elevated saddle-like landform between Pt 781 and Ferry Hill, within which Lake Johnson is located.
12. Scarps and hummocky topography on the southeast slopes of Queenstown Hill and the eastern side of Sugar Loaf which are indicative of historic large-scale landslides.

Hydrological features:

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

Ecological features and vegetation types:

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

hillslopes such as above the eastern shoreline of Waipuna (Lake Johnson). Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.

- i. Extensive patches of manuka (*Leptospermum scoparium*) and scattered specimens of bog pine (*Halocarpus bidwillii*) on the higher western slopes of Te Tapunui (Queenstown Hill).
- j. Short tussockland grassland covers large parts of the undulating crest terrain between Te Tapunui (Queenstown Hill) and Sugar Loaf.
- k. A large wetland (sedgeland) called the Matakauri wetland on the outskirts of Queenstown by Gorge Road which is classified as a Regionally Significant Wetland.

21. Other distinctive vegetation types include:

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

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

Land-use patterns and features:

- 23. Grazed pasture 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.
- 24. The proliferation of plantation and wilding conifers around the edges of the PA that define the interface between much of the PA and urban Queenstown/Arthurs Point.
- 25. The gondola (towers, cableway and cabins in a cleared area of Douglas fir forest), luge tracks and chairlift and associated buildings (top and bottom stations, maintenance workshop), café/restaurant/terminal building, service buildings, lighting, signage, jumping-off point for paragliders, vehicular access track, star

gazing platforms, bungy platform and associated buildings, zip lining and associated tree top huts and network of mountain bike trails (Queenstown Mountain Bike Park) on Cemetery Hill.

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

Archaeological and heritage features and their locations:

36. Queenstown Powerhouse, One Mile Creek (District Plan reference 96).
37. Old McChesney Bridge Abutment Remains, Arthurs Point (District Plan reference 104, archaeological site E41/236).
38. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).

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

Mana whenua features and their locations:

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

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Historic attributes and values:

50. The naming of the Ben Lomond, after Ben Lomond in Scotland by the early shepherd, Duncan McAusland.
51. Early European interactions with the creeks in the area as sources of water, power, and gold, as well as obstacles that needed to be bridged.

52. Gold mining in the area and the associated physical remnants.
53. Early farming around Waipuna (Lake Johnson).
54. The contextual value of Te Tapanui (Queenstown Hill) as a landscape feature that historically defined communication routes around the Whakatipu Basin.
55. The importance of Te Tapanui (Queenstown Hill) as an early tourist destination.

Shared and recognised attributes and values:

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

Recreation attributes and values:

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

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

69. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes.

70. Indigenous gully and wetland plantings which reinforce the legibility and expressiveness values throughout the area.

Particularly important views to and from the area:

71. The postcard views from vantage points on Cemetery Hill (Bob's Peak), Whakatipu Waimāori (Lake Whakatipu), Te Tapunui (Queenstown Hill), Walter Peak, Cecil Peak, the Remarkables, Te Taumata-o-Hakitekura (Ben Lomond), and the broader mountain context.
72. The spectacular panoramic views from the Ben Lomond saddle and Ben Lomond summit out over the Whakatipu Valley to the south (including the lake) and the rugged and dramatic expanse of Harris and Richardson mountains ranges to the north.
73. The highly attractive short to long-range views from the Moonlight Track along the vegetation-clad gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Mount Dewar and northwards to The Point.
74. The appealing short to long-range views from the Arawata Track across the mixed bush and scrub-clad lake margins to Whakatipu Waimāori (Lake Whakatipu) and Cecil Peak.
75. The engaging mid to long-range views from Queenstown, Fernhill, Sunshine Bay, Te Nuku-o-Hakitekura (Kelvin Heights), Whakatipu Waimāori (Lake Whakatipu), parts of the Queenstown Trail network, and the Glenorchy-Queenstown Road, in which the largely forested slopes of Te Taumata-o-Hakitekura (Ben Lomond) form the backdrop to Queenstown. The bold contrast between the urban development throughout the lower flanks of the hill and the elevated wooded slopes is memorable and of importance to the identity of Queenstown as a settlement tucked into the base of a mountain.
76. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road (and lookouts) in which the visibility of Te Taumata-o-Hakitekura (Ben Lomond) peak and the connection of Cemetery Hill (Bob's Peak) and Te Taumata-o-Hakitekura (Ben Lomond) to the broader glacial landscape confers a sense of grandeur to the outlook.
77. Dramatic close and mid-range views from Gorge Road to the rugged and vegetation-pocked slopes of Bowen Peak. 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.
78. Dramatic mid and long-range views from Arthurs Point, the Kimitākau (Shotover River) ONF, the western Whakatipu Basin / Littles Stream area and sections of the trail network coinciding with this part of the basin, to the rugged eastern and north-eastern slopes of Bowen Peak and Sugar Loaf. In views the mountainous context within which the largely undeveloped and open mountain-scape is seen, together with its visual dominance (as a consequence of its scale, proximity, and appearance), adds to the appeal of the outlook.
79. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6, and Kelvin Peninsula to the smoother south-facing slopes of Te 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 and ONF). In more distant views (e.g. Frankton Arm and Kelvin Peninsula), this part of the PA is perceived as a continuous, albeit varied, landform feature with the Ferry Hill PA and ONF. The almost unbroken patterning of vegetation (plantation forest) along the southern flanks of Te 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.

80. Attractive mid to long-range views from Queenstown, Lake Whakatipu, and the Glenorchy-Queenstown Road, in which the smoother 'up-glacier' largely forested south-western slopes of Te 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.
81. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the basin, to the more irregular steep profile of Pt 781 and the more rounded, albeit rugged, northern side of Sugar Loaf. In closer range views, the expanse of the PA is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some of these views, there is an appreciation of the band of rural living development (Tucker Beach) along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landforms and their generally undeveloped character make them memorable.
82. Highly attractive close and mid-range views across Waipuna (Lake Johnson), seen enclosed by the steeply rising roche moutonnée features of Pt 781 and Ferry Hill (ONF). Scattered largely exotic lake edge, shelterbelt, shade tree, and amenity plantings (around dwellings) add to the scenic appeal.
83. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roche moutonnée and the broader glacial landscape context within which the PA is set.
84. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the ONL, along with the generally subservient nature of built development within the ONL and, in the case of the southern and north-eastern sides of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

85. The 'seemingly' undeveloped character of Western Whakatipu Basin PA set within a largely urban context (Queenstown and Arthurs Point), which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral, recreational, and infrastructure uses are visible, the very low number of buildings and the limited visibility (excepting the gondola etc described below), limits their influence on the character of the area as a natural landscape.
86. The irregular patterning and proliferation of grey shrubland, exposed rock faces, and scrub in places, adds to the perception of naturalness.
87. While the gondola forms a bold manmade 'cut' up the hillside, with a sizeable terminal building and luge development atop Cemetery Hill (Bob's Peak), the movement of the gondola cabins together with the connection the gondola and associated development establishes between the mountain setting and Queenstown adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. Put another way, these landscape modifications make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed together with its strong visual connection to Queenstown also play a role in this regard. At night, the patterning of lights up the mountain slopes forms a bold contrast to the darkness of the surrounding mountain slopes. Again, it is the very close proximity of the area to Queenstown that lends a visual fit.

88. The forestry plantings across the south and southeast flanks of Te Tapunui (Queenstown Hill), Te Taumata-o-Hakitekura (Ben Lomond) and parts of Bowen Peak contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose mountain and roche moutonnée landform character remains legible and dominant, thus ensuring this part of the area displays at least a moderate-high level of naturalness. The visual appearance of these parts of the PA during and after harvesting cycles forms a prominent negative visual element within the broader landscape setting and serves to (temporarily) further reduce the perception of naturalness in this part of the PA.

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

Aesthetic qualities and values:

97. The experience of the values identified above from a wide range of public viewpoints.
98. More specifically, this includes:
- a. The highly attractive and memorable composition created by the generally undeveloped, vegetation-dominated, mountain landforms and roche moutonnée juxtaposed beside an urban context and/or an (ONF/L) lake or river context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The large-scale and dramatic character of the steep mountain landforms backdropping Queenstown and Arthurs Point.
 - ii. The sculptural peaks of Te Taumata-o-Hakitekura (Ben Lomond) and Bowen Peak.

- iii. The ever-changing play of light and weather patterns across the mountain and roche moutonnée slopes.
- iv. The more rugged and wild character of the eastern side of Bowen Peak.
- v. The distinctly rugged character of the west, northwest, north and northeast sides of each of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.
- vi. The rounded tops of Te Tapunui (Queenstown Hill) and Sugar Loaf, and the more rugged and irregular profile of Pt 781.
- vii. The open and pastoral character of Pt 781 and the top of Te Tapunui (Queenstown Hill).
- viii. The contained and enclosed nature of Waipuna (Lake Johnson) set within a largely pastoral context interspersed with largely exotic plantings.
- ix. The general confinement of visible built development to ~~two~~ three distinct locations: Cemetery Hill (gondola, luge, etc.); parts of the Gorge Road valley floor (rural living, rural buildings, and adventure tourism related buildings, facilities and tracks); and near Arthurs Point (limited scattering of rural living development).

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

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

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

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

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

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area due to its distinctive and appealing composition of natural landscape elements. The visibility of the area from Queenstown, Arthurs Point, Sunshine Bay, Fernhill, Te Nuku-o-Hakitekura (Kelvin Heights), the scenic routes of

Glenorchy-Queenstown Road and Gorge Road, parts of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Wakatipu Basin, the airport approach path and the Remarkables Ski Field Access Road (and lookouts), along with the area's transient values, play an important role.

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

Landscape Capacity

The landscape capacity of the Western Whakatipu Basin PA 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.
- ii. **Visitor accommodation and tourism related activities – very limited** landscape capacity for visitor accommodation associated with existing dwellings and consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road) and which are: located to optimise 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). **Extremely limited** landscape capacity for small scale visitor accommodation and small scale tourism related activities in low lying and/or visually discreet parts of the PA where development is located so that existing landform and/or vegetation features provide an appreciable integrating benefit; is designed to be small scale and have a low-key rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with farm tracks, adventure tourism, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns. **Limited** landscape capacity for tracks and trails for recreational use that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.
- vi. **Farm buildings –** in those areas of the ONL with pastoral land uses, **very limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – extremely limited or no** landscape capacity excepting very small scale farm quarries.

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

PLANT AND ANIMAL PESTS

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

21.22.13 Queenstown Bay and Environs PA: Schedule of Landscape Values

General Description of the Area

The Queenstown Bay and Environs PA encompasses the ONL of the waters of Whakatipu Waimāori (Lake Whakatipu) adjacent to Queenstown. The western limit of the area is defined by the ridgeline descending from Taumata-o-Hakitekura (Ben Lomond) along the western side of Sunshine Bay. The eastern limit coincides with the eastern side of Te Nuku-o-Hakitekura (Kelvin Heights Golf Course). The PA takes in much of the lake margin between Sunshine Bay and Two Mile Creek, Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course). The PA excludes the inner waters and lake edge (Queenstown Bay Beach) in Central Queenstown and the Frankton Arm.

Physical Attributes and Values

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

Landforms and land types:

1. The glacier carved basin of the Whakatipu Valley, which split into two ice tongues when it met the Remarkables, with the terminal moraine deposited at its southern end (at Kingston) leading to the damming of the valley and creation of the lake.
2. The small peninsula landforms of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
3. Range of lakeshore and fluvial processes and landforms that have modified the largely glacially-derived and dominated landscape. These landforms tend to be of small scale.

Hydrological features:

4. Whakatipu Waimāori (Lake Whakatipu), notable for its largely undeveloped mountain context, scale (at 80 km in length, it is New Zealand's longest lake, and, at 291 km², its third largest), depth (with its floor being below sea level), high water quality (used for urban Queenstown water supply), distinctive shape (dog leg), unmodified lake level (with a seiche period of 26.7 minutes, which causes the water level to rise and fall some 200mm in Queenstown Bay) and highly dynamic character (as a consequence of its scale and the effects of weather).
5. Ornamental pond in Te Kararo (Queenstown Gardens).

Ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Small pockets of remnant mountain beech and grey shrubland along the lake edge between Fernhill and Sunshine Bay.
7. Other distinctive vegetation types include:

- a. The proliferation of mature exotic specimen trees along the lake shore between Queenstown and Sunshine Bay and at Te Kararo (Queenstown Gardens). Species include: *Abies grandis* (grand fir), *Abies nordmanniana* (Algerian fir), *Araucaria araucana* (monkey puzzle), *Populus nigra 'Italica'* (Lombardy poplar), *Quercus velutina* (black oak), *Quercus rubra* (red oak), *Tsuga heterophylla* (western hemlock), *Sequoiadendron giganteum* (wellingtonia), *Salix babylonica* (weeping willow), *Tilia x europaea* (lime). *Pseudotsuga menziesii* (Douglas fir) is a dominant species at Te Kararo (Queenstown Gardens) forming a protective forest around much of the gardens.
- b. The rose garden and other largely exotic amenity plantings throughout Te Kararo (Queenstown Gardens).
- c. Mown grass areas studded with specimen trees along the lake edge between Queenstown and Fernhill.
- d. Amenity plantings of indigenous trees and shrubs have been established along the walking track between Sunshine Bay and Queenstown.
- e. Coniferous and amenity plantings throughout Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
- f. Southern Rata re-establishment on Queenstown Gardens periphery and presence of notable solitary specimen trees.
- g. In places, there are stands of wilding blue gum (*Eucalyptus globulus*).

Land-use patterns and features:

8. Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) with a wide range of recreational uses (described below).
9. Te Kararo (Queenstown Gardens) features include;
 - a. operational facilities to manage the park e.g., the depot;
 - b. amenity display structures: conservatory;
 - c. daytime parking for freedom camping.
10. The reserve or open space zoning of almost all of the land-based part of the area under the District Plan.
11. The walkway along the lake edge between Queenstown and Sunshine Bay forms a linkage of the Aotearoa's national walkway, the Te Araroa Trail passing through the ONL along the lakefront via the Wakatipu Track.
12. The Urban Growth Boundary (UGB) of Queenstown and Kelvin Heights which adjoins the lake edge within the PA.
13. Uses on the lake (and the lake margin) including water-based transport, commercial recreation and recreation-based activities (e.g., the TSS Earnslaw, kayaking, scenic cruising/touring, jet boating, sailing, parasailing and recreational boating, jet skiing and water sports, water taxis, barges).
14. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the commercial development in central Queenstown (which includes wharves and jetties around the inner portion of Queenstown Bay), residential development at Sunshine Bay, Fernhill, Queenstown Hill and Kelvin Heights, Glenorchy Queenstown Road, Bob's Peak and the Skyline gondola and building, the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.

Archaeological and heritage features and their locations:

15. The numerous protected exotic specimen trees throughout Te Kararo (Queenstown Gardens) and along the lake shore between Queenstown and Fernhill.
16. Queenstown Gardens and Plantation Reserve Block, including the Queenstown Gardens Gate (District Plan reference 13).
17. William Rees Memorial, Hakitekura Plaque, and Scott Rock Memorial, Queenstown Gardens (District Plan references 24-26).
18. Queenstown Bowling Club Pavilion, Queenstown Gardens (District Plan reference 65).
19. Shipping navigation beacon at the end of the Gardens Peninsula (District Plan reference 221).
20. Rifle butt adjacent to the lake esplanade (District Plan reference 220, archaeological site E41/305).
21. Kelvin Peninsula midden/oven site (archaeological site E41/13).

Mana whenua features and their locations:

22. 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.
23. Much of the ONL is within the mapped wāhi tūpuna Whakatipu Waimāori (Lake Whakatipu). Whakatipu Waimāori is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
24. It also includes the mapped wāhi tūpuna Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and Te Kararo (Queenstown Gardens).

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:

25. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
26. The name Whakatipu Waimāori originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihautū dug the lakes with his kō known as Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua.
27. For generations, the lake supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day.
28. Te Nuku-o-Hakitekura is related to the feats of Hakitekura, the famous Kāti Māmoe woman who was the first person to swim across Whakatipu Waimāori.
29. Te Kararo was the site of a kāika (permanent settlement).
30. The mana whenua values associated with this ONL include, but may not be limited to wāhi taoka, tauraka waka, kāika, ara tawhito and mahika kai.

Historic attributes and values:

31. Early Māori occupation around the lakeshore.
32. Historic recreational use of the lake, lakeshore, and gardens.
33. Historic use of the lake for transport (including the TSS Earnslaw).
34. The early establishment and continued use of the gardens as a public reserve.

Shared and recognised attributes and values:

35. The descriptions and photographs of the area in tourism publications.
36. The popularity of the postcard views from Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and the waters across the lake to Cecil Peak and Walter Peak and the broader mountain context, as an inspiration/subject for art and photography.
37. The very high popularity of the Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake (including the TSS Earnslaw). The very close proximity of this recreational feature to Queenstown urban area also plays a role.
38. The critical role of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails and water-based activities on the lake in shaping the identity of Queenstown.

Recreation attributes and values:

39. Te Kararo (Queenstown Gardens), botanical gardens by the town centre that is home to a wide range of recreational uses (children's playground, lawn bowls, frisbee golf, tennis, skateboarding, skating, BMX biking, ice skating, ice hockey, walking and jogging, cycling, picnicking, outdoor events, peaceful contemplation).
40. Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), which includes the golf course and a sculpture walk around the lake edges of the golf course, used by walkers, joggers, cyclists, and picnickers.
41. The Queenstown Trail around the lake edge of Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).
42. Walking, running, cycling and picnicking along the lake-edge trail between Queenstown and Sunshine Bay.
43. Water-based activities including: swimming, kayaking, sailing, paddle boarding, boating, jet skiing, sightseeing (acknowledging that many of these activities are commercial in nature).
44. Fishing for rainbow trout, brown trout, and chinook salmon in Whakatipu Waimāori.
45. Glenorchy - Queenstown Road as a key scenic route in close proximity.
46. Band rotunda at the Queenstown Gardens; music, contemplation, performance arts.

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:

47. The area's natural landforms, land type and hydrological features (described above), which are highly legible and expressive of the landscape's formative geomorphic processes.

Particularly important views to and from the area:

48. The postcard views from Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course), the various lake-edge trails, Glenorchy - Queenstown Road and the dynamic waters of the lake to Cecil Peak and Walter Peak and the broader mountain context. The frequent movement of vessels on the lake (including the TSS Earnslaw) adds to the interest of the outlook.
49. Iconic mid to long-range views from central Queenstown, across the waters of Whakatipu Waimāori (Lake Whakatipu) to the rugged and dramatic landforms of Cecil Peak, Walter Peak and the broader mountain context framing the lake. The seemingly undeveloped and green finger of Te Kararo (Queenstown Gardens) and almost continuous fringe of green along the northern lake edge (Queenstown to Sunshine Bay) along with marine craft (including the TSS Earnslaw), adds to the appeal of the outlook.
50. In all views, the striking juxtaposition of urban development alongside the grandeur of the natural landscape adds to the spectacle.

Naturalness attributes and values:

51. The very close proximity of urban development and level of human activity within the area inevitably colours the impression of naturalness within the ONL. Nonetheless, the contrast created between the area and its urban context due to the dominance of more natural landscape elements (i.e., water or vegetation), together with the largely unmodified underlying landform character (glacial lake and legible peninsulas), means that the area displays at least a moderate-high level of naturalness. Historic forestry land uses throughout the broader mountain context serve to ensure that the exotic vegetation character of much of the landward area is not discordant or incongruous within the wider high-value landscape setting.
52. The general avoidance of structures along the lake edge within the PA, excepting the jetties and boat sheds, etc. on the south side of Te Kararo (Queenstown Gardens).

Memorability attributes and values:

53. The highly memorable experiences associated with using Whakatipu Waimāori (Lake Whakatipu), along with views of the Whakatipu Waimāori (Lake Whakatipu) and its surrounding mountain frame.
54. The sense of Te Kararo (Queenstown Gardens) as a place of beauty and tranquillity close to central Queenstown.

Transient attributes and values:

55. The ever-changing patterning of light and weather across the lake.
56. Human activity on the lake (including vessels) and its margins.
57. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation around the lake edges and throughout Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course).

Remoteness and wildness attributes and values:

58. A localised sense of remoteness along parts of the lake edge trails within the ONL, where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context.

Aesthetic attributes and values:

59. The experience of the values identified above from a wide range of public viewpoints.
60. More specifically, this includes:
- a. The highly attractive and engaging large-scale composition created by the tree-lined glacial lake and 'green' peninsulas set within a broader mountain context seen either individually or collectively, juxtaposed beside an urban context.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
 - ii. The general absence of structures and the dominance of vegetation along the lake edges.
 - iii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the urban context and imbues an impression of 'green relief'.
 - iv. The mature trees throughout the area which contribute to the scenic appeal.
 - v. Human activity on and around the bay, along with some of the surrounding buildings and marine craft within the bay.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for the Queenstown Bay and Environs PA can be summarised as follows:

61. **High physical values** due to the high-value landforms, vegetation features, hydrological features and mana whenua features in the area.
62. **Very High associative values** relating to:
- a. The mana whenua associations of the area.
 - b. The historic features of the area.
 - c. The strong shared and recognised values associated with the area.
 - d. The significant recreational attributes of Whakatipu Waimāori (Lake Whakatipu), Te Kararo (Queenstown Gardens), Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) and the lake-edge trails.

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

- a. The high legibility and expressiveness values of the area deriving from the visibility of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and highly appealing composition of natural landscape elements juxtaposed beside Queenstown. The visibility of the area from Queenstown, Glenorchy-Queenstown Road, and sections of the Queenstown Trail network, along with the area's transient values, play an important role.
- c. A sense of tranquillity and green relief at Te Kararo (Queenstown Gardens).
- d. A localised sense of remoteness and wildness along parts of the lake edge trails in Te Kararo (Queenstown Gardens) and Te Nuku-o-Hakitekura (Kelvin Heights Golf Course) where views to nearby urban development are screened by landforms and/or vegetation.

Landscape Capacity

The landscape capacity of the Queenstown Bay and Environs PA for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity for small scale and low-key activities that integrate with, and complement/enhance, existing recreation features and activities; are located to optimise the screening and/or camouflaging benefit of natural landscape elements (where appropriate); designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; and enhance public access.
- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with tracks and trails for recreational use, and outdoor recreation (including the TSS Earnslaw) that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – extremely limited or no** landscape capacity.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – extremely limited** landscape capacity if associated with water-based transport or the TSS Earnslaw. **Extremely limited or no** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – very limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Extremely limited** landscape capacity for discreetly located and small-scale renewable energy generation.

- xi. **Forestry – extremely limited or no** landscape capacity.
- xii. **Rural living – extremely limited or no** landscape capacity.
- xiii. **Jetties, and boatsheds, lake structures and moorings – very limited** landscape capacity for additional jetties and boatsheds that are co-located with existing features, designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement (where possible); and enhance public access.

PLANT AND ANIMAL PESTS

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

21.22.14 Northern Remarkables PA: Schedule of Landscape Values

General Description of the Area

The Northern Remarkables PA relates to the ONL of the northern faces of the Remarkables Range framing the southern side of the Wakatipu Basin. The southern boundary of the PA corresponds with the ONL of the mountain peaks and ridgelines of that range around, and east of the Remarkables Ski Area Sub-zone – extending through to near Chard Farm. The Northern Remarkables PA's northern boundary follows the upper edge of the low-lying Kawarau River terraces on the south side of the Kawarau River to near Chard Farm, being ONL. In so doing, the PA captures the steep mountain faces above the Kawarau River valley and terraces at the toe of the Northern Remarkables.

Physical Attributes and Values

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

Landforms and land types:

1. Steep to very steep mountain slopes with frequent exposed schist outcrops and scree slopes. The northern faces consist principally of large landslides which occurred after the retreat of glaciers at the end of the last glaciation.
2. Alluvial fans and shingle beds associated with the Rastus Burn and Owens Creek.
3. Elevated fans and flat alluvial floodplains and terraces bordered in places by steep escarpments.
4. Located to the north of, and downslope of, the Remarkables Ski Field Access Road, the Remarkables Terrane Boundary and Block Field are identified as a Geopreservation Site of national importance; and the Frankton Block Field is identified as being of regional importance. Both of these features are rated as being robust and not considered to be vulnerable to most human-related activities.
5. This ONL also contains the Lake Alta cirque which is a classic lake-filled cirque with steep rocky sides. There are areas of moraine over the schist bedrock at the front lip.

Hydrological features:

6. The Rastus Burn.
7. Owens Creek.
8. The cirque lake of Lake Alta (i.e., amphitheatre-shaped basin with precipitous walls at the head of a glacial valley). Identified as a Geopreservation Site of regional significance that is rated as being robust and not considered to be vulnerable to most human-related activities.
9. The series of small tarns in the vicinity of the Remarkables Ski Field.

Ecological features and vegetation types:

10. Particularly noteworthy indigenous vegetation features include:
 - a. Extensive areas of regenerating indigenous grey shrubland, particularly in the Owens Creek and Rastus Burn valleys. The larger areas of shrubland are designated as SNAs.
 - b. Snow tussock grasslands, mixed snow tussock *Dracophyllum* scrub and cushionfields covers the higher slopes generally above c. 900 m, including the Rastus Basin.
 - c. Alpine cushion bogs are a feature of the Basins in the upper Rastus Burn bordering the streams and tarns.
 - d. Expansive areas of mixed short tussock – exotic grassland interspersed with grey shrubland occur above the prominent alluvial fans and terraces of the Rastus Burn and Owens Creek.
 - e. Scattered, locally rare, mature kowhai across the lower and mid slopes especially on bluffy sites.
11. Other distinctive vegetation types include:
 - a. Grazed pasture throughout the flat river terraces while extensive grazing occurs on the lower hillslopes.
12. Valued habitat for a range of lizards, New Zealand falcon, New Zealand pipit and grey warbler, and endemic invertebrates. Mingimingi and the tree daisies (*Olearia sp*) are important to endemic invertebrates during parts of their life cycles while rocky areas amongst low stature shrubs and short and exotic grassland is important habitat for skinks and geckos.
13. The upper part of the PA lies in the DOC managed Remarkables Conservation Area.

Land-use patterns and features:

14. Human modification which is concentrated throughout the low-lying river terraces at the base of the mountain slopes (and adjacent the Kawarau River ONF), where pastoral and viticultural land use dominate; in the three elevated basins near Lake Alta within which the ski field is located; and throughout the north-western portion of the PA associated with the ski field access road and communication infrastructure near Double Cone.
15. Built development patterns which, throughout the lower-lying river terraces includes a farmhouse at Owens Creek, the Chard Farm winery, scattered farm buildings, farm tracks, fencing and a power line (on poles) roughly traversing the toe of the steeper slopes. Generally, development is characterised by very carefully located and designed buildings that have an obvious connection with the working rural landscape, are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
16. The location of the Remarkables Ski Field within three interconnected elevated basins which means that it is relatively visually discreet in views from low-lying places in the Wakatipu Basin and Queenstown. The ski field access road, however, is prominent in such views.
17. Gibbston Character Zone in the vicinity of Chard Farm which includes viticulture and commercial activities with and affiliation to viticulture and farming.
18. Queenstown Park Station is a large, farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.

Archaeological and heritage features and their locations:

19. Chard Road (District Plan reference 216) and Chard Farm (archaeological site F41/52).

20. 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).

Mana whenua features and their locations:

21. 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.
22. The western part of the ONL overlaps the mapped Kawarau wāhi tūpuna. Kawarau is the traditional name for the Remarkables.
23. The very northern extent of the ONL overlaps the mapped Kawarau 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:

24. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
25. As one of the highest and most prominent ranges overlooking Whakatipu Waimāori (Lake Whakatipu), closeness to the Ātua gives significance to Kawarau.
26. The Kawarau River was a traditional travel route that provided direct access between Whakatipu Waimāori (Lake Whakatipu) and Mata-au (the Clutha River).
27. The Kawarau River is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
28. The mana whenua values associated with the ONL include, but may not be limited to, mauka, wāhi taoka, ara tawhito, mahika kai and nohoaka.

Historic attributes and values:

29. Gold mining in the area and the associated physical remnants.
30. Historic farming, especially early pastoralism.
31. Chard Road, which was part of the old main coach link between Queenstown and Cromwell. Identified in the PDP Inventory of listed Heritage Features, QLDC Category 2 (three categories, 1 to 3, with Category 1 being the most significant).

Shared and recognised values:

32. The descriptions and photographs of the area in tourism publications.
33. The popularity of the mountain slopes as an inspiration/subject for art, education, film and photography and as a key outlook from Queenstown, (acknowledging that it is the Western Remarkables (outside the PA) that are the primary focus of interest, with the Northern Remarkables playing a secondary role in the outlook). The close proximity of the area to Queenstown and its visibility from much of the Whakatipu Basin and Whakatipu Waimāori (Lake Whakatipu) play an important role.
34. The high popularity of the recreational features listed below.

Recreation attributes and values:

35. The Remarkables Ski Area for year-round use and recreation; access to the ski area also offers people close-up, first-hand experience of the Northern Remarkables PA.
36. The Remarkables Ski Field Access Road, tracks, trails and lookouts, and SH 6 as key scenic routes either within the PA or in close proximity.
37. The popular Queenstown Park Station Fun Ride and Kawarau River Run annual events.
38. Walking and cycling along the Twin Rivers Trail on the north side of the Kawarau River. Although the trail is outside the Northern Remarkables PA, its close proximity means that the landscape character experienced on the trail is strongly influenced by the PA.
39. The Lake Alta and Wye Creek Route walking tracks.
40. Climbing in the Rastus Burn Recreation Reserve.
41. Jetboating, kayaking, rafting, and fishing on the Kawarau River (ONF), for the same 'proximity' reasons to those described above.
42. Chard Farm winery.

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:

43. 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 and fluvial / alluvial processes.
44. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values within the Owen and Rastus Burn catchments.
45. More generally, the vegetation cover and land uses found within the area which reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying flat areas and more natural vegetation cover apparent across elevated areas.

Particularly important views to and from the area:

46. Impressive and highly appealing mid to longer-range views from the Twin Rivers Trail across the Kawarau River and its floodplains to the largely open pastoral terraces and dramatic mountain slopes, peaks, ridges and valleys of the Northern Remarkables PA.
47. Impressive close-up views across tussock-dominated slopes near the Remarkables Ski Field Road towards the deeply etched valley of the Rastus Burn and up into the valley corridor of the ski field itself.
48. Highly attractive close, mid and longer-range views from the Kawarau River to the edges of the pastoral terraces, backdropped by a vast and rugged mountain setting. The complex river edge landforms and vegetation patterns frame and filter views in places, contributing to views that have highly variable content and a variable character.
49. Complex and highly attractive mid-range views from Lake Hayes Estate, Bridesdale and Shotover Country over intervening riverside vegetation to the exposed, relatively bare, pastoral terraces and mid slopes, either side of the Rastus Burn valley and the crenelated ridges and peaks that top the range.

50. Dramatic longer-range views from the Whakatipu Basin, the Crown Range Road and Queenstown urban area (including the airport and key scenic routes), to the elevated mountain slopes, peaks and ridges.
51. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development and impression of openness underpins the high quality of the outlook.
52. From the more distant vantage points (i.e., Queenstown, Whakatipu Basin and Crown Terrace area), views of the jagged alpine peaks and rugged incised mountain slopes comprise signature views that are critical to the identity of the wider area.
53. From more proximate vantage points, the vegetation-fringed, dynamic waters of the Kawarau River add to the locality's spectacle – acting as the centrepiece to an enclosed, U-shaped valley that becomes increasingly incised east of Morven Hill (ONF). In such views, the seemingly 'tamed' pastoral floodplains and elevated terraces on both sides of the river are also apparent, offering attractive contrast with, and counterpoint to, the sheltered river corridor and its mountain backdrop.

Naturalness attributes and values:

54. The mountain slopes which exhibit a very high level of naturalness, except in the more immediate vicinity of the Remarkables Ski Area and its access road. This perception is accentuated by the sheer scale and visual grandeur of the mountain range as a whole. While modifications related to the ski area and its access road are visible from much of the catchment associated with the Kawarau River, Queenstown, and the southern Whakatipu Basin (albeit to varying degrees), their confined location and limited scale – relative to that of the Northern Remarkables in totality – limits impact on those areas and means that they are not dominant elements. These landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
55. The elevated river terraces closer to the Kawarau River, where pastoral and viticultural land uses dominate, giving rise to a lower level of perceived naturalness within this part of the Northern Remarkables PA. Scattered farm dwellings, rural buildings, shelterbelts, woodlots, power lines, fencing, and tracks add to this impression in places and its 'cultural' dimension is further amplified by the predominance of exotic plant species near the river, including willows, poplars, broom, gorse and rosehip.

Memorability attributes and values:

56. Views of the steep mountain slopes and crenelated ridges and peaks that top the range are highly memorable.
57. Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable.

Transient attributes and values:

58. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
59. The changing colours of pasture areas, which are green in some seasons and tawny brown in others.
60. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars in particular).

Remoteness and wildness attributes and values:

61. A strong sense of the sublime associated with the Northern Remarkables' main slopes, which contribute a sense of remoteness and wildness to their wider setting. Such feelings are less apparent near the valley floor, due to the more obvious influence of rural production, mostly on the south side and the presence of residential development along the northern edge of the ONL – most notably near Bridesdale, Lake Hayes Estate and Shotover Country. The valley corridor reveals significant landscape transition, from the sublime and predominantly natural, to the picturesque and cultural.

Aesthetic qualities and values:

62. The experience of the values identified above from a wide range of public viewpoints.
63. More specifically, this includes:
 - a. The highly attractive and striking composition created by the powerful and dramatic mountain slopes and peaks juxtaposed beside the more modified and 'tamed' river terraces.
 - b. At a broad scale, this 'natural' large-scale landscape scene forms a bold contrast with, and backdrop to, Queenstown and the Wakatipu Basin.
 - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the sculpted exposed schist outcrops and scree slopes throughout the elevated slopes;
 - ii. the steeply incised Rastus and Owen Burns;
 - iii. the bold patterning of elevated fans and flat alluvial floodplains and terraces interspersed with steep escarpments;
 - iv. the picturesque glacial Lake Alta;
 - v. the relatively low-key and 'rural vernacular' or sympathetic style of the majority of built development; and
 - vi. the poplars along the river edge, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

64. **Very High physical values** due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area, acknowledging that these attributes are counterbalanced by the presence of pastoral and viticultural land uses, scattered farm buildings, rural buildings, shelterbelts, woodlots, powerlines, fencing, tracks and exotic vegetation near the river.
65. **Very 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.
 - d. The significant recreational attributes.
 - e. The significant scenic values associated with the Remarkables Ski Field Access Road.

66. **Very 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 very high aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character. The attractive composition of both natural and rural / farmed landscapes, with a strong focus on the mountains (and river), are critical features of the area. The proximity of the area to Queenstown, the Whakatipu Basin, key gateways / scenic routes, accessibility and popular recreational features, which allows the experience of these values along with the area's transient values, also play a role.
- c. An impression of high naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
- d. A strong sense of remoteness and wildness associated with large-scale steep slopes and rugged peaks, which is heightened as a consequence of the area's close proximity to Queenstown and the Whakatipu Basin.

Landscape Capacity

The landscape capacity of the Northern Remarkables PA for a range of activities is set out below.

- i. **Commercial recreational activities – some** landscape capacity for small scale and low-key activities (including at Chard Farm) that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; are designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; and enhance public access.
- ii. **Visitor accommodation and tourism related activities – some** landscape capacity for activities on the very gently sloping to flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key rural or non-urban character; integrate landscape restoration and enhancement; and enhance public access. **Extremely limited or no** landscape capacity on the mountain slopes and fans except for sensitively located and designed glamping activities.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – limited** landscape capacity for earthworks associated with farming, viticulture, existing recreational facilities, natural hazard mitigation risk or tracks and trails for recreational use, 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 and viticultural land uses, **limited** landscape capacity for modestly scaled or sympathetically located and designed buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.
- vii. **Mineral extraction – extremely limited or no** landscape capacity for extraction larger than farm / vineyard-scale quarries. **Limited** capacity for farm / vineyard-scale quarries that protect the naturalness and aesthetic attributes and values of the ONL.

- viii. **Transport infrastructure** (excluding Passenger Lift Systems) – **extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried, co-located with existing infrastructure or located such that they are screened from external view. In the case of the National Grid and utilities such as overhead lines, cell phone towers, navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation on the flat and low-lying terraces and floodplains.
- xi. **Forestry** – **extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living** – **very limited** landscape capacity for activities on the flat and low-lying terraces and floodplains that are: designed to be reasonably difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement; and enhance public access. **Extremely limited or no** landscape capacity on the mountain slopes and fans.
- xiii. **Passenger Lift Systems** – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Remarkables Ski Area Sub Zone) via non-vehicular transportation modes such as gondolas, (including base and terminal buildings and stations) provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.

PLANT AND ANIMAL PESTS

- A. Animal pest species include feral red deer, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
- B. Plant pest species include sweet briar which is often a component of grey shrubland, wildings conifers, buddleia, broom, and gorse.

21.22.15 Central Whakatipu Basin PA: Schedule of Landscape Values

General Description of the Area

The Central Whakatipu Basin PA encompasses an ONL being the steep western end southern slopes of Mount Dewar and the steep south-facing slopes of Coronet Peak, Brow Peak and Pt 1120 near Big Hill, taking in German Hill and Pt 675. Collectively the mountain slopes form the northern backdrop to the Whakatipu Basin and Arrowtown. The western edge of the PA adjoins Kimiākau (Shotover River) PA and the eastern end adjoins the Haehaenui (Arrow River) PA.

Physical Attributes and Values

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

Landforms and land types:

1. The steeply sloping, foliated, schistose mountain landforms of Mount Dewar (1,310m), Skippers Saddle (1,036m), Coronet Peak (1,651m), Brow Peak (1,456m) and Pt 1,120 near Big Hill which form part of the wall of mountains framing the northern side of the Whakatipu Basin.
2. Scree slopes throughout the elevated, very steep and rugged areas towards the eastern end of the area.
3. The secondary mountain landforms of German Hill (780m) and Pt 716 that enclose the southern side of Sawpit Gully (north of Arrowtown).
4. The secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook), that takes in Pt 897, Pt 929, Pt 842 and Pt 876.
5. The ridgeline descending south-westwards from Mount Dewar summit to Pt 965 and which frame the eastern side of Devils Creek.
6. A small roche moutonnée along the foot of the Coronet Peak slopes between the Skippers Road junction and Willowbank, all on the north side of Malaghans Road. A well-preserved relic glacial landform from the last ice age. This feature exists as several landforms within the PA. Identified as a Geopreservation Site of national scientific, aesthetic, or educational value and being vulnerable to significant damage by human related activities.
7. Exposed schist outcrops and bluffs throughout the south-facing mountain slopes and along the east side of the small ice-melt basin in the vicinity of Littles Road.
8. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the northern side of the Whakatipu Basin and throughout the more gently sloping lower reaches of gullies near German Hill.

Hydrological features:

9. Devils Creek and its steeply incised tributaries draining the south-western flanks of Mount Dewar and the northern slopes of the secondary ridgeline descending from Mount Dewar to Pt 965, to Kimiākau (Shotover River).
10. The unnamed relatively gently sloping streams and kettle lake in the ice-melt basin around Littles Road which drain south-westward to Kimiākau (Shotover River).
11. The numerous steeply incised streams draining the southern side of the range extending from Mount Dewar across to Coronet Peak, including Dan O'Connell Creek, Station Creek and McMullan Creek.
12. The numerous unnamed streams draining the southern slopes of Brow Peak to Bush Creek, which discharges to the Arrow River.
13. The series of unnamed streams draining to Sawpit Gully and the Haehaenui (Arrow River) from the mountain slopes extending between Brow Peak and Pt 1120 (near Big Hill) and German Hill.
14. The series of small tarns in the vicinity of Coronet Peak ski area and near Skippers Saddle.

Ecological features and vegetation types:

15. Particularly noteworthy indigenous vegetation features include:
 - a. Pockets of mountain beech forest remnants confined to gullies in the Bush Creek and Sawpit Gully catchments behind Arrowtown, on the Coronet Peak front faces and in the Devils Creek catchment on Mount Dewar.
 - b. Swathes of beech restoration plantings throughout Mount Dewar (as part of consented development).
 - c. Extensive areas of grey shrubland dominated by matagouri (*Discaria toumatou*) and mingimingi (*Coprosma propinqua*) occur in the mid to upper reaches of the Bush Creek catchment, Sawpit Gully catchment and across the steep terrain associated with the lower Haehaenui (Arrow River) Gorge. Scattered patches of grey shrubland occur across the lower slopes of Coronet Peak and Mount Dewar.
 - d. Above about 900 m the vegetation is dominated by snow tussock grassland and, in places, patches of *Dracophyllum* shrubland.
 - e. Indigenous vegetation is more extensive and diverse towards the Arrowtown end of the PA.
 - f. Rough to semi-improved pasture occurs on the mid to lower slopes of Coronet Peak mixed with patches of short tussock grasslands and grey shrubland.
 - g. Woody exotic weeds prevail throughout the PA but are most extensive on the lower slopes of Mount Dewar, where there are dense thickets of mature hawthorn, sweet briar, broom, elderberry and scattered wilding conifers.
16. Rocky outcrops, beech forest, grey shrublands and snow tussock grasslands provide a diverse range of habitats for New Zealand falcon, New Zealand pipit, South Island tomtit. Grey warbler, skinks and geckos and a diverse assemblage of native invertebrates.
17. Other distinctive vegetation types:

Areas of production forestry (Douglas fir) occur:

 - a. across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876.

- b. on the lower slopes of Mount Dewar.

Land-use patterns and features:

18. Human modification which is concentrated throughout the low-lying glacier carved terrace areas along the northern edge of the Whakatipu Basin; on the western flanks of Mount Dewar and across the south-facing slopes of the secondary mountain ridgeline on the south side of Bush Creek (to the north of Millbrook) that includes Pt 897, Pt 929, Pt 842, and Pt 876 where production forestry dominates; across Mount Dewar more generally, where development is anticipated; on the elevated south-facing slopes of Coronet Peak where the ski area (including carparks, buildings, structures, infrastructure) and roading (including Skippers Road, which provides access to the Skippers Bungy site, outside the PA) is located; and throughout the western portion of the PA at Coronet Peak Road.
19. Built development patterning which includes a very limited scattering of rural and rural living dwellings around the margins of Arthurs Point; the scattering of small-scale rural living and visitor accommodation development (including commercial recreation uses, cabins, chalets, amenity facilities and a lodge) within regenerating beech forest across the lower southern slopes of Mount Dewar along with approximately 50km of publicly accessible hiking and biking trails; and the occasional farm building or dwelling towards the eastern end of the unit (adjacent the southern boundary of the PA). Generally, development is characterised by very carefully located and designed buildings that are well integrated by plantings and remain subservient to the more 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
20. Pastoral farming including rural and farm buildings (as described above), fencing, shelterbelts, tracks, ponds and the like.
21. The location of the Coronet Peak Ski Area (inclusive of all associated activities and built development) across the elevated south-facing slopes, together with the exposed nature of the access road climbing up the steep slopes at the western end of the area, make this development prominent in views from much of the western and northern portion of the Whakatipu Basin. Night-time lighting of the ski field during the winter season adds to its prominence.
22. The Shotover Canyon Track, the Mount Dewar Track, Hot Rod and Devils Creek track on Mount Dewar; the Dan O'Connell Track and Coronet Face Water Race Trail across the lower slopes of Coronet Peak; the ridgeline track linking between Coronet Peak and Big Hill that runs along the northern edge of the PA; the Bush Creek Track between Coronet Peak and Arrowtown; the Te Araroa Trail that winds its way to the west of German Hill (between Arrowtown and Big Hill) and the Sawpit Gully Track; the Rude Rock, Zoot, DH, XC mountain bike trails within the Coronet Peak ski area. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
23. The general absence of rural and rural living buildings throughout the eastern end of the PA.
24. Infrastructure is evident within the corridor and includes: the power line (on poles) traversing the steep slopes up to Coronet Ski Area and Coronet Peak; telecommunication masts at the top of Mount Dewar; forestry tracks; farm fencing; and farm tracks.
25. The Arthurs Point Urban Growth Boundary (UGB) which adjoins the south-western margins of the PA and the Arrowtown UGB which adjoins the south-eastern end of the PA.
26. The Coronet Peak Ski Area Sub Zone which provides for the ongoing use and development of that area.
27. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the urban residential and commercial development adjoining the south-western edge of the PA at Arthurs Point; the urban residential and commercial development adjoining the south-eastern edges of the area at Arrowtown; the rural living development throughout the western and northern sides of the Whakatipu Basin; Millbrook Resort towards the north-eastern end of the Whakatipu Basin; and Malaghans Road which runs along the northern side of the Whakatipu Basin, roughly parallel with the PA.

Archaeological and heritage features and their locations are:

28. The Macetown Heritage Area Overlay (MHAO) which extends throughout the eastern end of the PA roughly coinciding with Sawpit Gully. This forms part of the much larger area of heritage significance due to its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930s. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. Macetown (outside the PA) is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants, and demise. Situated within its larger mining heritage context (which includes part of the PA), Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.
29. Various inter-related complexes of gold sluicings, tailings, water races, dams, etc., and associated domestic sites in the area (for example, archaeological sites F41/288, F41/851, and F41/653).
30. Cockburn Homestead, Malaghans Road (District Plan reference 125).
31. William Fox Memorial, Police Camp Building, and Stone Wall, Arrowtown (District Plan references 309, 375, and 311).
32. Macetown Road (District Plan reference 6).
33. Scholes Tunnel (District Plan reference 304).
34. Coronet Peak ski area.
35. Skippers Hotel (Part Lot2 DP16632).

Mana whenua features and their locations:

36. 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.

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:

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

Historic attributes and values:

38. Gold mining in the area and the associated physical remnants (including Skippers Road). The sites associated with Macetown represent a particularly rich archaeological landscape.
39. Early pastoral farming across the area.
40. The historic significance of Coronet Peak (New Zealand's first commercial ski field) as one of New Zealand's earliest commercial ski fields.

Shared and recognised attributes and values:

41. The descriptions and photographs of the area in tourism publications.
42. The popularity of the postcard views from Coronet Peak and the ski field access road (which has several lookout points) out over the Whakatipu Basin to the Remarkables, as an inspiration/subject for art and photography.
43. The identity of Coronet Peak Ski Area as an integral part of the Whakatipu Basin. The very close proximity of this recreational feature to Queenstown urban area and its visibility from much of the Whakatipu Basin (and including from the airport, particularly at night when the ski field is lit for night skiing) play an important role.
44. Skippers Road is popular with commercial tourism activity providers using the access road for scenic tours and white-water rafting. The road is used for mountain bike access out of the valley.
45. The identity of the sequence of mountains stretching from Mount Dewar across to Big Hill as a dramatic (northern) backdrop to the Whakatipu Basin (including Arrowtown).
46. The identity of Mount Dewar as part of the dramatic backdrop to Arthurs Point.

Recreation attributes and values:

47. Very popular year-round destination for outdoor recreation including skiing, snowboarding, walking, running, mountain biking, paragliding, hiking, orienteering and enjoying the view from the various trails and lookouts and café/restaurant facilities at Coronet Peak.
48. Aotearoa's National Walkway, the Te Araroa Trail passes through the eastern side of the PA via the Motatapu Alpine Track connecting with the Whakatipu Track heading to Lake Hayes.
49. Walking, running, and mountain biking on trails and tracks in the area.
50. Coronet Peak Road, Skippers Road and Malaghans Road as key scenic routes either within the PA or in close proximity.
51. The recreation area to the north of Millbrook.

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:

52. 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.
53. Indigenous gully plantings and remnant beech stands which reinforce the legibility and expressiveness values throughout the area.
54. Good examples of landscape evolution in response to slope and fluvial processes and alternating climatic conditions.

Particularly important views to and from the area:

55. The postcard views from various lookouts on Coronet Peak Road and the ski area out over the Whakatipu Basin, Waiwhakaata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), the Remarkables and the broader mountain context.
56. The spectacular panoramic views from Mount Dewar and the summit of Coronet Peak, of the Whakatipu Basin to the south and the rugged and dramatic expanse of the Harris Mountain range to the north.
57. The highly attractive short to long-range views from parts of the Devils Creek Track, the Hot Rod, the Mount Dewar Track, the Dan O'Connell Track, the Coronet Face Water Race Trail, the ridgeline track linking Coronet Peak and Big Hill that runs along the northern edge of the PA, the Bush Creek Track, the Te Araroa Trail west of German Hill, and the Sawpit Gully Track out over the Whakatipu Basin, the Remarkables and the broader mountain context.
58. The appealing short to long-range views from the Shotover Canyon Track and parts of the Devils Creek Track along the gorge of the Shotover Corridor, across the rugged and largely undeveloped slopes of Bowen Peak and northwards to The Point.
59. The dramatic mid and long-range views from Arthurs Point, the Kimiākau (Shotover River) ONF, Arrowtown, the western and northern parts of the Whakatipu Basin (including Malaghans Road), and sections of the Queenstown Trail network coinciding with those parts of the basin, to the coherent sequence of mountains framing the northern side of the basin. In these views the continuity of the large-scale and largely open, dramatic landforms, together with their seemingly undeveloped appearance (as a consequence of the diminishing influence of distance in relation to the ski field and access road), means that the PA is of critical importance in shaping the visual amenity values of the area from which they are viewed.
60. The engaging early evening views from Frankton and the airport to the Coronet Peak Ski Area when the ski field is lit for night skiing.
61. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road, Tobins Track (east of Arrowtown), and the Crown Range Zig Zag lookout in which the scale and shape of the glacial valley landscape, of which the PA is a part, is legible in its entirety and confers a sense of grandeur to the outlook.
62. The highly engaging short-range views from Littles Road, Arthurs Point Road and trails in the vicinity across the pastoral ice-melt basin to the dramatic and rugged bluffs and rocky outcrops near Pt 558.
63. In all of the views, the dominance of more '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 western and eastern ends of the area, the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

Naturalness attributes and values:

64. The open, and in places, 'seemingly' undeveloped character of Central Whakatipu Basin PA positioned adjacent an urban (Arthurs Point and Arrowtown) or mixed working rural and rural living (Whakatipu Basin) context, which conveys a relatively high perception of naturalness. While modifications related to its forestry, pastoral (including farm buildings, rural dwellings, ponds, fencing, tracks, shelterbelts and the like), rural living and visitor accommodation (including the consented development across the lower southern slopes of Mount Dewar), recreational (including the ski area and access road), and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape and extent of restoration planting that forms part of the consented development at Mount Dewar recreational, and infrastructure uses are visible, the sheer scale of the continuous high mountain-scape ensures that, for the most part, these elements remain subservient to more natural landscape elements, patterns, and processes.
65. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.

66. While the ski area and its access road form a bold manmade element on the southern slopes of Mount Dewar and Coronet Peak, the connection this development establishes and enables between the mountain setting and the inhabited Whakatipu Valley adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' mountain setting within which this development is viewed, together with its identity as a popular recreational feature, also play a role in this regard. Because these landscape modifications also make an important contribution to Queenstown's recreational values (see above), there is a degree of landscape 'fit' associated with them. During the ski season the patterning of lights throughout the groomed slopes forms an engaging element.
67. The forestry plantings and wilding spread at the western and eastern ends of the area (noting that recreational land-uses are anticipated across the slopes at the eastern end, north of Millbrook) contribute a reduced perception of naturalness. However, the underlying natural (and largely unmodified) schistose landform character of the area remains legible and dominant, thus ensuring these parts of the PA display 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:

68. The appealing and engaging views of the continuous mountains framing the north side of the Whakatipu Basin and the interplay of the mountain's humps and hollows with diurnal and seasonal variations from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the basin landform, along with the magnificent broader mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.
69. 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 ski field access road, ski field and tracks, gondola and chairlifts in close proximity to Queenstown and Arrowtown)
70. The panoramic alpine landscape views afforded from Mount Dewar, Coronet Peak Road, Coronet Peak Ski Area and Coronet Peak.

Transient attributes and values:

71. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
72. Autumn leaf colour and seasonal loss of leaves associated with exotic vegetation.
73. Night lighting of the ski field during the ski season.

Remoteness and wildness attributes and values:

74. A sense of remoteness across the upper northern slopes and ridges at the western end of the PA and at the north-eastern ends of the PA despite their respective proximity to Arthurs Point and Arrowtown, due to the contained nature of the area and the limited level of built development evident. Elsewhere, the proximity of the PA to urban areas and proliferation of recreation-based activities and facilities, roading and the ski area, reduce the impression of remoteness, particularly during peak seasonal use.
75. A limited sense of wildness across parts of the PA as a consequence of the large scale and continuity of the majestic mountain range framing the northern side of the basin along with its generally 'undeveloped' or open and in places, seemingly unkempt or rugged character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard. Such impressions are reduced in the parts of the PA where forestry and the ski field/access road are located and where there is a concentration of recreation activities such as trails and paragliding and across the lower southern slopes of Mount Dewar where rural living and visitor accommodation development is consented.

Aesthetic qualities and values:

76. The experience of the values identified above from a wide range of public viewpoints.
77. More specifically:
- a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains framing the northern side of the Whakatipu Basin.
 - 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 Arthurs Point and Arrowtown.
 - ii. The precipitous bluffs and rocky outcrops along the east side of the small ice-melt basin in the vicinity of Littles Road.
 - iii. The everchanging play of light and weather patterns across the mountain slopes.
 - iv. The openness of the mountain landforms and scree slopes.
 - v. The rugged and wild character of the western and north-eastern ends of the PA.
 - vi. The confinement of appreciably visible built development to the Coronet Peak Ski Area and its access road.

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 Central Whakatipu Basin PA can be summarised as follows:

78. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
79. **Very high associative values** relating to:
- a. The mana whenua associations of the area.
 - b. The historic features in the area.
 - c. The very strong shared and recognised values associated with the area.
 - d. The significant recreational attributes of Coronet Peak Ski Area, Skippers Road and the network of walking and biking tracks in the area.
 - e. The scenic values associated with Coronet Peak Road.
80. **High perceptual values** relating to:
- a. The high legibility and expressive 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 Arthurs Point, Arrowtown, the Whakatipu Basin, the scenic route of Malaghans Road, parts of the Queenstown Trail network, the Remarkables Ski Area Access Road, the Zig Zag lookout, and Tobins Track, along with the areas' transient values, play an important role.
- c. A moderate-high to high perception of naturalness arising from the dominance of natural landscape elements and patterns across the PA. Impressions of naturalness are reduced in localised areas of the PA where forestry and recreational uses (including the ski area) are concentrated.
- d. A sense of remoteness and wildness throughout the north facing slopes at the western end and the upper north-eastern portions of the PA.

Landscape Capacity

The landscape capacity of the Central Whakatipu Basin PA 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.
- ii. **Visitor accommodation and tourism related activities – extremely limited** landscape capacity for tourism related activities outside the Coronet Peak Ski Area Sub Zone. **Very limited** landscape capacity for visitor accommodation activities that are: co-located with existing development (including sensitive development associated with Skippers Hotel); sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, small scale and have a low-key rural character; integrate appreciable landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with farming, tracks and trails for recreational use, existing recreational facilities, sensitive development associated with historic heritage, consented rural living and visitor accommodation development, or public access tracks, (excepting single track downhill / gravity mountain bike trails), that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with natural landform patterns. **Some landscape capacity** for earthworks associated with single track downhill / gravity mountain bike trails, 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 – extremely limited or no** landscape capacity, excepting very small-scale farm quarries.
- viii. **Transport infrastructure (excluding Passenger Lift Systems) – extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead

lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.

- x. **Renewable energy generation – extremely limited or no** landscape capacity for large scale renewable energy developments, unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Very limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – extremely limited** landscape capacity. Where such development is appropriate, it is likely to be: co-located with existing development (including sensitive development associated with Skippers Hotel); 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).
- xiii. **Passenger Lift Systems - limited** landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Coronet Peak Ski Area Sub Zone) via non-vehicular transportation modes such as gondolas (including base and terminal buildings and stations), provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape.

PLANT AND ANIMAL PESTS

- A. Wilding conifer spread in the Bush Creek and Sawpit Gully catchments, across Big Hill and in the Devils Creek catchment from areas of production of forestry. Control measures are being implemented.
- B. Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

21.22.16 Eastern Whakatipu Basin PA: Schedule of Landscape Values

General Description of the Area

The Eastern Whakatipu Basin PA encompasses an ONL being the steep predominantly west-facing slopes of the mountain range framing the east side of the Whakatipu Basin stretching from the Arrow River to the Kawarau River. The PA takes in Pt 1108, Pt 1080, Pt 1331, Crown Peak, and Pt 1426. It also includes Mt Beetham, the New Chum Gully and the Crown Terrace Escarpment, and the lower reaches of feeder gullies on the Crown Terrace.

Physical Attributes and Values

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

Landforms and land types:

1. The steeply sloping, foliated (in the geological sense, not botanical), schistose mountain landforms of Pt 1108, Pt 1080, Pt 1331, Crown Peak (1,731m), and Pt 1426 (including much of the western sides of Mt Scott), which form part of the wall of mountains framing the eastern side of the Whakatipu Basin.
2. The numerous secondary and varying steep to more rounded ridgeline 'shoulders' extending westwards from the continuous (eastern) mountain 'frame' to the Crown Terrace Escarpment.
3. The cone-shaped roche moutonnée glacial landform of Mt Beetham with the smooth 'up-glacier' face along its west side and a steeper rough 'plucked' 'down-glacier' slope to the east. Rock outcrops throughout the elevated north-eastern flanks. Highest point: 929m.
4. Partly collapsed solifluction slopes above the Crown Terrace. (NB Solifluction is a collective name for gradual processes by which regolith (unconsolidated material overlying bedrock) moves down a slope ("mass wasting") generally caused by freeze-thaw activity.)
5. The steep large-scale and continuous remnant river terrace escarpment landform along the western edge of the Crown Terrace and the elevated glaciated terrace of the Crown Terrace itself (noting that the majority of the escarpment and terrace are outside the PA).
6. Glacial till deposits and alluvial fans at the toe of the steep mountain slopes framing the eastern side of the Whakatipu Basin and along the finger of the Crown Terrace that extends between the western side of Mt Beetham and the Crown Escarpment (including New Chums Gully).
7. The distinctive Judge and Jury rock formations near the Kawarau Bridge.
8. Located on the western side of Mt Scott, the Crown Range Superimposed Folds formed in greenschist are identified in the NZ Geopreservation Inventory as a site of national importance and is rated as being robust and not considered to be vulnerable to most human-related activities.

Hydrological features:

9. The numerous unnamed streams in the northern portion of the PA draining to the Arrow River, including along New Chums Creek along the New Chums Gully.
10. The numerous streams draining from the eastern mountain range across the Crown Terrace and down to the Arrow River via the Crown Escarpment. Including Royal Burn, Swift Burn, along with several unnamed watercourses. Generally the watercourses are steeply incised where they cross the Crown Escarpment.

Ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
 - a. Below approximately 800m on the slopes facing the Arrow River and the lower section of New Chums Gully, a dense mosaic of shrubland with scattered areas of trees. The shrubland is dominated by sweet briar (*Rosa rubiginosa*) and matagouri (*Discaria toumatou*). Other shrub species include mingimingi (*Coprosma propinqua*), *Coprosma rugosa*, tutu (*Coriaria arborea*), NZ broom (*Carmichaelia arborea var arborea*), bush lawyer (*Rubus cissoides*) and koromiko (*Veronica salicifolia*).
 - b. Kowhai (*Sophora microphylla*) behind the Glencoe homestead in New Chums Gully.
 - c. Pockets of a diverse range of native shrubs in more inaccessible gullies (such as the narrow gorge at the head of New Chums Creek), including turpentine scrub (*Dracophyllum uniflorum*), *Astelia nervosa*, shrub daisy (*Olearia nummulariifolia*), native broom (*Carmichaelia petriei*), bush snowberry (*Gaultheria antipoda*), and mountain ribbonwood (*Hoheria lyallii*).
 - d. Pockets of matagouri and mingimingi across the Crown Terrace Escarpment and throughout gullies.
 - e. Expansive areas of short and snow tussock grassland throughout the eastern mountain frame between approximately 800m and 1,700m. Tall tussock (*Chionochloa rigida*) dominates on cool aspects with short tussock (*Festuca novae-zelandiae*) increasing in dominance with decreasing altitude. Pockets of grey shrubland dominated by matagouri and mingimingi throughout lower slopes.
 - f. Strong cover of silver tussock (*Poa cita*) throughout the eastern flank of Mt Beetham.
 - g. Narrow leaved snow tussock (*Chionochloa rigida amara*) dominates above 1,000m.
 - h. Cushionfields on ridge crest in vicinity of Crown Peak.
12. Other distinctive vegetation types include:
 - a. Exotic grasses and herbs mixed with tussock throughout the slopes below approximately 1,000m.
 - b. Sycamore and black poplars throughout the Crown Terrace Escarpment in the vicinity of Tobins Track and the Arrow River, and in parts of New Chums Gully below the shearing shed.
 - c. Sweet briar, broom, scrub, hawthorn, wilding conifers, and pockets of plantation forestry (larch and Douglas fir) across the Crown Terrace Escarpment.
 - d. Grazed pasture associated with the Glencoe Station land with mature exotic shade and amenity trees, orchard trees and pockets of bush and patches of scrub in gullies.
13. Diverse vegetation types and rocky terrain associated with the Crown Range and lower landforms including escarpments provide suitable habitat for New Zealand falcon, New Zealand pipit, grey warbler, fantail and silvereye and skink and gecko species.

Land-use patterns and features:

14. Human modification which is concentrated: around the Glencoe Station homestead in New Chum Gully (north of Mt Beetham); roughly in the centre of the Crown Terrace Escarpment, where the Crown range (or 'Zig Zag') Road winds its way up the escarpment; and the southern end of the PA where the Crown Range Road winds its way around the southwestern flanks of Mt Scott.
15. Built development patterning which includes a cluster of rural dwellings and farm buildings associated with Glencoe Station in New Chum Gully (to the north of Mt Beetham); a limited scattering of rural living dwellings to the northwest of Mt Beetham (including consented but unbuilt platforms); two rural living dwellings to the north of the Zig Zag Road (one located at the base of the escarpment and one near the top); and a small cluster of rural living dwellings towards the southern end of the PA, northwest of the Kawarau Bridge (and accessed from Gibbston Highway). Generally development is characterised by carefully located and designed buildings that are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character, ensures that they sit comfortably into the setting.
16. Several rural and rural living dwellings and farm buildings are located along the edges of the PA within the Crown Terrace and along the toe of the escarpment, south of the point where the course of Arrow River diverges from the base of the escarpment. With the exception of New Chum Gully environs, generally built development has been carefully located outside of the PA.
17. Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track (small section). Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
18. Infrastructure is evident within the northern and southern portions of the PA and includes: a section of the Cromwell Frankton. A 110kV overhead transmission line that forms part of the National Grid in the vicinity of the Kawarau bridge (southern end of PA); a short section of power lines on poles servicing the rural living cluster near the Kawarau Bridge; the power/telephone lines (on poles) servicing Glencoe station and farm fencing / farm tracks.
19. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the rural living development along the toe of the Crown Terrace Escarpment and the base of the range of mountains framing the eastern side of the Whakatipu Basin (on the Crown Terrace); the close proximity of SH 6 (Gibbston Highway) which is on the western side of the southern end of the Crown Terrace Escarpment and the Crown Range Road, where it runs across the Crown Terrace.

Archaeological and heritage features and their locations:

20. The Judge and Jury Rocks near the Kawarau Bridge (District Plan reference 9).
21. Historic farmstead at Glencoe Station and associated outbuildings.
22. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites F41/743, F41/632, and F41/633).
23. Notable transport routes and associated infrastructure, including Tobin's Track.

Mana whenua features and their locations:

24. 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.
25. Parts of the ONL overlap the mapped Haehaenui (Arrow River) wāhi tūpuna. The southern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna. These wāhi tūpuna were part of a network of mahika kai areas, with the Kawarau River also being a traditional travel route between the Mata-au (Clutha River) and Whakatipu Waimāori (Lake Wakatipu).

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:

26. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
27. Kāi Tahu tradition tells of an incident where a 280 strong war party was repelled from the Tititea settlement on the south side of the Kawarau river and chased to the top of the Crown Range, which is now named Tititea in memory of this incident.
28. The mana whenua values associated with the Eastern Wakatipu Basin PA include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Historic attributes and values:

29. Gold mining in the area and the associated physical remnants including sluiced faces and water races.
30. Use of the Crown Terrace for pastoralism.
31. Glencoe homestead and remaining historic buildings from William Paterson's establishment of the Glencoe Run.
32. Historic transport tracks and infrastructure, including Tobins Track (constructed 1874) and features associated with the construction of SH6 (e.g. F41/744).

Shared and recognised attributes and values:

33. The descriptions and photographs of the area in tourism publications.
34. The popularity of the postcard views from the Zig Zag lookout (on the Crown Range Road, where it scales the Crown Terrace Escarpment) out over the Whakatipu Basin and surrounding mountains, as an inspiration/subject for photography.
35. The high popularity of Tobins Track in part due to its very close proximity to Arrowtown.
36. The identity of the line of mountains along the eastern side of the PA in forming the dramatic 'eastern frame' of the Whakatipu Basin.
37. The identity of the Crown Terrace Escarpment (and distinctive 'zig zag' section of the Crown Range Road) as marking the transition between the mixed rural and rural residential landscape of the low-lying part of the Whakatipu Basin and the more overtly 'working' rural landscape of the Crown Terrace.
38. The identity of the sequence of mountains and the escarpment at the northern end of the PA as a dramatic (western) backdrop to Arrowtown.

Recreation attributes and values:

39. Enjoying the view from the Zig Zag lookout on the Crown Range Road.
40. Walking, running, dog walking (where allowed) and mountain biking on Tobins Track, Tobins Drop, Mt Beetham Track, the New Chum Gully Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, Crown Peak Track.

41. SH 6 Gibbston Highway and the Crown Range Road as key scenic routes either within the PA or in close proximity.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

42. 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.
43. Indigenous gully plantings and remnant vegetation which reinforce the legibility and expressiveness values throughout the area.

Particularly important views to and from the area:

44. The postcard views from the Zig Zag lookout (on the Crown Range Road), out over the Whakatipu Basin, Te Whaka-ata (Lake Hayes), Whakatipu Waimāori (Lake Whakatipu), Morven Ferry roche moutonnée, the Remarkables, Coronet Peak and the broader mountain context. The 'bird's eye' like quality of the vista across a complex mixed rural and rural living/resort landscape adds to its appeal. The accessibility of the vantage point also plays an important role.
45. The spectacular panoramic views from the Crown Peak Track, and the New Chum Ridge Track out over the Whakatipu Basin to the west and/or the rugged and dramatic expanse of the Crown Range to the east and north.
46. The highly attractive and engaging short to long-range views from Tobins Track and Tobins Drop, Mt Beetham Track, Peters Way, the New Chum Ridge Track, Miners Route, Brackens Saddle Track, out over the PA, the Whakatipu Basin, the Remarkables, and the broader glacial valley and mountain context.
47. The dramatic mid and long-range views from Arrowtown, the Arrow River ONF, the scenic routes of the Crown Range Road and SH6 Gibbston Highway, much of the Whakatipu Basin (including sections of the Queenstown Trail network) to the large-scale and coherent river terrace escarpment landform and/or the continuous sequence of mountains that frame the eastern side of the Crown Terrace. From more distant vantage points, the contrast established between these more natural landscape elements seen in combination with the gently sloping (predominantly) working rural 'plinth' of the Crown Terrace adds to the memorability and appeal of such views. At closer range, the large-scale, rugged and unkempt appearance of much of the Crown Terrace Escarpment reinforces its role as a 'break' between the more developed low-lying basin to the west and the (predominantly) working rural landscape of the Crown Terrace.
48. The appealing long-range views from more distant elevated vantage points such as the Remarkables Ski Field Access Road and Coronet Peak Road in which the scale and shape of the glacial valley and river terrace landscape that underpins the PA is legible in its entirety and confers a sense of grandeur to the outlook.
49. The highly engaging mid-range views from Glencoe Road, in which the roche moutonnée profile of Mt Beetham is clearly legible. The contrast between the landform feature and planar working rural context adds to the appeal of the outlook.
50. Engaging and seemingly close-range views from planes approaching or exiting Queenstown airport via the Gibbston Valley. Such views offer an appreciation of the broader glacial landscape context within which the PA is set.

51. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes evident within the PA, along with the generally subservient nature of built development within the PA, underpins the high quality of the outlook.

Naturalness attributes and values:

52. The 'seemingly' undeveloped character of Eastern Whakatipu Basin PA set within the mixed working rural and rural living (Whakatipu Basin) context and/or the working rural setting of the Crown Terrace, which conveys a relatively high perception of naturalness. While modifications related to rural living, farming, forestry, recreational, and infrastructure uses are visible, the sheer scale and continuity of the high mountain-scape along the eastern side of the Crown Terrace and the river terrace escarpment landform along its western edge ensures that, for the most part, these elements remain subservient to natural landscape elements, patterns, and processes.
53. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places adds to the perception of naturalness.
54. While the Crown Range Road forms a bold manmade element within the PA, the connection this development establishes and enables between the mountain setting, the inhabited Whakatipu Valley and further afield, Wanaka, adds a degree of interest to the view, meaning that it is not an overwhelmingly negative visual element. The scale of the seemingly 'undeveloped' escarpment and mountain setting within which this development is viewed, together with its identity as a popular scenic route, also play a role. Put another way, these landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
55. The localised forestry plantings across parts of the Crown Terrace Escarpment contribute a reduced perception of naturalness in places. However, the underlying natural (and largely unmodified) rugged river terrace landform character of the area remains legible and dominant, thus ensuring these parts of the PA display 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:

56. The appealing and engaging views of the continuous 'wall' of mountains framing the eastern side of the Whakatipu Basin from a wide variety of public vantage points. The juxtaposition of the large-scale and continuous rugged mountain sequence beside the elevated 'farmed' river terrace landform of the Crown Terrace contributes to its memorability.
57. The more developed context of the low-lying basin appreciated within the seemingly untouched mountain-scape beyond signals the role of the PA as a gateway. This factor, along with the magnificent broader mountain setting within which the PA is seen in many views, contribute to its memorability.
58. The dramatic closer-range views from low-lying vantage points throughout the eastern side of the basin to the rugged and large-scale escarpment which forms a bold contrast with the developed setting throughout the basin floor.
59. The distinctive landscape layering that is apparent in longer-range views where the patterning of the escarpment, stepping up to the farmed terrace and backdropped by the line of mountains (along the eastern edge of the terrace) is visible.
60. 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 Crown Range Road.
61. The panoramic alpine landscape views afforded from ridgeline tracks.

Transient attributes and values:

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

Remoteness and wildness attributes and values:

64. A sense of remoteness across the mountains along the eastern side of the Crown Terrace, due to their coherent and continuous large-scale character and the limited level of built development evident.
65. A sense of wildness across the Crown Terrace Escarpment portion of the PA as a consequence of its continuous rugged character along with its generally 'undeveloped' and, in places, seemingly unkempt character. The contrast with the 'settled' and more manicured character of the basin plays an important role in this regard.
66. Such feelings reduce in the parts of the PA where forestry, rural living, farm dwellings and sheds and the Crown Range Road are located.

Aesthetic attributes and values:

67. The experience of the values identified above from a wide range of public viewpoints.
68. More specifically:
 - a. The highly attractive and memorable composition created by the continuous 'wall' of rugged and dramatic mountains backdropping the distinctive river terrace escarpment, which together frame the eastern side of the Whakatipu Basin.
 - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. The cone like peak of Mt Beetham and its distinctive roche moutonnée profile.
 - ii. The uninterrupted and muscular sequence of predominantly tussock-clad steep to more rounded mountains and ridges along the eastern side of the Crown Terrace.
 - iii. The seemingly wild escarpment landform that forms a 'wall' along the eastern side of the basin floor and serves as a transition between the basin floor and the predominantly working rural landscape of the Crown Terrace.
 - iv. The ever-changing play of light and weather patterns across the mountain slopes.
 - v. The confinement of visible built development within the PA to lower lying flat to gently sloping land near Glencoe Road.
 - vi. The very limited level of built modification evident through the ONL.
69. It is noted that control of plant pest species such as wilding pines can temporarily detract from aesthetic values.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

70. **High physical values** due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
71. **High associative values** relating to:
 - a. The mana whenua associations of the area.
 - b. The strong shared and recognised values associated with the area.
 - c. The significant recreational attributes of the network of walking and biking tracks in the area.
 - d. The scenic values associated with Crown Range Road.
72. **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 as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Arrowtown, the Whakatipu Basin, the scenic routes of the Crown Range Road and SH6, parts of the Queenstown Trail network, the Remarkables Ski Field Access Road, Coronet Peak Road, and the airport approach path, along with the area's transient values, play an important role.
 - c. A high perception of naturalness arising from the dominance of more natural landscape elements and patterns across the PA.
 - d. A strong sense of remoteness and/or wildness across much of the PA. Such feelings are reduced in the parts of the PA where forestry, rural living, farm dwellings and sheds and the Crown Range Road are located).

Landscape Capacity

The landscape capacity of the Eastern Whakatipu Basin PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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.
- ii. **Visitor accommodation and tourism related activities – very limited** landscape capacity for visitor accommodation in low lying locations and clustered with existing buildings, that: is small scale-and has a

low-key rural character; integrates landscape restoration and enhancement; and enhances public access. **Extremely limited** landscape capacity for tourism related activities in visually discreet low-lying locations, that is designed to: be small scale and have a low-key, rural character; integrate landscape restoration and enhancement; and enhance public access.

- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity, unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks – very limited** landscape capacity for earthworks associated with farm tracks, existing recreational facilities, or tracks and trails for recreational use, 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 – extremely limited or no** landscape capacity, excepting very small-scale farm quarries.
- viii. **Transport infrastructure – extremely limited** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid 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.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – very limited** landscape capacity for rural living in the base of localised valleys, gullies and folds in the landscape and that have a small scale and low-key rural character; integrates landscape restoration and enhancement; and enhances public access.

PLANT AND ANIMAL PESTS

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

21.22.17 Victoria Flats PA: Schedule of Landscape Values

General Description of the Area

The Victoria Flats PA comprises the fluvio-glacial outwash terrace on the true right bank of the Kawarau River between Nevis Bluff and the Waitiri peninsula, and the immediate mountainous landforms enclosing the flats (including the eastern faces of Mt Mason). It is a small landscape unit within the wider ONL of the Mt Mason/Mt Rosa/Mt Edward range, the southern Pisa Range and the Carrick and Horne ranges and the Doolans (outside the district boundary). The PA overlays two areas of Gibbston Character zoning - between SH6 and the Kawarau River and on the flats south of the Queenstown Lakes District (QLD) landfill, as well as Rural zoned land.

The Kawarau River PA passes from west to east through the Victoria Flats PA. The PA boundaries include those that follow the topographical edges of the Kawarau Riverine system (refer Kawarau River PA Schedule) which separates the upper extent of the river gorge with adjacent land of a flatter and distinctly different character.

There are three sub-areas within the PA, being: the flat fluvio-glacial outwash terrace (the 'Flats'); the steep surrounding mountain slopes and knolls, and the river corridor / gorge – which passes through the PA and is addressed in the 21.22.9 Kawarau River PA Schedule.

Physical Attributes and Values

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

Landforms and land types:

1. A small fluvio-glacial terrace on the true right bank of the Kawarau River comprising slightly weathered outwash gravels and measuring approximately 2.2 km long in an east-west direction and 1.6 km wide in a north-south direction. It is bisected by the Gibbston – Cromwell Highway (SH6). Large boulders scattered across the flats, with a greater density close to Nevis Bluff, are thought to have been deposited by a debris flow from a landslide that dammed the river and formed a lake at the bluff.
2. The Kawarau River corridor / gorge.
3. Enclosing schist mountain slopes: including the eastern face of Mt Mason, the lower slopes of Mt Malcolm and the western escarpment of Waitiri Peninsula. Steep strongly eroded slopes with thin leached soils.
4. The upstream boundary of the PA is Nevis Bluff, formed from grey and greenschist. One of the best exposures of greenschist in New Zealand and a limburgite dike cutting the Haast schist. This landform is recognised in the NZ Geopreservation Inventory as having national significance.

Hydrological features:

5. Kawarau River, which passes through the Victoria Flats PA (refer Kawarau River PA Schedule for landscape attributes and values).
6. Water storage ponds for previous mining or farm irrigation and ponds constructed as part of the landfill and quarry activity.

7. Irrigation water race from a spur of Mt Mason across the flats.

Ecological features and vegetation types:

8. Mainly unimproved pasture on the flats, (with a high density of invasive species such as sweet briar, elderberry and broom). Screen planting of predominantly eucalypts around the QLDC landfill and an avenue of poplars on the access road.
9. Recent indigenous revegetation plantings at the Oxbow commercial recreation facility, the Wakatipu Gun Club and on the screening mounds for the quarry and processing yard north of SH6.
10. Rough pasture on the mountain slopes, (with a high density of sweet briar) and occasional matagouri on the shadier slopes and wetter toe slopes. Transition within the PA to very dry barren hillslopes in the eastern sector that support little vegetation (other than thyme and sweet briar).
11. Flocks of black backed gulls are frequent, attracted by the QLDC landfill.

Land use patterns and features:

12. Mountain and hill slopes within the PA are undeveloped and have largely been retired from pastoral farming. The flats themselves, which include the Gibbston Character Zone that support several rural industrial, residential and commercial/community recreation activities, which have reduced levels of naturalness to varying degrees including:
 - a. The QLD solid waste facility, which dominates the flats, with the designated landfill buffer extending across the terrace from SH6 to the enclosing hillslopes and knolls. The presence of the landfill including its odour has influenced the nature of subsequent development, with no established rural living or viticulture, despite Gibbston Character zoning and some approved residential building platforms;
 - b. Quarry, gravel processing and cleanfill operation within the Gibbston Character Zone between SH6 and the river, screened from the road by planted mounds;
 - c. Commercial/community recreation facilities, including but not limited to the Wakatipu Clay Target Club shooting range, the Oxbow Adventures Facility (jetboat sprinting, clay target shooting, off-road vehicles), and access to the Nevis bungy facility. Remnant tracks from previous off-road 4-wheel drive commercial recreation. Facilities include small buildings, parking areas and planted mounds that screen activities from SH6.
 - d. Consented residential / rural lifestyle building platforms and other commercial operations exist on the terrace flats.
13. The remaining 'flats' that are not developed (as per 12a – 12d above) are relatively small in area and are used for low intensity grazing/baleage, with a few scattered sheds, or have been retired from productive use.
14. The Kawarau River PA passes through the Victoria Flats PA. Other than a very small area of tracking associated with quarrying activity on the outwash flats above, the narrow river corridor is unmodified and highly natural other than the presence of some exotic species including weeds.
15. The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid along the southern periphery of the flats and over Mt Mason to the Gibbston Valley.

Archaeological and heritage features and their locations:

16. History of 19th century and early 20th century gold mining along the Kawarau River, with numerous archaeological sites along the river's edge and frequent evidence of sluicing and tailings. Within the PA, sites include ferry crossings, the historic road formation across the flats, stone ruins, the sites of the Victoria Bridge Hotel (archaeological site F41/195) and Edward's Ferry Hotel (archaeological site

F41/202), areas of sluicing and tailings and significant gold mining sites such as Doolan's Creek Tunnel (archaeological site F41/2080).

17. The supports of the Victoria Bridge over the Kawarau (constructed in 1874) are a QLDC Category 3 listed heritage feature (QLDC Ref. 223).

Mana whenua features and their locations:

18. 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.
19. The PA overlaps the mapped wāhi tūpuna Kawarau River (refer Kawarau River PA Schedule for landscape attributes and values).

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:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
21. The Kawarau River was a traditional travel route that provided direct access between Whakatipu-Waimāori (Lake Whakatipu) and Mata-au (the Clutha River).
22. The Kawarau is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
23. The mana whenua values associated with the ONL include, but may not be limited to, ara tawhito, mahika kai and nohoaka.

Historic attributes and values:

24. The strong associations of the Kawarau River valley with 19th and early 20th century gold mining and early European settlement, with physical evidence of ferry sites, mining activities and associated settlement.
25. Historic route between the Clutha River Mata-au and Whakatipu-Waimāori (Lake Whakatipu).

Shared and recognised attributes and values:

26. Shared and recognised values as part of the dry, barren and wild rural hinterland of the Kawarau valley downstream of Nevis Bluff, experienced by people travelling between Cromwell and the Whakatipu Basin on SH6.

Recreation attributes and values:

27. Destination for commercial and community recreation activities.
28. The Queenstown Trail and the walking trail connecting Victoria Flats and Gibbston Valley over Mount Mason and Mount Rosa.

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:

29. Moderately legible glaciofluvial outwash terrace, partially modified by alluvial gold mining, landfill activities and screening mounds.
30. Legible evidence of an historic landslide near Nevis Bluff in the large boulders scattered across the flats.
31. Highly legible and expressive river gorge and highly legible processes of uplift and erosion in the open and craggy mountain slopes.

Particularly important views to and from the area:

32. Views from SH6 across the flats to the enclosing mountain ranges and hills. Some built development is evident in views, as the landfill and other activities on the flats are (or will be) largely screened by mounding and planting. From SH6, the flats appear relatively unkempt, with rough pasture and predominantly natural patterns of vegetation cover (mainly exotic sweet briar and elderberry). The flats have a more modified landscape character than the surrounding higher ground within the PA and are dominated and strongly enclosed by the dry rugged slopes of the mountains. There is a strong contrast between the remote rough rural character of the flats and the viticultural landscape of the main Gibbston Valley west of Nevis Bluff.
33. Views from the Mt Rosa walking track as it ascends the hillslopes of Mt Mason take in the entire northern area of the flats, including the gravel processing facility within the Gibbston Character Zone, clay shooting range and Oxbow Adventures facility. The landfill is largely screened by planting or topography. The aesthetic coherence and perceived naturalness of the flats is undermined by the spread of rural industrial and recreational activities, but the surrounding mountains remain dominant in the views.

Naturalness attributes and values:

34. Despite modified vegetation cover, weed infestation and farm tracks, the mountain slopes and knolls around the flats retain a high level of naturalness.
35. Within the Victoria Flats PA, the 'terrace flats' area has been partially modified and now retains only a low-moderate level of naturalness. The SH6 corridor contributes to this. However, the level of naturalness perceived from SH6 remains relatively high, as most existing and consented, but as yet unbuilt activities are/will be largely screened from road view leaving the surrounding, higher mountain slopes and knolls as the prominent landscape features.

Memorability attributes and values:

36. Forms part of a highly memorable journey through the barren, seere and strongly enclosed landscape of the Kawarau Gorge, downstream of Nevis Bluff. The wildness and inhospitable nature of the gorge add to its memorability.

Transient attributes and values:

37. Changing colours of pasture across the seasons, spring flowering of sweet briar and elderberry, and the play of light and shadow on the craggy mountain slopes.

Remoteness and wildness attributes and values:

38. A sense of relative remoteness and wildness, particularly when away from SH6.

Aesthetic attributes and values:

39. The experience of the attributes identified above by a significant number of residents and visitors travelling on SH6.
40. More specifically, this includes:
 - a. The strong sense of enclosure by steep dry eroding mountain slopes.
 - b. The sense of relative remoteness and wildness, and the contrast with the more tamed and inhabited Gibbston Valley.
 - c. The relatively moderate-high level of naturalness perceived from SH6, with most development effectively screened by mounding and/or planting including natural and introduced vegetation cover (albeit largely exotic weeds) apparent.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

Very low	low	low-mod	moderate	mod-high	high	very high
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The physical, associative and perceptual attributes and values described above for the Victoria Flats PA:

41. **Moderate-high physical values** relating to the river and its escarpments, the unmodified uplifted mountain ranges, and the mana whenua features associated with the area.
42. **Moderate associative values** relating to the mana whenua associations of the area, the historic attributes of the river and flats and the shared and recognised values as part of dry rural hinterland of the Kawarau valley downstream of Nevis Bluff.
43. **Moderate-high perceptual values** relating to:
 - a. The legibility and expressiveness attributes of the river gorge and mountain slopes.
 - b. The aesthetic and memorability values of the area due to its strong enclosure by dramatic eroded mountain ranges, its dryness, barrenness and relative wildness and remoteness.
 - c. A relatively high impression of naturalness arising from the dominance of the more natural landscape over visible built development.
44. **Low-moderate** physical, associative and perceptual values associated with the more modified parts of the terrace flats, typically where roading, buildings, quarrying activities and the landfill are located.

Landscape Capacity

The landscape capacity of the Victoria Flats PA for a range of activities is set out below.

- i. **Commercial recreational activities** – **some** landscape capacity for small scale and low-key activities that are set back from SH6; 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; enhance public access (where appropriate).

- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity for visitor accommodation on the terrace flats south of SH6 where such development can be screened when viewed from SH6, is of an appropriate scale and character, will integrate with and complement/enhance existing development and will not compromise the identified landscape values in the broader context. **Extremely limited** landscape capacity for **tourism related activities** on the terrace flats south of SH6 and where not visible from SH6.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity on the terrace flats for intensive agriculture that maintains views to the surrounding mountains from SH6.
- v. **Earthworks – limited** landscape capacity for earthworks and tracks and trails for recreational use that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings – limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – some** landscape capacity for extraction that is screened from SH6 by landform and/or vegetation and is remediated to enhance the naturalness and aesthetic values of the ONL.
- viii. **Transport infrastructure – limited** landscape capacity for modestly scaled and low key ‘rural’ roading on the flats.
- ix. **Utilities and regionally significant infrastructure – some** landscape capacity for infrastructure that is co-located with existing facilities and is designed to minimise visual prominence from SH6. In the case of the National Grid **limited** landscape capacity for the upgrade of existing infrastructure within the same corridor and 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 from SH6, including associated earthworks.
- x. **Renewable energy generation – limited** landscape capacity for discreetly located and small-scale renewable energy generation. **Very limited** landscape capacity for commercial-scale renewable energy generation that is screened from SH6.
- xi. **Forestry – very limited** landscape capacity for small scale production forestry on the flats that maintains views to the surrounding mountains from SH6.
- xii. **Rural living – extremely limited or no** landscape capacity alongside SH6. **Some** landscape capacity for rural living development south of the landfill.

PLANT AND ANIMAL PESTS

- A. Plant pest species include sweet briar, thyme, elderberry and broom.
- B. Animal pest species include rabbits, stoats, ferrets, rats and mice.

21.22.18 Cardrona Valley PA: Schedule of Landscape Values

General Description of the Area

The Cardrona Valley PA covers the ONL within the north-south oriented valley enclosed by the Cardrona Range/Harris Mountains to the west and the Pisa/Criffel Range to the east. The PA extends to the crest of the western Pisa Range flanks and to the landforms visually containing the valley to the west, including the eastern flanks of Mount Cardrona and a ridge of Mount Alpha. In a north-south direction the PA starts just north of Timber Creek and ends at Blackmans Creek about 3.25 kilometres upstream of Cardrona village. The majority of the Cardrona Ski Area Sub-Zone falls within the area.

Physical Attributes and Values

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

Landforms and land types:

1. A deeply cut fault valley with a flat alluvial floor of up to 700 m in width below Cardrona Village, narrowing above this point.
2. The Pisa/Criffel Range: the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. The parallel schist ranges of this sequence are characterised by broad planar crests and frequent tors. The western flanks of the range are relatively even in gradient and form a linear eastern 'wall' to the valley, with few significant ridges or gullies apart from Tuohys Gully.
3. Cardrona low hills: low hills and terraces of strongly weathered sandstone-dominant gravels between the valley floor and the main Cardrona Range/Harris Mountains. An angular ridge and gully landform, with alluvial flats and small terraces.
4. The Cardrona Range/Harris Mountains: dissected mountain slopes and hummocky slump topography with scattered schist outcrops and schist tors at higher elevations on Mount Cardrona.
5. Contains the Geopreservation Sites: Branch Creek Road faulted aggradation on an alluvial surface; and the NW Cardrona Fault at Blackmans Creek. These are regionally significant and not considered vulnerable to most human activities.

Hydrological features:

6. The Ōrau (Cardrona River) is the most important water course within the PA, flowing the length of the valley. It is a usually shallow water course with gravel substrate, low banks, and substantial seasonal and weather-related flow variations. There is also significant surface water–shallow groundwater interactions with the river having adjacent influent and effluent reaches that may vary temporally. Significant floods occasionally spread across the valley floor (for example 1878 and 1999).
7. Other larger water courses are Tuohys Creek, Branch Burn (McPhees Creek) and Spotts Creek.

8. The water courses within the valley are a fishery resource and spawning habitat. They provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout.

Ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:
 - a. Kānuka shrubland / forest succession on mountain slopes towards the Upper Clutha mouth of the valley.
 - b. Grey shrubland communities on lower elevation south and east facing slopes and within prominent gullies in the Spotts Creek, Branch Creek and Boundary Creek catchments and bordering the main stem of the Cardrona River upstream of Cardrona township. Some of these shrublands are SNAs. The shrublands support tree daisy communities, including the At-Risk Declining *Olearia lineata*. Patches of bracken are common in and around areas of shrubland.
 - c. *Dracophyllum* shrubland on shady wetter faces and within gullies.
 - d. Dryland vegetation character, including tussock grasslands on mid and lower slopes.
 - e. Distinct gradient of indigenous vegetation types on Mount Cardrona from mixed grey shrubland-exotic grassland near the valley floor to mid slope short tussock grasslands in the montane zone to tall snow tussock grasslands and mixed snow tussockland-*Dracophyllum* spp. and herbfield communities in the sub-alpine and alpine zones. Small alpine wetlands (cushion and sedge bogs) occur in the upper basins on Mount Cardrona associated with low gradient streams and flushes.
10. Other characteristic vegetation types are:
 - a. Improved irrigated pasture on the valley floor, on flats within the Cardrona hills, and on some lower slopes of the Pisa/Criffel Range.
 - b. Short tussock over-sown with pasture on the lower and mid-slope mountain faces and Cardrona hills.
 - c. Crack willows lining the Cardrona River and other water courses.
 - d. Groups of exotic shelter trees around station homesteads, including distinctive mature Lombardy poplars.
 - e. Plantation of Douglas fir near Spotts Creek.
11. Valued habitat for skinks and geckos, a wide range of invertebrate species (including the threatened flightless shield bug and Otago endemic grasshopper), New Zealand falcon, Australasian harrier, New Zealand pipit, South Island oystercatchers, banded dotterels, black fronted tern, paradise shelduck and grey duck.

Land use patterns and features:

12. On the less developed slopes, including some areas which have been retired for conservation and recreation purposes, a natural dryland vegetation cover including tussock grasslands prevails. In the valley floors and on the more accessible slopes and terraces the predominant land use is pastoral farming, although some areas have been retired for conservation and recreation. The Cardrona Ski Area Sub Zone partly within the PA, and the Southern Hemisphere Proving Ground and Nordic Skiing Snow Farm are just outside of and accessed through the PA on the Pisa Range. Access roads to these activities are visually prominent within the landscape. Apart from Cardrona Valley Road and some roads around Cardrona Village which are sealed, all public and private access roads are unsealed.

13. Cardrona Village (Settlement Zone) is the main settlement within the valley, but significant urban development is anticipated and is starting to occur within the Mount Cardrona Special Zone. Some rural living development is present north and south of the village, and there is also a loose cluster of farming, commercial and other development including the Cardrona Distillery near the Cardrona Alpine Resort Road intersection. Widely spaced station homestead clusters set within areas of mature exotic trees are a feature of the flats and lower valleys, and there are a few consented but undeveloped building platforms in the Timber Creek gully on Hillend Station.
14. Ski area activities occur on the upper eastern slopes of Mount Cardrona and comprise significant built development (including ski fields, chairlifts, terminal and base station buildings and transport infrastructure), within the landscape but are not visually prominent from the valley floor.
15. With the exception of Cardrona Village and development near the Cardrona Alpine Resort Road intersection, buildings are generally well integrated within the landscape by existing landform features and/or established trees, so they are not highly visible from Cardrona Valley Road.
16. Aurora Energy electricity distribution lines servicing the village, ski areas and proving ground follow the valley floor, and there are substation sites adjacent to Cardrona Valley Road.
17. Gravel extraction has been undertaken at times in the Cardrona River and side streams.

Archaeological and heritage features and their locations:

18. Rich history of 19th century gold mining and early European pastoral farming throughout the valley, with numerous archaeological and heritage features. These include the Roaring Meg and Little Criffel pack tracks, river flat ground sluicing and tailings, hydraulic sluiced cliffs, the Criffel Face and Tuohys Gully sluicings and reservoirs, water races, tunnels, dredge remains, domestic sites and homestead sites associated with historic farming. There are large, sluiced cliffs and water races extending along almost the entire length of the valley and at Mount Cardrona.
19. Historic route between Wānaka and Queenstown, and between Cromwell and Cardrona via Tuohys Gully.
20. Scheduled heritage sites include Old Butchery, Tuohy's Gully (QLDC ref. 500); Studholme Nursery Plaque, Cardrona Road (QLDC ref. 510), Hotel façade, hall and church, Cardrona (QLDC ref. 510).

Mana whenua features and their locations:

21. 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.
22. The Ōrau (Cardrona River) has been identified as a wāhi tūpuna by Kāi 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:

23. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
24. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-Waimāori (Lake Whakatipu) with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.

25. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
26. The mana whenua values associated with the ONL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

Historic attributes and values:

27. The very strong associations of the valley with 19th century gold mining, with physical evidence of mining activities and associated settlement, preservation and interpretation of mining areas on both conservation and private, and names of claims being retained in place names.
28. Strong associations with high country dryland vegetation cover including tussock grasslands, pastoral farming, including historic buildings, homestead clusters/former sites, and features, places and station names.
29. Historic route between the Upper Clutha and Whakatipu Basins.

Shared and recognised attributes and values:

30. A nationally and regionally renowned scenic and historic route between Queenstown and Wānaka, and a gateway for both the Upper Clutha Basin and the Whakatipu Basin.
31. An internationally recognised tourist, high performance alpine sport, and recreational destination.
32. High country dryland vegetation character, including tussock grasslands and divaricating shrublands, punctuated with exposed rock outcrops at higher altitudes.

Recreation attributes and values:

33. Very popular destination for trout fishing, mountain biking, hiking, horse trekking, snowsports, as well as visits to historic sites and commercial recreation activities such as the distillery, mountain carting and shuttle services in the summer season for mountain biking/hiking and horse trekking providers.
34. The area features the highly popular Cardrona Ski Area Sub Zone, providing a year-round destination offering snow-based recreation such as skiing/snowboarding in winter and hiking/mountain biking opportunities in the summer. Year-round activities are also facilitated here, such as sightseeing, star gazing, mountain carting. The access road to Snow Farm (a ski touring area) is also within the PA area.
35. Popular walking trails including: Tuohys Track/Roaring Meg Pack Track, Spotts Creek Track, Little Criffel Track.
36. The Cardrona Valley Road is a popular route for both locals and visitors due to the distinct and engaging valley views.
37. Other popular tracks include diverse mountain biking trails and horse trekking trails within the valley.
38. The area is also a location for high performance sport e.g., skiing, snowboarding and LANDSAR training.

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:

39. Easily legible form of the valley, with long views available up and down, and the close, steep mountain walls or hills providing a strong sense of enclosure. Landforms are highly expressive of their formative

processes and the open character of the mountains due to the low, dryland vegetation cover, including tussock grasslands means that the hummocky or gullied surface of the land is clearly displayed.

Particularly important views to and from the area:

40. Dramatic and highly attractive views from Cardrona Valley Road to the contained valley floor and enclosing mountains. The scale of the landforms and their proximity dwarf the viewer, giving a sense of sublime grandeur. There is a progressive opening up of views as people move down the valley, particularly north of the Cardrona Village node and Cardrona Distillery complex. From this point the consistent 'wall' of the Pisa/Criffel range, with its open, natural and relatively wild character, dominates views across the sparsely inhabited 'working farm' rural foreground. To the west, views are often enclosed by the pastoral land of the Cardrona low hills but in places (e.g. north of Cardrona Village, Branch Creek, Spotts Creek and Timber Creek) vistas open out to the rugged and often snow-covered Mount Cardrona and Harris Mountains in the distance. Activities within the Cardrona Ski Area Sub Zone are reasonably difficult to see from the road and the Mount Cardrona Station Special Zone is largely screened by rising topography.
41. Spectacular panoramic views from ski field roads, ski areas and Little Criffel Track, taking in the greener and more vegetated valley, and the contrasting open expanses of tawny or craggy surrounding mountains, with glimpses to the Upper Clutha Basin in the north.

Naturalness attributes and values:

42. The landscape is perceived as having a high level of naturalness, particularly to the south of the Cardrona settlement. Little apparent human modification is present on the mountain slopes and Cardrona hills other than roads, tracks, pasture improvements and fencing. Natural spread of kānuka, grey shrubland and bracken on the mountain slopes and gullies are evidence of a progression towards regenerating native forest, and remaining tussocklands on the mountains enhance the naturalness of the landscape.
43. The presence of development on the valley floor, in Cardrona Village, in Mount Cardrona Special Zone, and in the Cardrona Ski Area Sub-Zone (including access roads) modifies perceptions of naturalness, but pastoral land on the valley floor is still perceived as a pleasant rural foreground to the mountains and hills and retains a significant level of naturalness. The ski areas, village and special zones are nodes of human occupation and development within a landscape dominated by natural patterns and farming land use.

Memorability attributes and values:

44. Highly memorable journey through a large, enclosed valley with views of dramatic mountain ranges, largely clothed in dryland vegetation / tussock grasslands enhanced by their changing vegetation colours and snow cover across the seasons.
45. Highly memorable views from elevated roads, tracks and ski areas within the PA that take in the entire valley form and its relationship to the Upper Clutha Basin.

Transient attributes and values:

46. Seasonal snowfall and ice, large variations in the Cardrona River flow, changing green, brown and tawny gold of pastoral areas, the characteristic autumn colours of poplars and willows, changes in the play of light and shadow on the hummocky mountain slopes, and the presence of birdlife and stock.

Remoteness and wildness attributes and values:

47. A sense of remoteness and wildness can be experienced on walking and mountain biking tracks within the landscape, including Tuohys Track and Spotts Creek Track and in locations away from Cardrona Valley Road on the high-country stations and the ski areas when viewing the surrounding landscape.

Aesthetic attributes and values:

48. The experience of the values identified above by a significant number of residents and visitors travelling on Cardrona Valley Road or visiting Cardrona village and the ski areas (including access roads).
49. More specifically:
 - a. The muscular unmodified slopes of the Pisa/Criffel range with their relatively even gradient and crest.
 - b. The craggy Cardrona Range/Harris Mountains largely clothed in natural dryland vegetation including tussock grasslands.
 - c. The contrast between the mountains and the pastoral alluvial flats and terraces in the valley floor and on the low hills.
 - d. The strong sense of enclosure within a long, straight and legible valley.
 - e. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the open tussock grasslands and indigenous shrublands on the mountain slopes;
 - ii. the presence of snow and ice during winter months;
 - iii. the contrasting and changing colours of sky, mountain slopes, snow cover and rocky outcrops;
 - iv. the play of light and shadow on the mountain slopes;
 - v. Historic buildings, buildings that display a historic character and scattered station homestead clusters in the valley and Cardona hills;
 - vi. the rural character and mature exotic trees within the valley;
 - vii. the autumn colours of willows and poplars on the valley floor, contributing to the scenic appeal despite not being native.

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 physical, associative and perceptual attributes and values described above for the Cardrona Valley PA come together and can be summarised as follows:

50. **High physical values** due to the high value landforms, faulted valley, Cardrona River, the range of vegetation features and habitats, and the mana whenua features associated with the area.
51. **Very high associative values** relating to the mana whenua associations with the area, the historic attributes of the valley, the very strong shared and recognised values, and the popularity of the area as a tourism and recreational destination.

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

- a. The legibility and expressiveness values deriving from the visibility and openness of the landscape, enabling a clear understanding of the landscape's formative processes.
- b. The aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character and the large number of people visiting or moving through the valley.
- c. An impression of high naturalness arising from the dominance of the more natural landscape over built development and landform modification.

Landscape Capacity

The landscape capacity of the Cardrona Valley PA for a range of activities is set out below.

- i. **Commercial recreational activities – some** landscape capacity for activities that integrate with and complement/enhance existing recreation features, particularly the Cardrona Ski Area Sub-Zone. Activities should be: 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.
- ii. **Visitor accommodation and tourism related activities – some** landscape capacity for visitor accommodation activities that are: co-located with existing facilities; designed to be of sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access. **Extremely limited** landscape capacity for tourism-related activities outside of the Settlement Zone, Mount Cardrona Station Special Zone and SASZ except where co-located with the Settlement Zone on the valley floor and is: of a modest or sympathetic scale; has a low-key, visually recessive 'rural' character; integrates appreciable landscape restoration and enhancement; enhances public access; integrates a strong defensible edge to avoid the potential risk of development sprawl; and complements the existing character of Cardrona settlement.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity on the valley floor that maintains naturalness and scenic views from roads.
- v. **Earthworks – limited** landscape capacity for earthworks that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns. **Some** capacity for tracks and trails for recreational use.
- vi. **Farm buildings – limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – extremely limited or no** landscape capacity for gravel extraction in the Cardrona River riverbed only that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure – limited** landscape capacity for modestly scaled and low key 'rural' roading and carpark areas on the valley floor that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Very limited** landscape capacity for additional roads, upgrades or expansions to existing roads, carparking areas and passing bays on the enclosing mountain slopes of the valley.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances

where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.

- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited** landscape capacity for small scale production forestry on the valley floor.
- xii. **Rural living – limited** landscape capacity for rural living development co-located with existing development on the valley floor and Cardrona hills and sited so that it is set back from Cardrona Valley Road and contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally difficult to see from external viewpoints. **Very limited** landscape capacity for rural living development close to Cardrona Village or Mount Cardrona Special Zone without cumulative adverse effects on the rural character and naturalness of the PA.
- xiii. **Passenger lift systems – limited** landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Cardrona Ski Area Sub Zone) 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.

PLANT AND ANIMAL PESTS

- A. Plant pest species include wilding conifers, crack willow, sweet briar and lupin.
- B. Animal pest species include deer, goats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

21.22.19 Mount Alpha PA: Schedule of Landscape Values

General Description of the Area

The Mount Alpha PA comprises an ONL being the northern and eastern slopes of Roys Peak (1,578m) and Mount Alpha (1,630m), a north-south oriented mountain range that extends from Damper Bay in the north to Cardrona Valley Road in the south. On the eastern side the PA includes the hummocky glaciated land between Waterfall Creek and Damper Bay, and the upper Alpha fan immediately south of Wānaka township.

There are four sub areas within the PA:

- The mountain slopes;
- The Waterfall Creek to Damper Bay area (from the toe of the mountains to the edge of Wānaka (Lake Wānaka);
- The upper Alpha fan; and
- The glacial outwash/alluvial terrace at the southern end of the PA.

Physical Attributes and Values

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

Landforms and land types:

1. Mount Alpha range, a north-south oriented mountain range rising from the Cardrona Valley to a height of 1,630m at Mount Alpha and 1,578m at Roys Peak before descending to Damper Bay. Forming part of the Harris Mountains, it comprises steep uplifted schist that is visibly scoured on the eastern faces by previous glaciations, resulting in characteristic horizontal striations and areas of exposed bedrock. Waterfall, Stoney and Centre creeks have carved deep valleys into the eastern mountainside, draining basins on the higher slopes. On the southern side, the range is dissected by stream gullies flowing to the Ōrau (Cardrona River).
2. The upper Alpha fan, a prominent and distinctive wedge-shaped fan that has been truncated by river erosion (possibly as part of a Wānaka glacial event about 15,000-18,000 years ago). It is a composite alluvial fan system made up of numerous coalescing smaller fans from Centre and Stoney creeks and the other small water courses that drain the mountain slopes.
3. The series of relatively small roches moutonnées wrapping around the base of Roys Peak on the lake edge and reducing in scale and drama from Damper Bay to Wānaka township. The tallest (415m) and most distinctive is Ironside Hill. The schist outcrops rise steeply from the lake, with prominent bluffs on the Damper Bay headlands.
4. An area of remnant Quaternary outwash/alluvial terrace in the southern part of the PA, with steep escarpments leading down to the Cardrona Valley.

Hydrological features:

5. Waterfall Creek is the main water course on the eastern mountain faces, flowing from a wide basin catchment below the peak of Mount Alpha, through deeply eroded gorges and bluffs and across lower ice-eroded flats to the lake. The waterfall the creek is named for is visible from Wānaka – Mount Aspiring Road and is a local landmark.
6. Timber Creek drains the southern faces of the Alpha Range but most of its tributaries are outside the PA.
7. Centre and Stoney Creeks originate above the Alpha fan. While ephemeral in nature, they naturally carry significant debris from the mountain slopes during high rainfall events and contribute to ongoing aggradation on the Alpha fan.
8. Small wetlands in the Damper Bay to Waterfall Creek area, where the elevated rocky outcrops on the lake edge naturally impede the drainage of surface water.

Ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:
 - a. Snow tussock grasslands, cushionfields and herbfields above 1,100m;
 - b. Remnant mountain and silver beech and indigenous shrublands in the gorged sections of Waterfall Creek;
 - c. Early successional processes for native forest regeneration including regenerating kānuka shrubland with varying densities of bracken and matagouri along the lake edge landforms and on the lower mountain slopes below 1,100 m near Wānaka;
 - d. Areas of indigenous planting and restoration planting along Wanaka-Mount Aspiring Road, the Millennium Trail / Glendhu Bay Track, including on private properties;
 - e. Wetland vegetation (sedgeland, rushland and reedland) in small wetlands in the Waterfall Creek to Damper Bay area, between Wānaka - Mt Aspiring Road and Lake Wānaka.
10. Other characteristic vegetation types are:
 - a. Improved or semi-improved pasture below 1,100m, with sweet briar and occasional shelter trees and wilding pines;
 - b. Irrigated pasture or cropping on the southern outwash terrace;
 - c. Small scale forestry plantations and shelter belts on the escarpment faces around the southern outwash terrace, on some toe slopes of the mountain and in the Waterfall Creek to Damper Bay valley; ongoing management of wilding spread on the lower slopes.
 - d. Deciduous exotic trees associated with rural living development and stock shelter in the Waterfall Creek to Damper Bay area.
11. Beech forest remnants in Waterfall Creek, broadleaved shrublands and the rugged terrain provide suitable habitat for New Zealand falcon, South Island tomtit, bellbird, grey warbler, fantail and silvereye. The tussock grasslands and rocky areas in the sub-alpine and alpine zones provide suitable habitat for skinks and geckos, including Mount Roy gecko recorded in 1999, New Zealand falcon, New Zealand pipit and a range of invertebrate species.

Land use patterns and features:

12. Predominant land use is extensive pastoral farming (Hillend Station to the south, Alpha Burn to the north and Hawthenden Farm on the Alpha fan). Roys Peak and the southern slopes of the range are part of the conservation estate. A wedge of conservation land also covers the upper basin catchment of Waterfall

Creek and extends down the ridge on the true left of Waterfall Creek, with a connection to Wānaka – Mount Aspiring Road.

13. Apart from pastoral management, human modification on the mountain range is limited to farm and recreational tracks, fencing, airstrips, water tanks, farm buildings and the use of fire and chemicals for vegetation control purposes. Telecommunication infrastructure on Roys Peak and on the ridge at Hillend and a large, sealed visitor carpark at the start of the Roys Peak track. Improved irrigated pasture and seasonal cropping on the upper Alpha fan and on the southern moraine plateau.
14. Low density rural living and small farming/viticulture on lots of between 20 and 100 ha (with a few smaller 4-8 ha lots) and a lodge are located in the Waterfall Creek to Damper Bay area. There are 9 small undeveloped rural living lots around the southern moraine plateau on Hillend Station. Dwellings are largely set back from public roads and from the Millennium Trail / Glendhu Bay Track and well-integrated by landform and/or vegetation so that they are generally reasonably difficult to see from these public places. A few dwellings are clearly visible from Wānaka – Mount Aspiring Road, and some are visible along the lake edge from the surface of Lake Wānaka.

Archaeological and heritage features and their locations:

15. Associated with the early pastoral use of Mount Alpha and surrounding land as part of the Wanaka Station, including historic homesteads at Hillend and Hawthenden.
16. Scaife Plaque (QLDC ref. 511) on Mount Roy adjacent to the Roys Peak track, commemorating the grave site of Wallis Alan Scaife (who owned Glendhu Station in the early 20th century).

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 ONL overlaps parts of mapped wāhi tūpuna 7, 11 and 34: Area surrounding Te Poutu Te Raki (Matukituki River delta, Glendhu Bay and Surrounds), Ōrau (Cardrona River) and Wānaka (Lake Wānaka).
19. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
20. The ONL includes the entirety of the Lake Wānaka (Ruby Island Road) nohoanga, a contemporary nohoaka (camping site to support traditional mahinga kai activities) provided as redress under the Ngāi Tahu Claims Settlements Act 1998.

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. The whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
22. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna, kāuru, weka, kākāpō and aruhe were gathered throughout the area.
23. Lake Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rakaihautu” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rakaihautu. Through

these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.

24. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu Waimāori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
25. The mana whenua values associated with the Mount Alpha PA include, but may not be limited to, kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka.

Historic attributes and values:

26. Significance as part of an early pastoral landscape, which later became part of the large Wanaka Station landholding. History maintained in the ongoing pastoral land use and in the naming of landscape features such as Roys Peak (presumably named after the early runholder, John Roy), Damper Bay and Ironside Hill. Damper Bay was named after 'damper' cooked there by an early settler, 'Dublin' Jack Shepherd. Slaughterhouse Creek near the unformed Lake Road was named after a nearby slaughterhouse that supplied Wānaka with fresh meat in the first half of the 20th century.

Shared and recognised attributes and values:

27. Internationally recognised destination for recreation and for the spectacular panoramic views from Roys Peak.
28. Very highly valued as part of the setting, scenic quality and sense of place of Wānaka township.

Recreation attributes and values:

29. Internationally recognised walking track to Roys Peak, which is incredibly popular in the summer months and includes a large carpark and toilets located on the Wānaka Mt Aspiring Road; connecting tramping route along the Mount Alpha ridge to the Cardrona Valley (Spotts Creek Track).
30. Walking, running and mountain biking on the Millennium Trail / Glendhu Bay Track around the lake foreshore from Wānaka township to Glendhu Bay, with beaches at Ironside Hill and Damper Bay for picnicking. The Millennium Trail / Glendhu Bay Track forms part of the Te Araroa Trail.
31. Backcountry tramping and hunting.
32. Popular road biking routes along Wānaka - Mt Aspiring Road.

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:

33. Legibility of mountain uplift, glacial scarification and fluvial erosion along the eastern face of the range; series of striking ice-eroded landforms along lake edge; distinctive 'wedge' form of the upper Alpha fan; southern ridge of the mountain range that defines the entry to the Cardrona Valley. Formative processes of the PA are legible and highly expressive.

Particularly important views to and from the area:

34. Dramatic and highly valued panoramic views (very popular as 'selfies' and postcard images) from Roys Peak over Lake Wānaka and the Motatapu and Mātakitaki (Matukituki) valleys.

35. Views from Wānaka township, where the distinctive eastern mountain faces and the upper Alpha fan are visually dominant. They form an important part of the scenic quality of the area, because of the massive scale, rugged peaks, coherent appearance and strong contrast with the lake waters and flats. Ironside Hill is an important landmark along the western lakeshore, as together with the Damper Bay headlands it forms the visual boundary of Roys Bay to the west.
36. Engaging and attractive close range views of the Wānaka lake margin, lake escarpments and roches moutonnées from the Millennium Trail (part of Te Araroa). While attention is often focused on the spectacular panorama of lake and its surrounding mountain ranges, the rocky bluffs, beaches and vegetation-covered escarpments alongside the trail contribute strongly to the character and appeal of the views. Little built development is visible from the trail and there is progression towards higher perceived naturalness and a greater sense of remoteness as people travel from Ruby Island Road to Damper Bay.
37. Highly attractive views from Wānaka - Mount Aspiring Road to the close and dominating mountain slopes, with their natural patterns of bracken and shrubland regeneration and exposed schist outcrops and ridges, and across the farmland of the Waterfall Creek to Damper Bay valley to the series of hummocky ice-eroded landforms and the more distant lake and mountains. The remaining openness and legibility of the series of roches moutonnées along the lake edge contributes to the high quality of these views.
38. Spectacular views from popular trails on the slopes and summit of Mount Iron to the entire eastern extent of the Mount Alpha/Mount Roy range, including the distinctive wedge-shaped form of the upper Alpha fan, and to the distinctive ice-eroded landforms along the lake edge. The changing effects of light and shade on these landforms and the natural patterns of regenerating indigenous vegetation add to their aesthetic appeal.

Naturalness attributes and values:

39. High level of perceived naturalness, despite management of vegetation for pastoral farming. Very few built structures and only limited evidence of landform modification on the mountain slopes and Alpha fan. Presence of alpine tussocklands and areas of remnant or regenerating woodland and shrubland. Moderate level of naturalness in the Waterfall Bay to Damper Bay area. Natural elements of pasture, vegetation and wetlands remain dominant, but the presence of farming/viticultural land uses, and rural living modifies perceptions of naturalness, particularly from Wānaka – Mount Aspiring Road. Users of the Millennium Trail / Glendhu Bay Track perceive a higher level of naturalness, as their experience is dominated by the lake, relatively unmodified beaches and landforms, and indigenous regeneration around the trail.

Memorability attributes and values:

40. The visual dominance of the mountain range and the landmark qualities of the ice-eroded schist outcrops along the lake edge, contrasting with the lake surface, are significant and valued components of people's remembered images of Wānaka.

Transient attributes and values:

41. Changing snow levels, light, and shadow patterns on the open rugged slopes and roches moutonnées, and the changing colours of pasture areas, which are green in some seasons and tawny brown in others.

Remoteness and wildness attributes and values:

42. Due to its proximity to urban Wānaka and the farming or rural living land uses in the valley, the majority of the PA does not have a strong sense of remoteness. However, people using the Spotts Creek route over Mount Alpha to the Cardrona Valley experience a high level of remoteness and wildness.

Aesthetic attributes and values:

43. The experience of the attributes outlined above by a large local and visitor audience in Wānaka township, on public roads and on the Millennium Trail / Glendhu Bay Track and Roys Peak tracks.

44. More specifically, this includes:
- a. The spectacular and dominating eastern faces of the range and their contrast with the lower ice-eroded shelf and lake waters.
 - b. The openness of the landforms and their resulting high level of expressiveness.
 - c. The distinctive more gently sloping and smoother form of the upper Alpha fan.
 - d. The striking series of unmodified schist outcrops along the lakeshore, enclosing Roys Bay.
 - e. The very high national and international profile of the Roys Peak track and the spectacular panoramic views available from the summit.
 - f. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the tussocklands and mosaic of indigenous vegetation on the mountain slopes, creek gullies and schist outcrops;
 - ii. the play of light and shadow on the open topography of the mountain slopes and schist/moraine landforms;
 - iii. the low-density rural character of the Waterfall Creek to Damper Bay area, with domestication largely screened from public places by topography or vegetation.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The physical, associative and perceptual attributes and values described above for the Mount Alpha PA come together and can be summarised as follows:

45. **High physical values** as a consequence of the largely unmodified mountainous landform, alluvial fans and roches moutonnées, the presence of native forest and shrubland regeneration, indigenous tussocklands, and the mana whenua features associated with the area.
46. **Very high associative values** relating to mana whenua associations, including kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka, the ability to access and experience the landscape and the very strong shared and recognised values as part of the sense of place and aesthetic quality experienced by residents of and visitors to Wānaka.
47. **Very high perceptual values** relating to:
 - a. The expressiveness values as a result of the open character and legible uplift, glacial and fluvial formative processes;
 - b. The high aesthetic and memorability values due to the proximity to urban Wānaka, the dominant scale, highly attractive character and visual coherence of the PA, and its contrast with urban areas and the lake waters.
 - c. An impression of high naturalness arising from the legible and unmodified landform and the limited extent of built structures.

Landscape Capacity

The landscape capacity of the Mount Alpha PA for a range of activities is set out below.

- i. **Commercial recreational activities** – **some** landscape capacity for small scale and low-key activities that do not require built infrastructure on the mountain slopes and upper Alpha fan. **Limited** landscape capacity for infrastructure associated with commercial recreation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: co-located with existing consented facilities; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity on the mountain range or upper Alpha fan. **Very limited** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau for visitor accommodation activities. **Extremely limited** landscape capacity for tourism related activities. Both activities shall be co-located with existing consented activities, designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate) and have a low key 'rural' character.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau. **Limited** landscape capacity on the upper Alpha Fan. **Extremely limited or no** landscape capacity on the mountain slopes.
- v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. **Some** capacity for tracks and trails for recreational use that are located to integrate with existing networks, designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.
- vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings on lower mountain slopes, plateaus and flats that reinforce existing rural character.
- vii. **Mineral extraction** – **very limited** landscape capacity for small farm-scale extraction in the Waterfall Creek to Damper Bay area and southern moraine plateau.
- viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low key 'rural' roading and public parking in the Waterfall Creek to Damper Bay area that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** – **extremely limited or no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau.
- xi. **Forestry** – **very limited** landscape capacity for small scale forestry on toe slopes, plateaus and flats that is consistent with the area's ONL values.

- xii. **Rural living – extremely limited or no** landscape capacity on the mountain slopes and upper Alpha fan. **Very limited** capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key ‘rural’ character; integrate landscape restoration and enhancement and enhance public access (where appropriate).

PLANT AND ANIMAL PESTS

- A. Plant pest species include wilding conifers, sweet briar and lupin.
- B. Animal pest species include ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

21.22.20 Roys Bay PA: Schedule of Landscape Values

General Description of the Area

The Roys Bay PA encompasses the ONL of the Roys Bay and Bremner Bay area of Lake Wānaka as far north as Beacon Point. It includes Mātakitaki (Ruby Island) ONF and the lakefront reserves from Ruby Island Road in the west to Beacon Point in the east.

Physical Attributes and Values

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

Landforms and land types:

1. Mātakitaki (Ruby Island): schist bedrock island overridden by the glaciers that formed Lake Wānaka.
2. Range of generally small-scale landforms developed under lakeshore processes and periods of high lake level.
3. Lake beach deposits and associated landforms around the shores of the bay.

Hydrological features:

4. Lake Wānaka: important attributes include the clarity, quality and significant extent of the water body and its character as a deep glacial lake surrounded by ice-eroded landforms and terminal moraines. The lake is a nationally significant fishery.
5. Creeks flowing into the bay: Stoney Creek and the spring-fed Bullock Creek.

Ecological features and vegetation types:

6. Regenerating kānuka woodland on the lake margins north of Ruby Island Road and north of Bullock Creek outlet.
7. Mixed poplars, willows, kānuka and Douglas fir on the lakefront between Bullock Creek and Beacon Point, with a mature mixed conifer forest at Eely Point.
8. Mixed indigenous vegetation plantings, willows and poplars between Eely Point and Beacon Point, with potential for further enhancement through additional plantings and removal of exotic woody weeds such as broom.
9. Lake margins provide habitat for a range of indigenous water birds, including the nationally critical, black-billed gull, the nationally vulnerable Australasian crested grebe, which nests at the Bullock Creek outlet and Wānaka Marina, and the New Zealand scaup. Bullock Creek which flows through the township into Lake Wanaka is a valued habitat for fish spawning.
10. Restoration planting on Mātakitaki (Ruby Island), providing habitat for a range of indigenous fauna, including some that are rare on the mainland.

Land use patterns and features:

11. Lakefront reserve land: recreational parkland, including manicured open space, walking/running/cycling trails, playgrounds, toilet facilities, picnic areas and seating, shelters, public art and parking areas.
12. Lake edge and waters: permanent and temporary jetties at the head of the bay; additional boating facilities at Marina Reserve. Boat moorings are present around the marina and in a cluster south of Eely Point. Swimming platforms are moored at the head of the bay in summer.
13. Community recreation buildings.
14. Council infrastructure (water intakes and treatment facilities).
15. Council development plans for the foreshore between the Wānaka Yacht and Powerboat Club and the Mount Aspiring Road carpark involve upgrade and formalisation of the reserve, with continuous walking/cycling connections, additional facilities, ecological enhancement, and relocation of informal parking to formed carparks or road edges. Potential expansion of the marina is included in the plan.

Archaeological and heritage features and their locations:

16. Protected giant sequoia trees on the lakefront near the Wānaka Watersports building.
17. Mature Lombardy poplars and willows lining the lake margins between Rippon Vineyard and Bullock Creek.
18. Site of the old homestead and associated mature trees at Wānaka Station Park, adjacent to the PA.
19. Site of the 1920s and 1930s tearoom and Saturday night 'cabaret' (QLDC ref. 514) on Mātakitaki (Ruby Island).
20. Midden/oven remains located near Beacon Point (archaeological site F40/10).

Mana whenua features and their locations:

21. 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.
22. The ONL is mapped within the wāhi tūpuna Wānaka (Lake Wānaka) and overlaps with the wāhi tūpuna Take Kārara (central Wānaka area).
23. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1988.

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:

24. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
25. Wānaka is one of the lakes referred to in the tradition of "Ngā Puna Wai Karikari o Rākaihautū" which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.

26. Take Kārara was a kāika nohoaka (seasonal settlement) at the southern end of Lake Wānaka. It was also a pā and a kāika mahika kai (food-gathering site), where pora (“Māori turnip”), mahetau (potato), tuna (eels) and weka were once gathered.
27. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika and nohoaka.

Historic attributes and values:

28. Early Māori occupation around the lakeshore.
29. Historic recreational use of the lake, lakeshore and islands.
30. Historic use of the lake for transport and tourism.
31. History of early European pastoral farming at Wanaka Station, including the old homestead site adjacent to Roys Bay and the mature trees on the lakefront, planted during early settlement.
32. Historical attributes embodied in place names: Roys Bay named after John Roy, the first pastoral runholder in the district in 1859; Eely Point, believed to derive from ‘Healy’, an early resident of the point; Bremner Bay, named after the Bremner family who resided on Eely Point or Lakeside Road.

Shared and recognised attributes and values:

33. Nationally and internationally recognised visitor destination.
34. Significant contribution of the bay to the character, amenity and sense of place of downtown Wānaka and the wider district.
35. Colourful autumn displays of the poplars and willows that line the head of the bay, celebrated in tourism promotions and in the autumn ‘Festival of Colour’ arts festival.
36. Iconic photograph locations along the lakefront, including the willow within the lake waters in the western corner of the bay.

Recreation attributes and values:

37. Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance.
38. Highly popular and valued foreshore reserves, used for passive recreation, picnics, children’s play, walking/running/cycling, swimming, water sports, campervan parking and events. The shallow warmer lake waters at the head of the bay and in Bremner Bay make these locations popular for picnics and swimming.
39. Commercial recreation activities including bicycle hire, paddleboard/kayak hire, jetboat and jetski rides, guided lake cruises, unguided water taxis and fishing charters.
40. Mātakitaki (Ruby Island) is a popular picnic and boating destination.
41. Te Araroa (New Zealand’s Trail) and Ngā Haerenga (New Zealand Cycle Trails) pass along the lake shore from Beacon Point to Wānaka township.

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

Particularly important views to and from the area:

42. Iconic postcard views from the head of Roys Bay up the lake to The Peninsula and the Southern Alps, framed by Eely Point to the east, and by Ironside Hill and Ruby Island to the west. Variations in the character of the view at different times of the day, and in different weather conditions and seasons, enhance the scenic values of the views.
43. Highly attractive sequential views experienced as people travel on the network of trails around the bay. Views are focused on and dominated by the open expanse of the lake and the enclosing mountains, as well as the lakeshore vegetation and activities. The consistent linking elements of lake water, beaches, continuous parkland and trails and lake shore vegetation enhance the coherence of landscape.
44. Views from the lake waters within Roys Bay and from Mātakitaki (Ruby Island) towards Wānaka township. Indigenous and exotic vegetation along the edges of the bay and at Eely Point provide an identity and setting for the township, and the autumn colours of willows and poplars add to the appeal of these views.

Naturalness attributes and values:

45. Lake Wānaka has a very high level of natural character due to of the clarity and quality of the waters and the very low overall level of human modification on the lake margins and enclosing landforms. Roys Bay is a confined landscape unit within the lake that is more modified and has lower natural character than the rest of the lake. The moderate natural character of the bay results from the physical attributes of the unmodified lake waters, beaches and indigenous vegetation, combined with the largely manicured parkland character of the reserve, the built modifications on the lake surface (moorings, marina and jetties), the buildings close to the margins, and the surrounding urban, suburban and rural living development. Human modification is greatest at the head of the bay and less noticeable west of Rippon Vineyard and north of Eely Point. Within the bay, the lake and its immediate margins are perceived as having a moderately high level of natural character.

Memorability attributes and values:

46. Highly memorable for the dramatic and sublime contrasts between the fringing vegetation, the expanse of lake waters and the surrounding mountains, with constant change across days and seasons.

Transient attributes and values:

47. Significant transient values related to the influence of climatic conditions on the lake colour and texture, changing light effects during the day, variations in mountain snow levels and vegetation colours, changing lake levels and the autumn colours of willows and Lombardy poplars along the lakeshore.

Aesthetic attributes and values:

48. Very strong aesthetic attributes and values, due to the large number of residents and visitors able to be immersed in and move through the PA and which includes the following attributes:
 - a. Dramatic and sublime views across the lake to the mountains.
 - b. Dramatic transient effects of light and weather conditions and the changing seasons.
 - c. Moderately high perceived natural character of the lake waters and margins.

- d. Manicured parkland character of reserves at the head of the bay, contrasting with the more informal and indigenous character of reserves to either side.
- e. The iconic Lombardy poplars and willows, and their autumn colours, contrasting with the blue of the lake and skies.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

- 49. **Moderate-high physical values** due to the clarity, quality and largely unmodified nature of the lake and its margins, the regenerating indigenous vegetation, the recreational land and water uses, and the mana whenua features associated with the area.
- 50. **Very high associative values** relating to the mana whenua associations of the area, the very strong recreational attributes of the landscape, and the significant shared and recognised values as a visitor destination, iconic photography location, and as part of the sense of place and identity of Wānaka and the wider district.
- 51. **High perceptual values** relating to the coherence of area, the quality and amenity of the linking reserve parkland and vegetation, the moderately high level of perceived naturalness at the lake edge, and the strong aesthetic and memorability values resulting from the dramatic and sublime views available across the expanse of lake to surrounding mountains, enhanced by the transient effects of weather, light and the seasons.

Landscape Capacity

The landscape capacity of the Roys Bay PA for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity for small scale and low-key activities that integrate with and complement/enhance existing recreation features; are designed to be of a sympathetic scale, appearance and character; enhance public access and integrate appreciable landscape restoration and enhancement. Landscape capacity is greater at the head of the bay and in Marina Reserve than in other parts of the PA.
- ii. **Visitor accommodation and tourism related activities – extremely limited or no** landscape capacity.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity.
- v. **Earthworks – very limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. **Some** landscape capacity for additional tracks and trails for recreational use that complement the manicured parkland or informal character of lakeshore reserves.
- vi. **Farm buildings – extremely limited or no** landscape capacity.

- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – very limited** landscape capacity for additional vehicle access/parking that is designed to be of a sympathetic scale, appearance and character and enhances public access.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or designed to be of a sympathetic scale, appearance and character. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity.
- xi. **Forestry – extremely limited or no** landscape capacity.
- xii. **Rural living – extremely limited or no** landscape capacity.
- xiii. **Community recreation buildings – very limited** landscape capacity for buildings that are co-located with existing activities; designed to be of a sympathetic scale, appearance and character and maintain or enhance public access.
- xiv. **Jetties, boatsheds, lake structures and moorings – very limited** landscape capacity for additional moorings within the bay that are within the existing spatial extent of consented moorings. **Limited** landscape capacity for additional jetties within Marina Reserve that enhance public access. **Limited** landscape capacity for expansion of the existing marina that: integrates with existing activities within Marina Reserve and is designed to be of a sympathetic scale, appearance and character.

PLANT PESTS

- A. Plant pest species include wilding conifers, crack willow, hawthorn, sweet briar, broom and lupin, along with the aquatic weeds lake snow algae (*Lindavia intermedia*) and *Lagarosiphon major*.

21.22.21 West Wānaka PA: Schedule of Landscape Values

General Description of the Area

The West Wānaka PA extends from the Mātakitaki (Matukituki River) mouth to Damper Bay on Wānaka (Lake Wānaka). This includes Roys Peninsula ONF, the Motatapu River valley, the roche moutonnée down its eastern side, and much of the Alpha Range. It also encompasses parts of Wānaka (Lake Wānaka), including Paddock Bay, Bishops Bay, Parkins Bay, and Glendhu Bay. The Fern Burn Valley also falls within this area.

Physical Attributes and Values

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

Landforms and land types:

1. The Harris Mountains: these form the western boundary of the Fern Burn and Motatapu Valleys. These contain extremely steep and visually rugged landforms, including deeply incised gorges and canyons, extensive rock outcrops, and bluffs. Treble Cone and End Peak are prominent features along the eastern ridge of the range.
2. The Alpha Range: which defines the eastern side of the Fern Burn valley, capped by the distinctive peaks of Mt Alpha and Roys Peak.
3. A series of roche moutonnée to the north-west include:
 - a. Pt 782m between Hospital Flat and Parkins Bay and the Glendhu and Emerald Bluffs;
 - b. Rocky Mountain north of Hospital Flat; and
 - c. Roys Peninsula north of Glendhu/Parkins Bay.
4. A number of moraine outwash areas: which are located below these features, including along the western side of Fern Burn Valley. These contain material deposited by retreating ice and now have the form of long moraine ridges that are characterised by their undulating profiles, together with extensive ablation and terminal moraine material.
5. The fan of the braided Mātakitaki (Matukituki River): comprising fluvial gravels with sand and loess deposits around Paddock Bay and the base of Roys Peninsula. The river flats, delta, and fluvial terraces of the Mātakitaki (Matukituki River) include that system's valley floors and floodplains.
6. The western Wānaka (Lake Wānaka) shoreline: comprising the indented bays of Parkins, Paddock and Glendhu Bays, which are separated from the main lake by Roys Peninsula. A gravel foreshore and low-lying lake and river terraces, resulting from both lake shore deposits and post-glacial river alluvium, are apparent towards the south, interspersed with distinctive steep banks and escarpments. The outwash material of the Fern Burn Fan separates Glendhu Bay from Parkins Bay.

Hydrological features:

7. The western arm of Wānaka (Lake Wānaka) notable for its scale, largely undeveloped mountain context, intricate patterning, unmanaged lake level, high water quality and clarity, and attractive water colour.
8. The Mātakitaki (Matukituki River). Corresponds to the lower reaches of a largely glacier-fed braided river system draining broadly south eastwards from the Main Divide in Mt Aspiring National Park to Wānaka (Lake Wānaka). Subject to periodic flooding and inundation of the adjacent floodplain.
9. The Motatapu River is part of the lower reaches of a larger river system draining north eastwards from Roses Saddle to Wānaka (Lake Wānaka). Consists of comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
10. The Fern Burn and Alpha Burn rivers which comprise comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
11. Wetland to the west of Damper Bay.

Ecological features and vegetation types:

12. Particularly noteworthy indigenous vegetation features include:
 - a. The stands of beech forest through the steeply incised gullies on the western side of the Alpha Range.
 - b. The subalpine and alpine vegetation across the Alpha Range, including snow tussocklands, cushionfields and herbfields.
 - c. The diverse broadleaved shrublands throughout the roche moutonnée west of Fern Burn, the steep north-eastern slopes of the Glendhu Bluff Conservation Area, the bluffs and slopes of Roys Peninsula, in gullies around Rocky Mountain and across the Emerald Bluff. The shrublands occur in association with large areas of bracken fernland and to a lesser extent matagouri-mingimingi dominant shrublands. It is noted that fernland and shrubland signal early successional stages of native regeneration.
13. Other distinctive vegetation types include:
 - a. Grazed pasture with shelterbelts and clusters of shade trees typical of the Fern Burn valley floor, the Fern Burn fan, the Alpha Burn, Motatapu River, Fern Burn and the flats either side of Buchanan Road leading out to Roys Peninsula. Willows line much of the Alpha Burn and Fern Burn and parts of the Motatapu River.
 - b. The grazed and gently flat river terraces behind Parkins Bay and Glendhu Bay.
 - c. The willows and poplars that dominate the majority of the lake shore between Damper Bay and Roys Peninsula.
14. High value wetlands (sedgeland) are located in natural depressions bordering the roche moutonnée west of Damper Bay.
15. The PA possesses a diverse range of valued habitats from the lake to the mountain tops for New Zealand falcon, Australasian harrier, kea, tui, bellbird, New Zealand pipit, grey warbler, fantail, tomtit, NZ New Zealand shoveler, paradise shelduck, grey teal, crested grebe, black shag, little shag and New Zealand scaup. Kea are nationally threatened with a threat status of nationally endangered.
16. The lower braided reach of the Mātakitaki (Matukituki River) north of Roys Peninsula is likely to provide favoured feeding and nesting habitat for the nationally threatened black-fronted tern (nationally endangered) and banded dotterel (nationally vulnerable).

17. Valued habitats for koaro, brown trout, rainbow trout, Chinook salmon, common bully, brook char, banded kokopu and long-finned eels.
18. High indigenous invertebrate values associated with high alpine and tussock areas, including a potentially new species of weevil. Aquatic invertebrate communities throughout the high alpine areas are healthy and consistent with a pristine environment.
19. Valued habitat for skink and gecko, particularly in the rock outcrops, boulderfields and rock strewn tussock and exotic grasslands. This includes the nationally threatened Roys Peak (*Haplodactylus* sp. "Roys Peak") and Cromwell geckos (*Hoplodactylis* aff. *maculatus* "Cromwell"). Both species are classified as At-Risk Declining.

Land-use patterns and features:

20. Human modification, which is currently concentrated around Glendhu Bay and Parkins Bay, with its existing campground, woolshed wedding/events venue, Bike Glendhu development (including bike trails, pump park, bike hub facility), farmhouses (and associated curtilages), driveways/tracks, airstrip and farm buildings, as well as Parkins Bay with its consented golf resort/ homesite development, jetty and associated restoration planting strategy.
21. Throughout the remainder of the area, development is largely restricted to isolated farm buildings and a scattering of rural residential dwellings around Emerald Bluff (associated with the pocket of Rural Lifestyle zoned land) and Roys Peninsula. Generally, such development is characterised by very carefully located and designed buildings, accessways, and infrastructure, which is subservient to the 'natural' landscape patterns. Typically this sees buildings well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.
22. Several moorings at Glendhu Bay and along the western side of Paddock Bay. Marked water ski lanes to the northwest of Parkins Bay.

Archaeological and heritage features and their locations:

23. Sites associated with historic farming in the area. For example, the remains of the Motatapu homestead site (including archaeological sites F40/121-123).
24. Māori archaeological sites (e.g. F40/3 and F40/5).

Mana whenua features and their locations:

25. 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.
26. Much of the ONL is mapped within the wāhi tūpuna: Wānaka (Lake Wānaka), Mātakitaki (Matukituki River), or Area surrounding Te Poutu Te Raki.
27. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

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:

28. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
29. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
30. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna (eels), kāuru (cabbage tree root), weka, kākāpō and aruhe (fern root) were gathered throughout the area.
31. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, urupā, kāika and nohoaka.

Historic attributes and values:

32. Early Māori occupation associated with the lakeshore and local rivers.
33. Historic farming patterns, especially early pastoralism.
34. Historic recreational use of the lake and lakeshore.

Shared and recognised attributes and values:

35. The photographic references and descriptions of the area in tourism publications.
36. The very high popularity of Roys Peak Track (noting that most of the track is in Mount Alpha PA) but parts of it afford views out over the eastern portion of West Wānaka PA).
37. The very high popularity of the Roys Peak Track Lookout as a vantage point for social media photographs.
38. The high popularity of the biking routes, walking trails and camping grounds/spots in the area.
39. The importance of the natural heritage area to the local community as evidenced by the efforts of Wai Wanaka in the area.
40. The impression of the Fern Burn valley as the entrance to the Motatapu Valley that displays a more structured appearance as a consequence of the pastoral landuse and patterning of shelterbelts, hedges and small conifer plantations.

Recreation attributes and values:

41. Aotearoa’s National Walkway, the Te Araroa Trail runs along the lakeshore between Damper Bay and Glendhu Bay, Motatapu Road, and the Motatapu Track (adjacent Fern Burn).
42. The highly popular walking trail of Roys Peak Track.
43. Wānaka Mt Aspiring Road as a key scenic route providing access to Treble Cone ski field and Mt Aspiring National Park.

44. Popular walking trails including: Spotts Creek Track; Roys Peak Track; the Motatapu River track; the northern flanks of Pt 782 (Main Wall Track and Little Big Wall Track); the trail to the crest of Pt 442 (to the east of Paddock Bay); and the trail to the crest of Roys Peninsula.
45. Boating, water skiing, kayaking, fishing, and swimming at Wānaka (Lake Wānaka).
46. Trails, open space, jetty and (consented but largely unbuilt) golf course amenities at Parkins Bay.
47. Nationally significant fishery at Wānaka (Lake Wānaka), sports fishing spawning habitat in the Fern Burn, recreational angling in the Motatapu River and game bird habitat at Paddock Bay.
48. Picnicking around the lake shoreline.
49. Highly popular mountain and road biking routes throughout the area, including at Bike Glendhu, along the Glendhu Bay Track, and along Wānaka Mt Aspiring Road.
50. Highly popular public campground at Glendhu Bay.
51. Fishing and duck shooting on the Mātakitaki (Matukituki River).
52. Canoeing, tubing, rock climbing, and informal camping on the Motatapu River.
53. Extensive rock climbing at Hospital Flat and Diamond Lake Conservation Area.

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:

54. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes and in particular, the distinction between bedrock and deposition country.
55. Indigenous gully and stream plantings reinforce the legibility and expressiveness values in places.
56. More generally the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns and human modification evident on the lower-lying areas and natural vegetation cover apparent across more elevated areas.

Particularly important views to and from the area:

57. The sequence of highly attractive, frequently dramatic, and varied views from Wanaka-Mt Aspiring Road between Damper Bay and Emerald Bluff of the lake and mountain context.
58. The striking mid and long-range views from Glendhu Bluff lookout (layby on Wanaka-Mt Aspiring Road) out over the lake, Roys Peninsula, Paddock Bay, Parkins Bay, Glendhu Bay, Roys Peak, and the Alpha Range.
59. A series of highly attractive close to long-range views from the Glendhu Bay Track along the largely undeveloped lake margins and across Wānaka (Lake Wānaka) to the surrounding mountain context.
60. The series of appealing views from the 'inland' sections of the Te Araroa Trail across the open pastoral river terraces backdropped by the Alpha Range and the Harri s Mountains.
61. Views from Wānaka (Lake Wānaka) within Glendhu / Parkins / Paddock Bays.

62. The expansive long-range views from the Roys Peak lookout and track over almost the entire area.
63. In many of the views there is an awareness of the Glendhu Bay campground, and to a far lesser degree, development associated with the Parkins Bay development and Bike Glendhu. However, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Naturalness attributes and values:

64. Wānaka (Lake Wānaka) as a central feature of the ONL.
65. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
66. The Fern Burn valley floor and parts of the Glendhu Bay lake margins are the least natural parts of the ONL because of the presence of the campground and pastoral farming activities. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, notwithstanding the presence of scattered farm buildings and dwellings.
67. Parkins Bay which conveys a sense of transition, away from the rural environs of Glendhu Bay and the lake margins: in particular, the managed pasture across the Fern Burn fan and lower terraces at Glendhu Bay transitions into the more vegetated and hummocky terrain around the base of the roche moutonnée in Parkins Bay. This culminates in the natural shrubland and roche moutonnée landforms of Pt 782m, Glendhu Bluff and Emerald Bluff. The vegetation within this area of transition includes the shrubland revegetation that has occurred as part of the Parkins Bay development and the Bike Glendhu development (at Glendhu Bay). It also encompasses the development consented by the Environment Court, including:
 - a. the golf course;
 - b. a jetty;
 - c. a clubhouse and visitor accommodation, which is carefully sited amongst existing mature vegetation, set back from the lakefront, and constrained with respect to its height and extent so that it is visually recessive in views from the lakeshore, lake, and road; and
 - d. residential homesites that are subject to specific controls in relation to their location, integration with natural landforms, and related mounding, building height, roof materials, building extent, curtilage, and native restoration planting, to ensure built development is 'difficult to see' from external locations.
68. Overall, the area displays naturalness values that rate towards the moderate to higher end of the spectrum as a consequence of the dominance of the more natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest, and/or relatively low-key character plays an important role in this regard.

Memorability attributes and values:

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

Transient attributes and values:

70. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
71. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).

Remoteness and wildness attributes and values:

72. The parts of the PA that are set apart from the more developed lake shore and immediate hinterland at Parkins Bay and Glendhu Bay (which includes the lower reaches of the Fern Burn, and the Bike Glendhu area) display an impression of wildness, with a distinctly increasing impression of remoteness as one travels westwards along Wānaka – Mount Aspiring Road.
73. A localised sense of remoteness along the Parkins Bay lakeshore, where the landform and/or vegetation serves to obscure views of (land based) built development.
74. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness.

Aesthetic attributes and values:

75. The experience of the values identified above from a wide range of public viewpoints.
76. More specifically, this includes:
 - a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
 - b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying land at Paddock Bay, Parkins Bay, the Fern Burn Valley and Glendhu Bay that is engaging and appealing.
 - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the bold bluffs and rock outcrops set within a native vegetation context;
 - ii. the indigenous vegetation covered hummocky moraine;
 - iii. the relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development;
 - iv. the contrasting columnar forms of Lombardy poplars at Parkins Bay; and
 - v. the willows and poplars along the lake shore and the Fern Burn, including its delta, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

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

77. **High physical values** due to the proliferation of high-value and large-scale landforms, landforms reflecting the interaction of a range of geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area.

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

- a. The mana whenua associations of the area.
- b. The strong shared and recognised values associated with the area.
- c. The popularity of the area for a wide range of recreational activities.

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

- a. The legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
- b. The aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values also play a role in this regard.
- c. A moderate to high impression of naturalness arising from the dominance of the natural landscape and the generally relatively modest or visually recessive nature of built development.
- d. A sense of remoteness and wildness in places, particularly away from the lake shore and hinterland at Parkins Bay and Glendhu Bay, and where the landform and/or vegetation obscures views of built development.

Landscape Capacity

The landscape capacity of the West Wānaka PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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 filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a low-key rural character; integrate appreciable landscape restoration and enhancement; and enhance public access.
- ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **very limited** landscape capacity for visitor accommodation and tourism related activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a low-key rural character; integrate appreciable landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks – limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns. **Some** landscape capacity for tracks and trails for recreational use that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.

- vii. **Mineral extraction – extremely limited or no** landscape capacity for extraction larger than farm-scale quarries. **Limited** capacity for farm-scale quarries and gravel extraction in riverbeds that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low-key rural roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – very limited** landscape capacity for rural living development located on lower-lying terrain and sited so that it is contained by landforms and vegetation – with the location, scale, and design of any proposal ensuring that it is reasonably difficult to see from external viewpoints. The exception to this is views from Roys Peak, where rural living development should be extremely visually recessive. Developments should be of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement; and enhance public access.
- xiii. **Jetties, Boatsheds, lake Structures and moorings - extremely limited or no** landscape capacity.

PLANT AND ANIMAL PESTS

- A. Animal pest species include red deer, chamois, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
- B. Plant pest species include sweet briar, broom, gorse and wilding pines.

21.22.22 Dublin Bay PA: Schedule of Landscape Values

General Description of the Area

The Dublin Bay PA encompasses the ONL of the Dublin Bay foreshore and flats on Lake Wānaka and extends to the crests of the landforms enclosing the bay and the Clutha Mata-au outlet – Mount Brown, the glacial moraine behind the bay, the headland on the northern side of the outlet, and the landforms enclosing the southern side of the outlet. The PA is a landscape unit within the wider Lake Wānaka ONL and its boundaries form the visual catchment of the lake when viewed from the lake surface.

There are four sub areas within the PA:

- The area of rural living on the flats and undulating gentle slopes of Dublin Bay itself;
- The south-west slopes of Mount Brown and the remaining pastoral or conservation areas on the moraine and headland;
- The land on the southern side of the Clutha Mata-au outlet from Penrith Point to the Outlet Motor Camp;
- The waters of the bay and river outlet.

Physical Attributes and Values

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

Landforms and land types:

1. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by glacial till deposits from successive glaciations. The steep relatively even south-eastern faces of the hill have been eroded by glacial scraping of the schist bedrock.
2. Ice-front scarpland from the Hāwea Glacial Advance, framing Dublin Bay, with the inland boundary of the scarp forming the skyline to the lake above the bay. A series of terraces, ledges and benches stepping down within the bay, formed during glacial retreat.
3. Glacial till and outwash gravels on the headland between Dublin Bay and the Clutha River Mata-au, and south of the river outlet, eroded on the edges by lake and river action.
4. Lake beach deposits on the flatter parts of Dublin Bay.

Hydrological features:

5. Lake Wānaka, including the Clutha River Mata-au outlet. Important attributes include the clarity, quality and significant extent of the water body, its character as a deep glacial lake surrounded by ice-eroded landforms and terminal moraines, and the distinctive feature of Stevensons Arm, divided from the main lake by The Peninsula.
6. Lake Wānaka is a nationally significant fishery.
7. A small unnamed creek on the flank of Mt Brown.

Ecological features and vegetation types:

8. Particularly noteworthy vegetation types include:
 - a. Regenerating kānuka to natural forest successional processes with kōhūhū dominant shrubland and bracken on the south-western flanks of Mount Brown;
 - b. Regenerating kānuka, with kōwhai, kōhūhū, matagouri, mingimingi and tī kōuka (cabbage tree) and other indigenous shrubs, on the lake edges, in the DOC-managed Dublin Bay-Outlet-Albert Town Recreation Reserve, and around the Outlet Motor Camp.
9. Other characteristic vegetation types (which are present in the PA, but which may not contribute to its outstanding natural values) are:
 - a. Domestic garden vegetation on rural living properties;
 - b. Wilding radiata pine and Douglas fir, particularly on the headland within the reserve.
 - c. Plantation conifer forest at Sticky Forest.
10. Potential for enhancement of ecological attributes through control of wilding conifers and other exotic weeds and/or through ongoing indigenous regeneration.
11. Regenerating kānuka shrubland and broadleaf shrubland successional to native forest provide important feeding and nesting habitat for small insectivorous native birds such as South Island tomtit, grey warbler, fantail, and silvereve.

Land use patterns and features:

12. Predominantly farmland and reserve/conservation land, but diverse land uses, including:
 - a. Rural living/hobby farming on large lots of between 4 ha and 38 ha around Dublin Bay itself, with four small lots clustered in the centre of the bay. Associated visitor accommodation and events;
 - b. Pastoral farming on the slopes of Mount Brown and on the headland;
 - c. Conservation land and recreation reserve along the lake and outlet foreshore, with a larger area of conservation land in southern Dublin Bay. Used for walking, running, and cycling, picnicking, horse trekking, swimming, and boating; and
 - d. Plantation forestry and informal use of mountain bike trails on private land at Sticky Forest; and
 - e. The Outlet Motor Camp, which is partly on private land and partly on recreation reserve.

Archaeological and heritage features and their locations:

13. Māori use or occupation of the land around the lake foreshore and outlet (archaeological site F40/11).
14. Mature exotic trees within the bay and along the lakeshore relate to the history of pastoral farming.
15. Lombardy poplars and willows around the lake edges, particularly at Dublin Bay.

Mana whenua features and their locations:

16. 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.
17. The ONL overlaps with mapped areas within wāhi tūpuna 34 and 41: Wānaka (Lake Wānaka) and Lake Wānaka (Dublin Bay) (Nohoanga).

18. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
19. Within the ONL is a contemporary nohoaka - Lake Wānaka (Dublin Bay) - provided as redress under the Ngāi Tahu Claims Settlement Act 1998.
20. Sticky Forest is land being held by the Crown under the Ngāi Tahu Claims Settlement Act 1998 for successors to SILNA¹ beneficiaries to be identified by the Māori Land Court. The Sticky Forest land is in substitution for SILNA land at 'The Neck' which their tūpuna were allocated but did not receive. While currently in plantation forest, future owners may seek different uses for this whenua.

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. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
23. Identified Kāi Tahu values in this area may include, but are not limited to, wāhi taoka, mahika kai, ara tawhito, nohoaka.
24. The mamae (pain) generally felt by Kāi Tahu associated with land dispossession and alienation from traditional resources is represented by the Sticky Forest substitute land and the difficulty in accessing and using this whenua. Kāi Tahu considers that allowing for future uses of the land to realise whānau aspirations is in accordance with the principles of Te Tiriti o Waitangi.

Historic attributes and values:

25. History of high-country farming as part of the East Wanaka Run (Forks Run), then amalgamated into Wanaka Station, and later part of Mount Burke Station.

Shared and recognised attributes and values:

26. Strong shared and recognised attributes as a recreational destination and as part of the landform framing and enclosing Lake Wānaka.

Recreation attributes and values:

27. Highly valued as locations for swimming (safe shallow beach at Dublin Bay), picnicking, boating, water skiing, walking and mountain biking, including along the lake shore, and camping at The Outlet. Lake Wanaka is classified as a Nationally Significant Fishery due to both its physical and recreational significance. Tracks along the lakeshore and river outlet, including the Outlet Track and Dublin Bay Track (linked by the Deans Bank Track outside PA), the East Dublin Bay Track and Sticky Forest tracks are all valued for mountain biking. Sticky Forest is currently accessible at the discretion of the landowners. Tracks extend both inside and outside of the PA although as discussed in paragraph 20 above, public access to this area may change in the future. Future planned connections in the tracks network include a bridge

¹ South Island Landless Natives Act 1906, repealed in 1909.

across the Clutha Mata-au at the Outlet and an extension of East Dublin Bay Track through to Maungawera Road.

28. The Clutha Mata-au Outlet is a popular start/ finish point for jetboating activities on the Clutha River.
29. Te Araroa (New Zealand's Trail) and Ngā Haerenga (New Zealand Cycle Trails) passing along the outlet and lakefront from Albert Town to Beacon Point.

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:

30. Legibility and expressiveness of Mount Brown as an ice-eroded landform enclosing Dublin Bay, and of the landforms around the lake outlet, where the erosive action of the Clutha Mata-au has carved through the terminal moraine at the distal end of Lake Wānaka.

Particularly important views to and from the area include:

31. Highly attractive views from Dublin Bay and the conservation reserve/headland across the waters of Lake Wānaka to The Peninsula and the more distant mountains to the west. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.
32. Highly attractive views from the walking/cycling tracks and recreation areas on the southern side of the Outlet across the lake waters to the northern foreshore of the Outlet, Mount Brown, Stevenson Arm, The Peninsula, and more distant mountains to the north. Reflections on the water and changes in weather conditions and vegetation colours add to the amenity of these views.
33. Views from the lake waters and lake shore to the landforms enclosing the lake, including Mount Brown and the terminal moraines. The relative naturalness, indigenous vegetation patterns and, in places, openness of these landforms add to the aesthetic qualities of the PA, as does the contrast between the lake waters and the mountains and moraine features surrounding them.

Naturalness attributes and values:

34. Overall, a moderate-high level of perceived naturalness. However, rural living, plantation forestry and wilding conifer spread are apparent within the PA and do not contribute to naturalness attributes or values. Harvesting processes serves to (temporarily) further reduce the perception of naturalness in this part of the PA. In addition, inconsistent land use and vegetation patterns across the southern face of Mount Brown detract from the naturalness and coherence in this part of the PA. Perceptions of naturalness are higher on the lake waters and foreshore, where natural elements and processes of indigenous regeneration are dominant.

Memorability attributes and values:

35. Memorable as an accessible area of the lake and lakeshore that is strongly enclosed by relatively unmodified natural landforms.

Transient attributes and values:

36. The influence of wind and cloud on the lake surface colour and texture, autumn colours of willows and Lombardy poplars along the lakeshore, changing colours of pasture areas, which are green in some seasons and tawny brown in others.

Remoteness and wildness attributes and values:

37. Due to its proximity to urban Wānaka, the popularity of the camping ground and tracks, and the rural living land uses, the majority of the PA does not have a strong sense of remoteness. However, people in boats on the lake or using less frequented tracks can experience a sense of relative remoteness.

Aesthetic attributes and values:

38. The experience of the attributes outlined above by people living within the landscape or using the popular reserves, campground, track network and lake waters.
39. More specifically, this includes:
 - a. The highly attractive views available from within the PA across the lake to surrounding hills and mountains.
 - b. The legibility, expressiveness, openness, and relative naturalness of Mount Brown.
 - c. The regenerating indigenous vegetation on Mount Brown, along the foreshore areas and within the recreation reserves.
 - d. The contrast between the lake waters and the enclosing landforms, including the changing colours and textures of these elements across different seasons and weather conditions.
 - e. The high degree of naturalness of the lake and the foreshore areas.
 - f. The low-density rural living character within Dublin Bay itself, with widely spaced and largely screened dwellings, and mature integrating vegetation.
 - g. The autumn colours of willows and poplars along the lake edge, and the contrast of these yellows with the blue of the lake and the tawny brown or green of the enclosing land.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The physical, associative, and perceptual attributes and values described above for the Dublin Bay PA come together and can be summarised as follows:

40. **Moderate-high physical values** due to the clarity, quality, and enclosed nature of the lake waters, the largely unmodified roche moutonnée and moraines surrounding the lake, and the mana whenua features associated with the area.
41. **High associative values** relating to the mana whenua associations of the area, the strong recreational attributes of the landscape, and the shared and recognised values as part of the natural landform framing and enclosing Lake Wānaka.
42. **Moderate-high perceptual values** relating to:
 - a. The expressiveness values of Mount Brown and the moraines and terraces enclosing the lake and outlet;

- b. The aesthetic and memorability values due to the accessibility of the PA for residents of and visitors to Wānaka, the highly attractive views available across the lake waters to the enclosing landforms, the extent of regenerating indigenous vegetation or open pasture, and the naturalness of the lake and lake foreshore.

Landscape Capacity

The landscape capacity of the Dublin Bay PA for a range of activities is set out below.

- i. **Commercial recreational activities** – **some** landscape capacity for small scale and low-key activities that do not require permanent built infrastructure or are co-located with existing development; 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.
- ii. **Visitor accommodation and tourism related activities** – **extremely limited or no** landscape capacity for visitor accommodation on the south-western flanks of Mount Brown, the headland north of the Outlet and the land south of the Outlet (apart from at the motor camp). **Some** landscape capacity within the rural living area at Dublin Bay for visitor accommodation activities and **extremely limited** landscape capacity for tourism related activities that are co-located with existing consented facilities, 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.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **limited** landscape capacity in the rural living area within Dublin Bay (excluding the south-western flanks of Mount Brown).
- v. **Earthworks** – **limited** landscape capacity for earthworks and **some** capacity for tracks and trails for recreational use subject to protecting naturalness and expressiveness attributes and values and those activities being sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of mountain slopes and moraines.
- vii. **Mineral extraction** – **very limited** landscape capacity for small scale extraction.
- viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low key 'rural' roading in the rural living area of Dublin Bay that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is co-located with existing facilities, buried, or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** – **extremely limited** landscape capacity for commercial-scale renewable energy generation in the rural living area of Dublin Bay (excluding the south-western flanks of Mount Brown) that is positioned to optimise the integrating benefits of landform and vegetation patterns and is reasonably difficult to see from the lake or public places. **Very limited** landscape capacity for discreetly located and small-scale renewable energy generation that is reasonably difficult to see from the lake or public places.

- xi. **Forestry – very limited** landscape capacity for small scale production forestry. **Extremely limited or no** capacity for establishing new exotic forestry.
- xii. **Rural living – very limited** landscape capacity for additional development in the rural living area of Dublin Bay itself – with the location, scale and design of any proposal ensuring that it is generally difficult to see from external viewpoints. Developments should be of a modest-scale; have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access.

PLANT AND ANIMAL PESTS

- A. Plant pest species include radiata pine and Douglas fir wildings.
- B. Animal pest species include rabbits, stoats, possums, rats, and mice.

21.22.23 Hāwea South North Grandview PA: Schedule of Landscape Values

General Description of the Area

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

Physical Attributes and Values

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

Landforms and land types:

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

Hydrological features:

8. The southern portion of Lake Hāwea notable for its scale, largely undeveloped mountain context, high water quality, clear visibility, and attractive water colour. The lake outlet was dammed in the 1950s as part of the Roxburgh hydroelectric scheme, which raised the lake level by approximately 20m. Hence the lake

edge, shoreline and proximity of the lake to the surrounding terraces are relatively recent artifacts of lake level management.

9. The several unnamed, steeply incised streams draining the eastern slopes of Mt Maude.
10. The network of deeply incised streams draining the mountains on the eastern side of the lake including: the lower reaches of Bushy Creek, Johns Creek, Grandview Creek, Drakes Creek, Cameron Gully, Hospital Creek and numerous unnamed streams and tributaries.

Ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:
 - a. Slim snow tussock grassland (*Chionochloa macra*) and herbfields dominated by false Spaniard (*Celmisia lyallii*) on the mountain tops.
 - b. Remnant isolated (fire relic) stands of mountain beech (*Fuscospora cliffortioides*) forest in Grandview catchments.
 - c. The subalpine and alpine vegetation across the mountains to the west and east of the lake, featuring short fescue tussocklands, narrow leaved snow tussocklands (*Chionochloa rigida*), patches of Dracophyllum dominant shrub or woodland and herbfields.
 - d. Swathes and patches of regenerating kānuka, mānuka, coprosma sp, matagouri and grey shrubland across the lower and mid slopes and spurs of the mountains on either side of the PA.
 - e. Bracken, matagouri and kānuka and mānuka woodlands throughout rocky slopes of mountains on either side of the PA.
 - f. Kānuka woodlands, manuka woodlands, grey shrubland and bracken cover large parts of the lower slopes of the glacial knolls on the western side of the lake.
 - g. The grey shrubland on a rocky outcrop on Kane Road, near Hāwea Back Road that is identified as an SNA in the District Plan. Species include: *Coprosma intertexta*, *Coprosma propinqua*, *Coprosma tayloriae*, *Coprosma rigida*, *Coprosma crassifolius*, *Carmichaelia petriei*, *Melicytus alpinus*, *Discaria toumatou*, *Pteridium esculentum*, *Muehlenbeckia complexa* and *Cordyline australis*.
 - h. A woodland on the eastern slopes of Mt Maude that is an SNA in the District Plan. Dominated by halls totara (*Podocarpus cunninghamii*) and mountain toatoa (*Phyllocladus alpinus*).
 - i. Areas of regenerating matagouri, grey *Coprosma sp.* dominant shrublands, kānuka and bracken fernland in places across the fans and lake terraces.
 - j. Species listed as at risk/declining status include native broom (*Carmichaelia petriei*), matagouri. Threatened - Nationally vulnerable species include: small leaved tree daisy (*Oleraia fimbriata*). Also present: alpine wineberry, *Corokia cotoneaster* and *Kowhai microphylla*.
 - k. Many of the communities identified above comprise early successional stages to podocarp / beech forest (specifically (d), (e), (f) and (i)).
12. Other distinctive vegetation types include:
 - a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.
 - b. The mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout The Camp and throughout the southern lake margins.

- c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.
 - d. Wilding conifers and *Betula sp.* across the mountain slopes.
13. The Hāwea area is generally regarded as a transition zone between the wetter Wanaka ecological district and the drier Central Otago ecological district.
 14. Valued habitat for New Zealand falcon, New Zealand pipit, bellbird, grey warbler, fantail, tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko and McCann's skinks and silvereve.

Land-use patterns and features:

15. Built modification which is currently generally concentrated around the Glen Dene homestead (western side of the lake and including the improved pasture of the home paddocks), The Camp (including a nearby boat ramp and jetty/pontoon), a cluster of rural living buildings on the mountain slopes near the control dam, and the modest cluster of dwellings at the end of Nook Road.
16. Modifications at Lake Hāwea Station which includes farm buildings, farming and farm tracks within the ONL as well as accommodation, recreation activities (mountain biking, hunting) and event services outside of but on the boundary of the ONL.
17. Pastoral farming throughout much of the remainder of the PA, and associated farm tracks, fencing, dams, farm buildings and rural dwellings.
18. Throughout the remainder of the area, built development is largely restricted to a scattering of rural residential dwellings on the eastern side of Cameron Hill, and two rural residential dwellings along the southern margins of the lake.
19. Generally, built development is characterised by very carefully located and designed buildings, accessways and infrastructure, which is subservient to the 'natural' landscape patterns. Typically, buildings are well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.
20. SH 6 Makarora Lake Hāwea Road which is roughly along the base of the Mt Maude slopes.
21. The reserve land along much of the lake margins adjoining Hāwea township (and which coincide with Te Araroa, a network of trails and picnic spots).
22. The network of rural roads (generally single-lane and formed in metal) that coincide with the eastern side of the PA.
23. The boat ramp and pontoon at the southern end of the Lake Hāwea Holiday Park.
24. The Camp to Round Hill Track, the Te Araroa Trail, the John Creek track, the Gladstone Track, the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
25. Recreational uses associated with the lake including swimming, fishing, paddle boarding, boating, water skiing, jet skiing, kite boarding and kayaking.
26. Infrastructure is evident within the eastern portion of the area and includes power and telephone lines along the highway and local road network and a farm quarry on the west side of SH6 near Pt 414.
27. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the very close proximity of Hāwea township which extends along the

south-western margins of the lake and abuts the PA; the cluster of dwellings at John Creek; and the Control Dam (booms, dam wall, etc.) at the start of the Hāwea River.

Archaeological and heritage features and their locations:

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

Mana whenua features and their locations:

31. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
32. The ONL overlaps with the Hāwea (Lake Hāwea) and Paetarariki and Timaru wāhi tūpuna.
33. Lake Hāwea is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
34. A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at The Camp.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Historic attributes and values:

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

42. Association with early pastoral farming.

Shared and recognised attributes and values:

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

Recreation attributes and values:

51. The popular and nationally important Te Araroa Trail that is along the southern and south-eastern edges of the lake beyond John Creek, via the Gladstone to Wānaka Track, where it veers eastwards to climb a ridge to the Pakituhi Hut (near Pt 1316).
52. The popular walking/biking trails, including: The Camp to Round Hill Track; the reserve tracks along the southern edge of the lake adjacent Hāwea township; the John's Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek.
53. SH6 Makarora Lake Hāwea Road as a key scenic route providing access between the West Coast and the Otago Lakes.
54. Boating, kayaking, fishing, and swimming at Lake Hāwea. Nationally significant fishery.
55. Picnicking along the lake shoreline.
56. The highly popular campground at The Camp.
57. Hunting throughout the mountains.

Perceptual (Sensory) Attributes and Values

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

Legibility and expressiveness attributes and values:

58. The area's natural landforms, land type, and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes (acknowledging that the level and extent of Lake Hāwea is the result of human modification).
59. Indigenous gully and stream vegetation which reinforce the legibility and expressiveness values in places.

60. More generally, the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying (depositional) areas and more natural vegetation cover apparent across more elevated (bedrock) areas.

Particularly important views to and from the area:

61. The sequence of highly attractive, frequently dramatic and varied views from SH6 Makarora Lake Hāwea Road between the entrance to Hāwea township/the Control Dam area and the lake terrace north of the Glen Dene homestead of: the dynamic waters of the lake; the glacial knolls along the western side of the lake; the distinctive transition between the mountains, lake terraces and waters of the lake; and the broader undeveloped and open mountain context framing the lake.
62. The striking close to long-range views from the lake margins (including the Te Araroa Trail, reserve land and Lake Hāwea township at the southern end of the lake) out over the lake, framed by the Mt Burke range to the west, the wall of sharply dissected mountains to the east, and the distant often snow-capped mountain range to the north including Sentinel Peak and Terrace Peak. The openness of the surrounding mountain context makes an important contribution to the quality of the outlook.
63. The series of highly appealing and memorable mid and longer-range views from the various trails in the area that, in many instances, afford expansive views across the dynamic waters of the lake to the broader glacial and open mountain context. The seemingly undeveloped mountain context juxtaposed beside the relatively modest settlement of Lake Hāwea adds to the interest of the outlook from many vantage points.
64. The attractive and engaging north and south bound views from SH6 Makarora Lake Hāwea Road in the vicinity of the Control Dam, in which the road across the control dam reads as a distinctive gateway and edge to the settlement on the eastern side of the dam/Hāwea River, with the land on the western side of the control dam retaining a markedly less developed, spacious rural character.
65. The highly appealing views from the waters of Lake Hāwea to the largely undeveloped lake terrace and dramatic open mountain context. The confinement of sizeable built development to Lake Hāwea township, its generally modest appearance and the very limited visibility of other development by virtue of its scale, appearance and/or the screening by landform or vegetation (for example, Gladstone, The Camp, and the Glen Dene homestead) are of importance to the impression of Lake Hāwea as a relatively undeveloped lake.
66. In all of the views, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Naturalness attributes and values:

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

Memorability attributes and values:

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

Transient attributes and values:

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

Remoteness and wildness attributes and values:

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

Aesthetic attributes and values:

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

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for the Hāwea South North Grandview PA can be summarised as follows:

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

Landscape Capacity

The landscape capacity of the Hāwea South North Grandview PA 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 filtering benefit of natural landscape elements; designed to be of a modest scale, have a low-key rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; and enhance public access.

- ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **some** landscape capacity for visitor accommodation activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a low-key rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area’s ONL values. **Extremely limited** landscape capacity for tourism related activities in visually discreet low-lying locations, that is designed to: be small scale and have a low-key, rural character; integrate landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – extremely limited or no** landscape capacity unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks – limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns. **Some** landscape capacity for tracks and trails for recreational use that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.
- vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of ONL.
- vii. **Mineral extraction – extremely limited or no** landscape capacity for extraction larger than farm-scale quarries.
- viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low-key rural roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited or no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry – extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living – very limited** landscape capacity for activities that are located on the lower-lying terrain and are: located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a low-key rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrates appreciable landscape restoration and enhancement; and enhances public access.
- xiii. **Jetties, boatsheds, lake structures and moorings – extremely limited or no** landscape capacity.

PLANT AND ANIMAL PESTS

- A. Animal pest species include chamois, red deer, fallow deer, wallabies, pigs, feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, hedgehogs and rabbits.
- B. Plant pest species include sweet briar, broom, wilding pines, hawthorn, buddleia, hawkweed, gooseberry, bittersweet, European broom, silver birch and gorse.

21.22.24 Lake McKay Station and Environs PA: Schedule of Landscape Values

General Description of the Area

The Lake McKay Station and Environs PA covers the ONL which is located on the northern shoulder slopes of the Pisa/Criffel Range, extending from the Criffel Diggings Track near Mount Barker to the true right bank of Sheepskin Creek in the east. The northern boundary of the PA is defined by the toe of the mountain range or the northern crest of the Luggate Creek gorge and takes in schist landforms (Knoll A3KV) north of Luggate Creek and east of Sheepskin Creek. To the south, the PA extends to landforms that visually contain the Upper Clutha Basin (at around the 700 to 1100 m contour) when viewed from proximate areas of the basin floor.

Physical Attributes and Values

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

Landforms and land types:

1. The Pisa/Criffel Range: the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. At the northern end of the range, the PA takes in a lower ice-eroded shoulder that defines the southern enclosure of the Upper Clutha basin. Within this shoulder, moraines form smoother surfaces between rocky outcrops and hummocks, and the deeply cut gullies of Luggate, Alice Burn, Tin Hut, Dead Horse and Sheepskin creeks dissect the landscape in a south-west to north-east direction. The lower margin of the shoulder, south and east of Luggate, has ice-scoured terrain with rock exposures and fluvially formed escarpments and terraces leading down to the basin floor.
2. Knob A3KV: a low but prominent ice-scoured schist and moraine knoll with numerous rock outcrops. The smoother moraine slopes of the knoll are outside the ONL.
3. Luggate Creek gorges: steeply incised rocky gorges in the upper reaches of the creek and separating the mountain shoulder from Knob A3KV.

Hydrological features:

4. The series of creeks flowing south-west to north-east from the Pisa/Criffel Range across the ice-eroded northern shoulder. The largest of these is Luggate Creek, with its major tributaries the Alice Burn (Fall Burn) and Tin Hut Creek. Further to the east are Dead Horse Creek and Sheepskin Creek, which join on the flats and flow directly to the Clutha River Mata-au.
5. The water courses within the valley provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and spawning habitat for brown and rainbow trout.

Ecological features and vegetation types:

6. Particularly noteworthy vegetation types include:
 - a. Shrubland and remnant forest in the lower gorge section of Luggate Creek, including remnant silver beech, Hall's totara, broadleaf and locally uncommon shrub species. Luggate Creek is an important spawning habitat hampered by the spread of willow in the lower reaches.
 - b. Dense regenerating kānuka-dominant shrubland in the Alice Burn (Fall Burn) and in the other creek gullies including matagouri, native broom, *Coprosma propinqua*, *Coprosma crassifolia* and *Olearia lineata*;
 - c. Grey shrubland, bracken and regenerating kānuka on rocky areas and escarpments adjacent to gullies, and on steeper slopes above the ice-eroded shoulder;
 - d. Scattered Significant Natural Areas protecting representative examples of the vegetation types listed above.
7. Other characteristic vegetation types are:
 - a. Small scale radiata pine plantations and wilding spread on the lower escarpments close to Luggate;
 - b. Rough low producing pasture with scattered sweet briar, matagouri and kānuka on steeper slopes and hummocky land;
 - c. Irrigated improved pasture and lucerne cropping on smoother moraine surfaces and terraces between the creek gullies;
 - d. Willows lining lower Luggate Creek closer to Luggate township.
8. Valued habitat for skinks and geckos, a wide range of invertebrate species and native birds (including New Zealand falcon, Australasian harrier, South Island tomtit, grey warbler, fantail, silveryeye and black shag).

Land use patterns and features:

9. Predominant land use is sheep, beef and deer farming. The smoother undulating glacial till plateaus are generally irrigated and support more intensive grazing and lucerne production. Hummocky land and steeper slopes support lower intensity grazing. Mature radiata pine forestry is present on the lower escarpment faces behind Luggate township.
10. Earthworks and built modifications are generally limited to fencing, farm tracks, sheepyards and a farm airstrip. Rock outcrops have been removed in some areas to facilitate cropping. There is a consented woolshed and two consented residential building platforms on the northern part of the Tin Creek plateau, two 7-8 hectare rural living lots in the north-eastern corner of the PA and water supply tanks for Luggate immediately above the township. District electricity lines cross the eastern third of the PA.

Archaeological and heritage features and their locations:

11. Rich history of late 19th century gold mining and early European high-country farming. More than 28 archaeological sites including water races, wing dams, tailings, diggings, mine drives, hut/tent sites and rock shelters; pack tracks accessing the diggings, including the Criffel Diggings Track and an old track from Luggate between Dead Horse Creek and Alice Burn.

Mana whenua features and their locations:

12. 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.

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:

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

Historic attributes and values:

14. Associations with late 19th century gold mining, with physical evidence of mining activities and historic diggings. Mining within the PA and on the upper Criffel Range in the 1880s and 1890s was part of the last gold rush in Otago.
15. Associations with early high country pastoral farming, including evocative place and feature names.

Shared and recognised attributes and values:

16. Valued as an integral part of the distinctive and visually prominent southern enclosure of the Upper Clutha Basin, and for its contribution to the sense of place and identity experienced by locals and frequent visitors.

Recreation attributes and values:

17. Farmstay, farm and gold diggings tours at Criffel Station.
18. Limited public access, except for informal access along the Luggate Creek and Alice Burn marginal strips. Potential for improved walking access along Luggate Creek to the Luggate Creek and Fall Burn reserves.

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:

19. History of extensive pastoral farming has resulted in an open character and highly legible landform, reinforced by the pattern of deeply cut stream gullies and associated indigenous vegetation. The relative openness of the upper slopes, hummocky areas and moraine plateaus allows the processes of land formation to be easily perceived. The landscape is clearly expressive of the uplift, glacial and fluvial processes that have formed it.

Particularly important views to and from the area:

20. Limited public accessibility means that closer views of the PA are generally limited to the lower escarpments and mountain slopes adjoining the Upper Clutha Basin floor. The PA is however widely visible from more distant vantage points across the basin, including Kane Road, Luggate-Tarras Road (SH8A), Wanaka-Luggate Highway (SH6), Mt Barker Road, Ballantyne Road and Mount Iron. The eastern part of the PA, including Criffel Station and Knob A3KV is visible from viewpoints near Wānaka, and the hummocky or craggy topography with a mosaic of patchy grey shrubland and kānuka is a coherent and highly natural mid-ground to the higher peaks of the Pisa Range. North of the Clutha River Mata-au, expansive views of the entire PA are available from Kane Road and surrounding areas. The rough vegetation-covered upper slopes, escarpments and stream gullies contrast with the colour and texture of

improved pasture on the moraine plateaus, enhancing the legibility of the landscape and providing visual complexity and interest. From these viewpoints the PA is a continuous part of the mountainous enclosure of the basin.

21. Much of the PA is also visible from parts of the Pisa Conservation Area high on the Pisa Range and from the Deep Gully and Grandview Ridge Tracks to the east across the Clutha valley.

Naturalness attributes and values:

22. Overall the PA is perceived as having a high level of naturalness. There is a low level of human modification (in the form of irrigated improved pasture, fences, tracks and occasional buildings) that is largely confined to the smoother moraine plateau and alluvial terraces. Natural patterns and processes are dominant across the majority of the PA and are particularly strong in the regenerating kānuka woodland and shrubland areas, and on the steeper slopes. Rocky outcrops and spectacular rocky gorges and gullies add to perceptions of naturalness.

Memorability attributes and values:

23. The memorability of the PA as part of the Pisa/Criffel range, enclosing the Upper Clutha basin to the south and contrasting strongly with the long horizontals of the basin outwash plain;
24. The spectacular rocky gorges of Luggate Creek, although these are not currently widely experienced by the public;
25. The distinctive pyramidal form of Knob A3KV, as viewed from Mount Iron and SH6, particularly on the eastern approach to Luggate;
26. Large rock outcrops adjacent to SH6 at the eastern end of Luggate are a memorable local landmark.

Transient attributes and values:

27. Important transient attributes include the play of light on the open landforms, changing snow cover, the changing colour of pasture vegetation and crops across the seasons, and the presence of stock and wildlife.

Remoteness and wildness attributes and values:

28. A strong sense of remoteness as a consequence of the very low level of domestication and human activity in most parts of the PA.

Aesthetic attributes and values:

29. The PA is predominantly experienced from outside its boundaries (although this may change if public access to Luggate Creek and Alice Burn is improved), and its aesthetic attributes therefore mainly relate to the views available from the floor of the Upper Clutha Basin and elevated places around the basin.
30. Specific characteristics contributing to aesthetic values include:
 - a. The pattern of ice-eroded moraine plateaux dissected by deep rocky kānuka-clad gullies;
 - b. The spectacular Luggate Gorge, with its steep rough, rocky cliffs and dense kānuka woodland;
 - c. The high level of perceived naturalness and remoteness, with very little built infrastructure (other than farm roads) visible from outside the site;
 - d. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the predominance of regenerating vegetation;

- ii. the contrast between the colour and texture of the intensively farmed plateaux/terraces and the steeper slopes, hummocks and gullies.
- iii. the play of light and shadow on the landform.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The physical, associative and perceptual attributes and values described above for Lake McKay Station and Environs PA can be summarised as follows:

- 31. **High physical values** as a predominantly unmodified landform shaped by uplift, glacial and fluvial processes, as part of the recognised basin and range landform sequence in Central Otago, the important and intact vegetation types and habitats, and the mana whenua features associated with the area.
- 32. **Moderate associative values** relating to the mana whenua associations of the area, the historic attributes of gold mining and high-country pastoralism, and the shared and recognised values contributing to local identity and sense of place.
- 33. **High perceptual values** relating to the open character and resulting legible and expressive display of topography, the high level of perceived naturalness, the distinctive patterns of indigenous vegetation and pasture, and the memorability of various features within the PA.

Landscape Capacity

The landscape capacity of the Lake McKay and Environs PA for a range of activities is set out below.

- i. **Commercial recreational activities** – **some** landscape capacity for small scale and low-key activities that utilise existing infrastructure and enhance public access.
- ii. **Visitor accommodation and tourism related activities** – **very limited** landscape capacity for visitor accommodation activities that are co-located with existing consented infrastructure or are temporary or seasonal in nature, and are: located and designed to be reasonably difficult to see from external viewpoints; of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate) and have a low key 'rural' character. **Extremely limited** landscape capacity for tourism related activities that are: of a modest or sympathetic scale; have a low-key 'rural' or 'non-urban' character; integrate landscape restoration and enhancement; and enhance public access.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity on the terraces and moraine plateaux for agriculture under irrigation that maintains the high levels of naturalness, openness and protects the legibility and ecological values of the PA.
- v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living / visitor accommodation / commercial recreation activities and **some** landscape capacity for tracks and trails for recreational use that maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns.

- vi. **Farm buildings – limited** landscape capacity for modestly scaled recessive buildings that are reasonably difficult to see from outside the site.
- vii. **Mineral extraction – very limited** landscape capacity for farm-scale extraction.
- viii. **Transport infrastructure – extremely limited** landscape capacity for modestly scaled and low key ‘rural’ roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be co-located with existing infrastructure and designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – extremely limited** landscape capacity for commercial scale renewable energy generation on the gentler, upper ‘shoulder’ landforms that is positioned to optimise the integrating benefits of landform and vegetation patterns and is reasonably difficult to see from public places. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation that is not visually prominent.
- xi. **Forestry – extremely limited or no** landscape capacity.
- xii. **Rural living – very limited** landscape capacity for rural living development that is co-located with existing built development, at lower elevations and contained by landform and/or existing vegetation – with the location scale and design of any proposal ensuring that it is reasonably difficult to see from external viewpoints. Developments should be of a modest scale have a low key ‘rural’ character; integrate landscape restoration and enhancement and enhance public access (where appropriate).

PLANT AND ANIMAL PESTS

- A. Plant pest species include wilding conifers, sweet briar, tussock hawkweed (*Hieracium lepidulum*) and crack willow.
- B. Animal pest species include rabbits, hares, pigs, goats, stoats, possums, rats and mice.

21.23 Schedule of Landscape Values: Upper Clutha Rural Character Landscape Priority Areas – Preamble

1. Purpose

- 1.1 Schedule 21.23 identifies and describes 5 Priority Areas (PA) Schedules that relate to Rural Character Landscapes (RCL)¹.
- 1.2 The PA Schedules are a tool to assist with the identification of the landscape values that are to be protected within each PA and related landscape capacity. They contain both factual information and evaluative content and are to inform plan development and plan implementation processes and assist technical landscape assessment.
- 1.3 The description of each PA must be read in full. Each description, as a whole, expresses PA scale, the landscape values and the attributes from which those values derive.

2. Application

- 2.1 The PA schedules have been prepared to reflect that the PA mapping extends beyond the Rural Zone. The application of the PA Schedules to resource consents is as follows:
 - 2.1.1 The PA Schedules apply to any proposal requiring resource consent for a restricted discretionary, discretionary or non-complying activity² in the Rural Zone, including the Rural Industrial Sub Zone.
 - 2.1.2 The PA Schedules do not apply to proposals requiring resource consent in any other zones, including Exception Zones³. They may inform landscape assessments for proposals involving any land within a PA but are not required to be considered.
- 2.2 The PA Schedules will be used where relevant for any plan development proposal.

3. Landscape Attributes and Values

- 3.1 The landscape attributes and values identified, are based on an assessment of the PA as a whole and are not intended to describe the relevant attributes and values of specific sites within the PA. The schedules for each PA set out the 'key' attributes and values, summarised from a wide range of information sources and knowledge about the landscape.
- 3.2 Given the PA scale of the landscape assessment underpinning the PA schedules, a finer grain proposal-specific assessment of landscape attributes and values will typically be required for plan development or plan implementation purposes (including plan changes or resource consent applications)⁴. Through any proposal-specific assessment, additional landscape values may be identified that are not recorded in the PA Schedules. The PA Schedules represent a point in time and are not intended to provide a complete record.
- 3.3 The PA Schedules include attributes⁵ that contribute positively to landscape values, attributes that detract

¹ Refer to Strategic Policies 3.3.39, 3.3.40 and 3.3.41

² Refer to Strategic Policy 3.3.46

³ Refer to Chapter 3 part 3.1B.5.a

⁴ Refer to Strategic Policy 3.3.43 and Strategic Policy 3.3.45

⁵ The identification of an attribute in the PA schedule is not confirmation or otherwise as to whether the attribute has been legally established.

from landscape values, and attributes that are neutral with respect to informing landscape values.

- 3.4 The reference to 'Other distinctive vegetation types' and the 'Land use and patterns and features' in the PA Schedules do not relate to attributes or landscape values that need to be protected. Rather, these are attributes that influence landscape values (and landscape capacity). Reference to these existing attributes is not intended to 'lock in' existing land uses.
- 3.5 The reference to 'Plant and Animal Pests' corresponds to attributes that detract from landscape values. Pest information is included at the end of the landscape capacity section of each PA Schedule. Few, if any of the District's RCLs are pristine and there are varying levels of modification evident (including plant and animal pests). This means that landscape restoration and enhancement (which can include the management of pests) is a highly desirable outcome. The reference to plant and animal pests is intended to guide appropriate future landscape management within the PA. (For example, where a resource consent or plan change is proposed within the PA, the proposal or provisions may seek to specifically address the management of pests).
- 3.6 With respect to the link between the PA RCL Schedules and Strategic Policies 3.2.5.5, 3.2.5.7, and 3.3.41, landscape character and visual amenity values are expressed through the 'three dimensioned' construct of landscape values set out in the PA RCL Schedules (i.e. physical, associative and perceptual / sensory). The concept of 'landscape character' encompasses all three dimensions of landscape values. 'Visual amenity values' typically draw from the perceptual dimension, however there is inevitably an overlap with the physical dimension.
- 3.7 The key public routes and viewpoints are typically identified in the description of the 'Land use patterns and features', with key scenic routes identified under 'Recreation attributes and values' and/or 'Particularly important views to and from the area'.
- 3.8 The relationship between the PA RCL and the wider RCL context, the Outstanding Natural Features within the Upper Clutha Basin and the Outstanding Natural Landscapes that frame the Upper Clutha Basin are typically addressed in the description of 'Land use patterns and features', 'Shared and recognised attributes and values', 'Particularly important views to and from the area', and 'Aesthetic qualities and values'.

4. Landscape Capacity

- 4.1 The landscape capacity ratings used in the PA Schedules, which are described below, are intended to reflect the capacity of the landscape or feature to accommodate various types or forms of development, without compromising the identified landscape values. The definition of landscape capacity applied in the PA Schedules is set out at Chapter 3 part 3.1B.5b.ii.
- 4.2 The capacity ratings, and associated descriptions, are based on an assessment of each PA as a whole, and are not intended to describe the relevant capacity of specific sites within a PA. The ratings of landscape capacity do not apply to activities within any Exception Zone⁶ that is located within a PA.
- 4.3 The landscape capacity ratings and qualifying comments in the PA Schedules are 'high level' and focus on describing potential outcomes that would likely be appropriate within each PA. These descriptions are not a replacement for any relevant policies, rules or standards in the District Plan, and are intended to provide guidance only.
- 4.4 Landscape capacity is not a fixed concept and it may change over time as development occurs or landscape characteristics change. In addition, across each PA there is likely to be variation in landscape capacity, which will require detailed consideration and assessment through future plan changes or resource consent applications.
- 4.5 For the purposes of the PA Schedules, landscape capacity is described using the following five terms:

⁶ Refer to Chapter 3 part 3.1B.5(a)

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

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

Very limited landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very limited amount of sensitively located and designed development is likely to be appropriate.

Extremely limited landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely limited amount of very sensitively located and designed development is likely to be appropriate.

Extremely limited or no capacity: typically this corresponds to a situation in which the landscape is extremely close to, or already at, capacity to accommodate development of this type without material compromise of its identified landscape values, and where either no, or an extremely limited amount of very sensitively located and designed development is likely to be appropriate.

- 4.6 It is intended that the use of this five-tier landscape capacity terminology, along with a description of the characteristics that are likely to frame development that is appropriate (from a landscape perspective), and the description of the landscape attributes and values of the PA will assist in providing high level guidance with respect to the scale, location and characteristics of each land use type that will maintain and/or enhance landscape values in each PA that relate to RCLs.

5. Meaning of activities for the purpose of the PA Schedules

- 5.1 For the purpose of the PA schedules, activities listed have the following meanings:

- **Commercial recreational activities:** has the same meaning as Chapter 2
- **Visitor accommodation:** has the same meaning as Chapter 2
- **Tourism related activities:** has the same meaning as Resort in Chapter 2.
- **Urban expansions means:**
 - a change from a rural activity to urban development; or
 - a change (including any proposed change) in zoning to an urban zone, including any change to the urban growth boundary or any other zone changes (or proposed changes) that would provide for urban development.
- **Intensive agriculture:** has the same meaning as Factory Farming in Chapter 2.
- **Earthworks:** has the same meaning as Chapter 2
- **Farm buildings:** has the same meaning as Chapter 2
- **Mineral extraction:** has the same meaning as Mining Activity in Chapter 2.
- **Transport infrastructure:** has the same meaning as Chapter 2
- **Utilities:** has the same meaning as Chapter 2
- **Regionally significant infrastructure:** has the same meaning as Chapter 2
- **Farm scale quarries:** means mining of aggregate for farming activities on the same site.
- **Renewable energy generation:** has the same meaning as Renewable Electricity Generation and Renewable Electricity Generation Activities in Chapter 2.
- **Forestry:** has the same meaning as Forestry Activity in Chapter 2.
- **Rural living:** has the same meaning as rural living in Chapter 3 section 3.1B.5.
- **Rural industrial activities:** has the same meaning as Chapter 2.
- **Passenger lift systems:** has the same meaning as Chapter 2 except that for the purposes of the PA schedules it includes base and terminal buildings and stations.
- **Jetties, lake structures, moorings, boat sheds:** have their plain meaning (and may be used interchangeably).

- 5.2 The range of land use activities addressed in the capacity section of the PA Schedules includes the

activities prescribed by SP 3.3.41. It is acknowledged that this does not span the full array of land use activities that may be contemplated in the PAs over time. In the case of a future application for a land use activity that is not addressed in a PA Schedule, an assessment applying the principles set out in 3.3.43, 3.3.45 and 3.3.46 is required.

21.23.1 Cardrona River / Mount Barker Road PA: Schedule of Landscape Values

General Description of the Area

The Cardrona River / Mount Barker Road PA is a triangle of rural RCL land to the east of urban Wānaka. It is bounded by the Ōrau (Cardrona River) to the west, Wānaka Luggate Highway to the north and generally by the toe of the Criffel Range to the south. The Mount Barker ONF includes the summit and slopes of the hill located between Mount Barker, Boundary and Maxwell Roads, near the toe of the Criffel Range. Schedule 21.22.10 covers the Mount Barker PA, which sits as an island within this PA Schedule.

Physical Attributes and Values

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

Landforms and land types:

1. The geology of the area includes glacial outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms:
 - a. the alluvial bed of the Ōrau (Cardrona River);
 - b. the legible series of degradational terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;
 - c. a clearly defined scarp at the eastern edge of the terraces, with gently rolling glacial moraine downlands extending eastwards;
 - d. an outwash plain in the eastern triangle between Wānaka Luggate Highway and Mount Barker Road, extending to the foothills of the Criffel Range.
3. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming and more intensive farming under irrigation.
4. The semi-arid climate with hot dry summers and cold dry winters, leading to dry brown grasslands where there is no irrigation and summer dust clouds from the Cardrona riverbed and exposed gravel roads or soils.

Hydrological features:

5. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The section of river adjacent to the PA is seasonally ephemeral due to natural losses to groundwater and extraction for irrigation. There is relatively poor water quality (nitrogen, E coli, ammonium) in this reach.
6. Irrigation water races leading from the Ōrau (Cardrona River).

7. The Wānaka Basin Cardrona gravel aquifer, which underlies the PA and Wānaka township. Water take from the aquifer is currently over-allocated.

Ecological features and vegetation types:

8. Shelter belts throughout the PA and scattered woodlots generally around 1-3ha in size.
9. Vegetation associated with rural living, including roadside hedges, driveway avenues, shelter trees around dwellings and large gardens.
10. Small areas of indigenous revegetation, with potential for further enhancement.
11. Extensive areas of improved pasture and areas used for cropping that are favourable seasonal feeding grounds for Paradise shelduck, South Island oystercatcher and Spur-winged plover.
12. Rank exotic grassland along road margins may be utilised by skinks.

Land use patterns and features:

13. Pastoral farming or cropping, with irrigation from the Cardrona River water races and bores to the Wanaka Basin Cardrona gravel aquifer. The PA includes vineyards, a lavender farm, an equine facility, and a firewood supply operation.
14. Rural living and hobby farming is common, mainly on lots of between 4 and 10 hectares in size. Areas of this type of land use are present around Black Peak Road, as well as south of Ballantyne Road east of the river, at the intersection of Morris and Ballantyne Roads, at the intersection of Ballantyne Road and the Wānaka Luggate Highway, and at the southern end of Mount Barker Road. Larger rural living properties of about 20 hectares are in the eastern part of the PA. There are also several small lots of one to two hectares in size that were subdivided from larger farms in the late 1990s. Additional residential building platforms have been consented, with potential for additional domestication and further dissection of open pastoral land.
15. Rural living dwellings are generally well set back from roads and screened and integrated by planting. Dwellings include substantial homes or visitor accommodation lodges with large gardens and curving tree-lined driveways.
16. The land use context of the PA includes:
 - a. Rural Lifestyle zoning and the Wānaka Urban Growth Boundary across the Ōrau (Cardrona River) to the west.
 - b. The Halliday Road PA to the north across the Wānaka-Luggate Highway, which has a pattern of rural living and working farmland similar to that of the Cardrona River / Mount Barker Road PA in the western half and a consented but unimplemented film studio and tourism development at Corbridge in the eastern half.
 - c. Wānaka airport (with the associated node of commercial and commercial recreation development) and working farmland with an open character to the east.
 - d. Rural Lifestyle Zones, the Criffel Range ONL and working farmland on terraces at the base of the Criffel Range to the south.
 - e. The PA forms a transitional area of pastoral farming and rural living between Wānaka township and more open rural land to the east.

Archaeological and heritage features and their locations:

17. Two PDP Category 3 historic buildings within the PA - the cob house and stone shed at 107 Maxwell Road (QLDC Ref. 526), and the Pearce clay stone hut at 590 Mt Barker Road (QLDC Ref. 525).

18. Remains of the Hudson cottage (archaeological site F40/126) south-west of the intersection of Ballantyne and Morris Roads - a small timber cottage constructed about 1900 and later demolished.

Mana whenua features and their locations:

19. 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.
20. The western part of the RCL overlaps the mapped wāhi tūpuna Ōrau (Cardrona River).

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 Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-Waimāori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
23. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
24. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

Historic attributes and values:

25. The associations of the area with early European settlement and farming, where land was initially held as part of the larger Wanaka pastoral lease and gradually broken down into smaller grazing runs from the 1880s, evidenced by the remaining historic buildings and some place names.

Shared and recognised attributes and values:

26. Valued as the scenic rural enclosure of Wānaka township to the east. The Ōrau (Cardrona River) is a natural boundary to urban and rural residential or rural lifestyle development on the southern and eastern sides of Wānaka and District planning documents indicate that the local community values the maintenance of rural character outside this boundary. These include the 2002 Wānaka 2020 community plan, the 2007 QLDC Growth Management Strategy and the PDP.
27. Valued as a pleasant rural living location close to Wānaka, with spacious pastoral surrounds and a high level of visual and rural amenity.

Recreation attributes and values:

28. Recreational use of the Ōrau (Cardrona) riverbed and its margins for fishing, swimming, walking, and cycling. A walkway/cycleway is planned for the true left bank of the river.

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:

29. The series of degradational terraces and fluviially-eroded scarps leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion.
30. The gently rolling landform of the glacial moraine appreciated from public roads, particularly from Ballantyne, Morris, Boundary and Faulks Roads.
31. The outwash plain in the eastern part of the PA, which extends further north-east across Wānaka airport to the Clutha Mata-au escarpments and is notable for its flatness, openness, and physical extent.

Particularly important views to and from the area:

32. The key public routes through or around the PA are the Wānaka Luggate Highway and Ballantyne Road, a local shortcut between Wānaka and Luggate. From these key viewing locations, long views across terraces, moraine and outwash plains are often prevented by either rolling terrain or roadside shelterbelts (particularly from the highway). Moving through the landscape provides intermittent vistas across open pastoral land to the mountainous ONL that surround the Upper Clutha Basin and to Mount Iron and Mount Barker. Views are important to the sense of scale of the landscape and to its amenity and visual coherence. The patterns of open pasture alternating with lines or stands of vegetation and scattered rural dwellings are moderately complex, but highly coherent across the PA. Rural living development is largely set back from roads to maintain views to open pasture and many rural lifestyle dwellings are screened from public roads by topography or planting.
33. Highly appealing intermittent views from Faulks Road and Mount Barker Road across the foreground of pastoral rural land to Mount Barker, the Criffel Range, and more distant mountains in the north. The subservient nature of built development within the views contributes to the quality of the outlook.
34. Views from the summit of Mount Iron, where the panoramic vistas available to the south-east take in the Cardrona River and the rolling pastoral expanse of the PA in the mid-ground, contrasting with Mount Barker and the Criffel/Pisa Range in the background. The balance between rural living development and open pastoral land within the PA is important to the amenity and perceived naturalness of the views.

Naturalness attributes and values:

35. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the high number of road crossings, letterboxes, tree-lined driveways, entry features and partially visible houses. There is a moderate level of naturalness, with a predominance of natural rather than built elements. Human intervention as managed farmland and rural living is evident.

Transient attributes and values:

36. Transient elements of the landscape include seasonal foliage and pasture colours, the changing shadow patterns from shelter belts, the varying water flow characteristics of the Cardrona and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

37. Rural tranquillity and quietness are experienced in those parts of the PA away from Ballantyne Road and Wānaka Luggate Highway, where there are low traffic volumes, and the levels of activity are consistent with working farmland hobby farming and low-density rural living (on lots of 4ha and greater).

Aesthetic attributes and values

38. The experience of the values identified above from public and private viewpoints.
39. More specifically, this includes:
 - a. the highly attractive views, often framed by trees, across pastoral land to Mount Barker, Mount Iron and the mountain ranges surrounding the Upper Clutha Basin¹;
 - b. Juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the PA and the rougher browner and more visually complex rangelands of Mount Barker and the Criffel Range slopes;
 - c. Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to main roads, a sense of spaciousness and rural living development integrated by topography and/or vegetation;
 - d. Aesthetic appeal of the gently rolling moraine landforms.

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 combined physical, associative and perceptual attributes and values described above for the Cardrona River / Mount Barker Road PA can be summarised as follows:

40. **Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the patterns of rural shelterbelts, hedgerows and mature exotic trees framing open areas of pastoral land, and the mana whenua features associated with the area.
41. **Moderate associative values** relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Cardrona River and the shared and recognised values of the area as a rural edge to Wānaka township and a pleasant rural living location.
42. **Moderate-high perceptual values** relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the framed scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the Cardrona River / Mount Barker Road PA for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity for small scale and low-key activities based on the rural land resource that are: visually recessive; of a modest scale and have a low key 'rural' character; and that maintain or enhance the PA's landscape values.

¹ Mount Iron and the mountain ranges surrounding the Upper Clutha Basin are outside of the PA.

- ii. **Visitor accommodation and tourism related activities** – **some** landscape capacity for rural farmstay/visitor accommodation within existing or consented buildings/building platforms. **Very limited** capacity for small scale and low-key tourism related activities that are: visually recessive; of a modest scale and have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity where expressiveness and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with farming and rural living / visitor accommodation / commercial recreation activities and **some** landscape capacity for tracks and trails for recreational use that maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns.
- vi. **Farm buildings** – **some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction** – **limited** landscape capacity for ongoing gravel extraction from the Ōrau (Cardrona) riverbed in accordance with Otago Regional Council river management strategy. **Extremely limited or no** landscape capacity for additional gravel extraction from the Ōrau (Cardrona) riverbed. **Very limited** landscape capacity for farm-scale quarries elsewhere within the PA that protect the naturalness and aesthetic attributes and values of the PA.
- viii. **Transport infrastructure** – outside the State Highway corridor, **some** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for additional district scale infrastructure that is co-located with existing distribution lines or roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** – **some** landscape capacity for discreetly located and small-scale renewable energy regeneration. **Limited** landscape capacity for larger scale commercial renewable energy generation.
- xi. **Forestry** – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living** – **very limited** capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, rural character and shared and recognised attributes and values. The rural character of the PA is vulnerable to further fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka would be undermined by increased densities of rural living. Any additional rural living should be set well back from roads; integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.

PLANT AND ANIMAL PESTS

- A. Plant pest species include wilding conifers, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, possums, rats, and mice.

21.23.2 Halliday Road / Corbridge PA: Schedule of Landscape Values

General Description of the Area

The Halliday Road / Corbridge PA is an area of rural RCL land bounded by the Wanaka – Luggate Highway (SH6), the Cardrona River and the Clutha River Mata-au on its southern, western and northern sides, respectively. To the east it extends to the escarpment between rolling glacial moraine and the flatter series of outwash terraces. The rolling moraine downlands include a 322 hectare site (approximately 234 hectares of which is within the PA) to the west of Wānaka airport where a film studio and associated activities has been recently consented.

Physical Attributes and Values

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

Landforms and land types:

1. A series of alluvially formed terraces, with well-formed treads and risers, stepping down to the west to the Cardrona River.
2. A clearly defined scarp at the eastern edge of the terraces of up to 60 metres in height.
3. The sequence of landforms:
 - a. the alluvial bed of the Cardrona River;
 - b. an obvious series of terraces stepping down to the river, where fluvial erosion has cut into the glacial outwash gravels;
 - c. a clearly defined prominent scarp of about 60 metres in height at the eastern edge of the terraces, with a sizeable basin within gently rolling glacial moraine downlands extending eastwards from the scarp.
4. The relatively free-draining brown and pallic soils with reasonable fertility, making the area suitable for pastoral farming and more intensive farming under irrigation.
5. The semi-arid climate with hot dry summers and cold dry winters, leading to dry brown grasslands where there is no irrigation and summer dust clouds from the Cardrona riverbed and exposed gravel roads or soils.

Hydrological features:

6. The Ōrau (Cardrona River), a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout. The lower reaches of the river adjacent to the PA have poor water quality (nitrogen enrichment from contaminated groundwater).
7. Irrigation reservoirs/ponds albeit of lesser importance than natural water bodies within the rolling glacial till downlands, with varying levels of permanent water.

8. The Wanaka Basin Cardrona riparian gravel aquifer, which underlies the PA and Wānaka township. Water abstraction from the aquifer is currently over-allocated.

Ecological features and vegetation types:

9. Conifer (mainly radiata pine) and eucalypt shelter belts, generally oriented north-south or west-east, and a few small conifer woodlots of around 1-6ha in size.
10. Large patch of kanuka near the junction of the Mata-au (Clutha River) and the Ōrau (Cardrona River) and scattered regenerating kānuka and grey shrubland on bordering scarps, between the PA and the Mata-au.
11. Vegetation associated with rural living and hobby farming on the alluvial terraces, including roadside hedges and shelterbelts, driveway avenues, shelter trees around dwellings, orchards, and large gardens.

Land use patterns and features:

12. A combination of pastoral farming or cropping and latterly, commercial activity, particularly on the rolling moraine downlands. The alluvial terraces support mainly hobby farming or more intensive farming, with vineyards, orchards and a plant nursery. A 322 hectare site on the rolling moraine downlands, includes land that comprises over one third of the Halliday Road / Corbridge PA, and includes a recently consented film studio and associated activities. Events such as weddings and concerts have been held at Corbridge Estate.
13. Established rural living and visitor accommodation is common on the alluvial terraces, mainly on lots of between 4 and 10 hectares in size. Only one dwelling is present on the escarpment. There are a few, both smaller and larger lots in this western area of the PA. Four lots of around 20ha in size, created as part of the Poplar Beach Subdivision, are present at the eastern edge of the PA, but only two have been developed for rural living. An extensive film studio and tourism complex has been consented at Corbridge, located around the lake and screened from Wanaka Luggate Highway by topography. The development includes a film studio complex including sound stages, film location sets, buildings for post-production facilities, film school, screening theatre, film exhibition centre and supporting facilities along with associated infrastructure for the film studio.
14. The land use context of the PA includes:
 - a. RCL land within the Ōrau (Cardrona River) floodplains (including some commercial recreation activities), developed Rural Residential zoning and urban Albert Town to the west.
 - b. The Mata-au (Clutha River) ONF immediately adjoining the PA to the north.
 - c. Open pastoral RCL and Wānaka airport to the east.
 - d. Cardrona River / Mount Barker Road PA across the Wānaka Luggate Highway to the south, which has a pattern of rural living and working farmland similar to that of the western half of the Halliday Road / Corbridge PA.

Archaeological and heritage features and their locations:

15. The 1927 Halliday Homestead at 85 Halliday Road (QLDC Ref. 522).

Mana whenua features and their locations:

16. 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.
17. The western part of the RCL overlaps the mapped wāhi tūpuna Ōrau (Cardrona River).

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:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
19. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-Waimāori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
20. Ōrau is also recorded as a Kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
21. The mana whenua values associated with the RCL include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

Historic attributes and values:

22. The associations of the area with early European settlement and pastoral activities.

Shared and recognised attributes and values:

23. Valued as the scenic rural enclosure of Wānaka/Albert Town to the east. The Ōrau (Cardrona River) forms a natural boundary to the spread of urban or rural residential development to the east from Albert Town.
24. Valued as part of the rural approach to Wānaka from the east on Wanaka Luggate Highway, with open views across rolling or level pasture and cropping land. This may change slightly following consented development of the film studios site; however visual amenity will be maintained.

Recreation attributes and values:

25. Recreational use of the Upper Clutha River walking and cycling track from the end of Halliday Road and from Albert Town across Pawsons Crossing bridge.

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:

26. The series of terraces leading down to the Ōrau (Cardrona River), which express the fluvial processes of river erosion. In particular the prominent highest escarpment, which is visible from many parts of the surrounding landscape and from the summit of Mount Iron.
27. The gently rolling open landform of the glacial till moraine, appreciated from Mount Iron and Wanaka Luggate Highway, however from the highway this appreciation may alter slightly if the consented development at the film studios site is implemented.

Particularly important views to and from the area:

28. Highly attractive views from Wanaka Luggate Highway across open pasture or cropping land to the hills and mountainous ONL of the Upper Clutha Basin, or to rising moraine landform and shelterbelts. The highly coherent pattern of large open paddocks alternating with linear shelterbelts across the majority of the PA, together with the undulating nature of the terrain, general lack of visible dwellings and changing pasture/crop colours across the seasons add to the pleasantness and strong rural character of the views. These views may change slightly if the consented development at the film studios site is implemented, however visual amenity will be maintained.
29. Views from Halliday Road and the Upper Clutha River Track connection, enclosed by the prominent escarpment to the east but open to the Upper Clutha Basin mountains and hills to the north and west. Views characterised by rural living and farming, with sequential enclosure by roadside vegetation.
30. Views from the summit of Mount Iron, where the panoramic vistas available to the east take in the Cardrona River, the river terraces and prominent escarpment, and the undulating pastoral moraine land and shelterbelts extending to the east. If implemented, the consented film studios site will become part of these views.

Naturalness attributes and values

31. Perceptions of naturalness and of pastoral and working farm rural character are largely maintained for people passing adjacent to the PA on Wanaka Luggate Highway. The river terraces accessed from Halliday Road are more domesticated by rural living and have a lower level of perceived naturalness. Overall, there is a moderate level of naturalness, with a predominance of natural rather than built elements, but human intervention as managed farmland, rural living and following construction, the consented film studios (if implemented), will be increasingly evident.

Transient attributes and values

32. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts, and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

33. Rural tranquillity and quietness are currently experienced in those parts of the PA away from Wānaka Luggate Highway, where there are low traffic volumes and the levels of activity are consistent with working farmland, hobby farming and low-density rural living. This may alter slightly at part of the PA if the consented development at the film studios site is implemented.

Aesthetic attributes and values

34. The experience of all of the values identified above from public and private viewpoints.
35. More specifically, this includes:
 - a. Highly attractive views across large open paddocks to the mountains and hills of the Upper Clutha Basin or to moraine landforms and shelterbelts.
 - b. Strong rural character, with large areas of open space – either pastoral or cropping – retained adjacent to Wanaka Luggate Highway, a sense of spaciousness, with existing rural living and consented film studios development generally integrated by topography and/or vegetation.
 - c. Aesthetic appeal of the prominent escarpment and the gently undulating moraine landforms.

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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These various combined physical, associative, and perceptual attributes and values described above for the Halliday Road / Corbridge PA can be summarised as follows:

36. **Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the rolling moraines and water bodies, and the strong patterns of rural shelterbelts framing large open areas of pastoral land.
37. **Moderate associative values** relating to the historic heritage of European pastoral farming, the recreational use of the Upper Clutha River Track and the shared and recognised values of the area as a rural edge to Wānaka/Albert Town and as the rural approach to the township on Wanaka Luggate Highway.
38. **Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness in places, and the moderate level of naturalness with rural living remaining subordinate to pasture/cropping and vegetation. Recently consented activities may alter this for parts of the PA.

Landscape Capacity

The landscape capacity of the Halliday Road / Corbridge PA for a range of activities is set out below.

- i. **Commercial recreational activities – some** landscape capacity for small scale and low-key activities that are: located where they are screened from Wanaka Luggate Highway by topography or existing vegetation; designed to be of sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for rural farmstay/visitor accommodation or tourism related activities that are: either co-located with existing development or located where they are screened from Wanaka-Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity where expressiveness and scenic attributes and values are maintained.
- v. **Earthworks – limited** landscape capacity for earthworks and **some** capacity for tracks and trails for recreational use associated with farming and rural living / visitor accommodation / commercial recreation activities, subject to protecting naturalness and expressiveness attributes and values and those activities being sympathetically designed to integrate with existing natural landform patterns.

- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that reinforce the rural character.
- vii. **Mineral extraction – very limited** landscape capacity for farm-scale quarries that maintain or enhance the PA's landscape character and visual amenity values.
- viii. **Transport infrastructure** – outside the state highway corridor, **limited** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district scale infrastructure that is co-located with existing roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – some** capacity for small scale wind or solar generation located where topography ensures it is not visible from public places. **Limited** capacity for larger scale commercial renewable energy generation.
- xi. **Forestry – limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic and rural character values. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development, and its value as a rural edge to Wānaka/Albert Town could be undermined by increased densities of rural living on the river terraces. Any additional rural living should be set well back from roads and public trails, integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land.

PLANT AND ANIMAL PESTS

- A. Plant pest species include wilding conifers, hawthorn, crack willow, broom, gorse and lupin.
- B. Animal pest species include rabbits, feral cats, ferrets, stoats, weasels, possums, rats and mice.

21.23.3 West of Hāwea River PA: Schedule of Landscape Values

General Description of the Area

The West of Hāwea River PA takes in the RCL comprising river terraces on the true right (i.e. west) of the Hāwea River, extending from approximately Horseshoe Bend in the south to Hāwea settlement in the north. SH6 Lake Hāwea Albert Town Road forms the western boundary except—at the northern end, where the PA extends westwards from the road to encompass the low-lying land along the toe of the south-eastern flanks of Mount Maude.

Physical Attributes and Values

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

Landforms and land types:

1. The flat glacial outwash plain of the historic Hāwea Glacier, modified by the fluvial erosion and sedimentation of the Hāwea River that characterises the general area.
2. Maungawera Hill, roughly in the centre of the PA, separates the area into a northern and southern terrace. The hill itself comprises a terminal moraine of the Hāwea Glacier and extends broadly south-westwards from the south end of Mount Maude.
3. The patterning of shallow scarps and paleochannels throughout the northern terrace.

Hydrological features:

4. The ephemeral water courses from the mountains to the northwest, which flow only after prolonged or intense rainfall, that are artificially channelled in places and discharge to the Hāwea River.

Ecological features and vegetation types:

5. Particularly noteworthy indigenous vegetation features include:
 - a. Swathes and patches of regenerating kanuka, manuka, grey shrubland and bracken fernland across the lower slopes of Mount Maude.
 - b. Localised patches of kanuka and grey shrubland along with wilding conifers occupy the river terraces and escarpments bordering the Hāwea River.
 - c. Localised stands of kanuka and patches of short tussock grassland and matagouri shrubland occur on the expansive terraces between SH6 and the Hāwea River.
 - d. SNAs near edge of river terrace at end of Te Awa Road encompass small kanuka stands and patches of short tussock grassland and matagouri shrubland.

6. Other distinctive vegetation types include:
 - a. Grazed and cropped pasture with conifer and poplar shelterbelts. The latter are predominantly aligned west to east, perpendicular to the prevailing winds, and can be very long.
 - b. Forestry blocks throughout the sloping land in the centre of the PA, on the lower-lying gravel soils on the southern terrace adjacent the river and at the toe of Mount Maude.
 - c. Amenity plantings around rural and rural living dwellings and farm buildings.
 - d. Wilding conifers in places, particularly throughout areas of regenerating scrub.

Land-use patterns and features:

7. Low-density rural living, and hobby farming dominate land use throughout the PA. Rural living/hobby farming lots are generally between 4ha and 20ha in size, with a few larger lots greater than 50ha.
8. Throughout the northern terrace, dwellings are set back from SH6, exploiting the integrating benefits of the low terrace riser extending throughout the area or configured along the true right bank of the river. Many of the consented building platforms in this area are yet to be built on. There is a relatively consistent patterning of rural living lots adjacent the river; and throughout which there has been extensive use of shelterbelt and specimen tree plantings to achieve visual integration and privacy. While this area is not visible from the highway, it forms a contrasting and more finely grained character to the more open and pastoral land to the west.
9. Built development throughout the gentle slopes flanking Mount Maude and the central moraine area are generally well integrated by the hummocky topography and/or existing vegetation; comprise a distinctly working rural character; and/or are not prominent in views from the road. The area of elevated moraine on the eastern side of SH6 is predominantly in pastoral and forestry use.
10. Across the southern terrace, a more working rural landscape prevails, with pastoral, cropping, and forestry evident. Rural lifestyle lots are clustered towards the north-eastern edge of the terrace adjacent the river (accessed via Camp Hill Road) and throughout the south-western quadrant (accessed via Kennels Lane). Many of the consented building platforms in this area are yet to be built on.
11. The Maungawera Rural Visitor Zone throughout the elevated central area of moraine on the east side of SH6. This provides for carefully located and visually discreet pods of visitor focussed development including hot tubs, motorhome sites and cycle trails. Future plans include other developments such as hospitality venues.
12. The Hāwea Flat Whitewater Park (The Wave) is a popular surfing, kayaking, swimming, and picnicking spot adjacent the PA and accessed via the PA (Camp Hill Road).
13. The margins of the Hāwea River along the eastern edge of the PA which are identified as a Marginal Strip.
14. The Hāwea River track on the opposite (true left) side of the river.
15. The Hāwea River ONL notation that applies to the stretch of the river adjoining the southern part of the PA.
16. SH6 which passes through the western side of the PA.
17. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. The generally open and flat expanse of the intensively farmed Hāwea Flats on the eastern side of the Hāwea River.
 - b. The reasonably close proximity of Hāwea settlement to the northern end of the PA.

Mana whenua features and their locations:

18. 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.
19. The RCL overlaps the mapped wāhi tūpuna Hāwea River (including Camp Hill). overlay which applies to the Hāwea River and its margins.

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 experiences:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
21. The Hāwea was part of a traditional mahika kai network.
22. The mana whenua values associated with this area include, but may not be limited to, awa, nohoaka and ara tawhito.

Historic attributes and values:

23. The historical and contextual association of the river as a landscape feature, which shaped the development of early local infrastructure and acted as a natural boundary.

Shared and recognised attributes and values:

24. The identity of the area as 'breathing space' or a somewhat untamed 'green belt' between Albert Town and Hāwea settlement.
25. The popularity of the Hāwea River Track, The (Hāwea River) Wave, and SH6.

Recreation attributes and values

26. Recreational angling on the Hāwea River.

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:

27. The flat expanse of the outwash plain and river terraces, along with the hummocky moraine, are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha valley.

Particularly important views to and from the area:

28. The sequence of attractive and varied 'rural' views from SH6 across the PA. In places (and particularly towards the southern end of the PA), the seemingly untamed or rough appearance of vegetation throughout the area contributes the impression of a spacious and relatively undeveloped rural landscape.

Elsewhere (and towards the northern end of the PA), the more open pastoral character of the PA enables views westwards to the proximate lower flanks of Mount Maude and the peaks beyond (ONL), and eastwards across the open expanse of the PA and Hāwea Flats beyond, to the Grandview Range (ONL), including Breast Hill and Corner Peak. However, such views are intermittent due to the screening effect of the frequent shelterbelts across the terraces along the eastern side of the highway. The shelterbelts and pastoral land of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation in views from public places. The localised openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.

29. Views to the PA from the Hāwea River track along its eastern edge (noting that the river corridor adjoining the southern end of the PA is ONL).

Naturalness attributes and values:

30. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the number of partially visible houses.
31. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland and rural living is evident.

Memorability attributes and values:

32. Memorable to residents and locals as a 'green belt' between Albert Town and Hāwea settlement.

Transient attributes and values:

33. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
34. Seasonal pasture colours.
35. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

36. Impressions of rural tranquillity and quietness are localised to parts of Camp Hill Road and environs away from rural living uses.
37. A dark night sky impression contributes to feelings of wildness.

Aesthetic qualities and values:

38. The attractive and distinctly rural views to the (ONL) mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements in the form of pasture and tree, and subservience of built elements, play an important role in shaping the quality of these views.
39. Visual connection with the Hāwea River corridor along the eastern side of the PA.
40. Juxtaposition between the tamed rural land, the rougher rural character in places and the urban grain of Hāwea settlement (and the golf course) and Albert Town further afield.

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 combined physical, associative, and perceptual attributes and values described above for West of Hāwea River PA can be summarised as follows:

41. **Moderate physical values** relating to the glacially formed outwash plain/alluvial fans of the valley floor, being continually reworked by the Hāwea River, the strong patterns of rural land use and the mana whenua features of the area.
42. **Moderate associative values** relating the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as a spacious 'green belt' between Albert Town and Lake Hāwea settlement.
43. **Moderate perceptual values** relating to the expressiveness of the moraine, river terraces (including both their treads and risers), the coherent rural character, the scenic rural views across pasture to the surrounding mountain context, and the moderate level of naturalness, with built development remaining subservient to natural landscape elements and patterns.

Landscape Capacity

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

- i. **Commercial recreational activities – very limited** 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 filtering benefit of natural landscape elements; designed to be of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity where the quality of views and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living / visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns. **Limited** capacity for tracks and trails for recreational use that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity for farm scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.

- viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low-key rural roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks. **Very limited** capacity for other larger-scale regionally significant infrastructure.
- x. **Renewable energy generation – some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. **Forestry – limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be: set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

PLANT AND ANIMAL PESTS

- A. Plant pest species include wilding conifers.

21.23.4 Church Road – Shortcut Road PA: Schedule of Landscape Values

General Description of the Area

The Church Road – Shortcut Road PA generally takes in the RCL area known as the Clutha Triangle immediately to the north of Luggate and defined by SH6, Church Road, and Shortcut Road. The mapped extent of the PA also includes the flat land on the west side of SH6 and the rural land to the east of Church Road adjoining the Clutha River.

Physical Attributes and Values

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

Landforms and land types:

1. The flat terraced glacial outwash plain with a patterning of shallow scarps which collectively form a series of degradational river terraces stepping down from the west to the east.
2. Sandy areas, boulder rises and shallow dry swales of former paleochannels in places.
3. An area where more recent fluvial processes of erosion and sedimentation have reworked older alluvium associated with historic glaciations affecting the landscape.

Hydrological features:

4. Luggate Creek, which is a complex winding channel along the south-eastern edge of the PA (to the east of Church Road).
5. The ephemeral water courses draining from the mountains to the south across and around the terrace edges that are artificially channelled in places and discharge to the Clutha River. These channels tend to flow only during prolonged rainfall.

Ecological features and vegetation types:

6. Other distinctive vegetation types include:
 - a. Grazing and cropping with scattered exotic shelterbelts throughout the land straddling SH6.
 - b. Tree crops, flower crops and orchards on the lower terrace.
 - c. Amenity and shelter plantings around rural and rural living dwellings and farm buildings.
 - d. Poplar and willow plantings across terraces bordering the true right bank of Luggate Creek.
 - e. Mature crack willow and broom along the margins of Luggate Creek.

Land-use patterns and features:

7. Low-density rural living, horticultural and hobby farming dominate land use throughout the PA. Lot sizes are generally between 2ha and 20ha in size.
8. Church Road and Shortcut Road as local rural roads.
9. The margins of the Luggate Creek along the south-eastern edge of the PA which are identified as a Marginal Strip.
10. SH6 which passes through the western side of the PA.
11. An area of rural industrial type land-use with large scale buildings extending along the east side of Church Road to near the Grandview Bridge.
12. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. The very close proximity of Luggate settlement which extends across the river terraces to the southeast of the PA, with some of the more elevated terraces having a visual connection to the PA.
 - b. The Te Rua Tupāpaku (Clutha River near Luggate) ONL and associated DoC Reserve and river track extending along the eastern side of the PA.
 - c. The Luggate River Track along the south (true right) side of Luggate Creek extending along the south-eastern side of the PA.
 - d. The open and flat expanse of the intensively farmed Hāwea Flats to the north of the PA.
 - e. The forestry plantings throughout the terrace escarpment along the western side of the PA.

Mana whenua features and their locations:

13. 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.
14. Parts of the RCL overlap with the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
15. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
16. Te Rua Tūpāpaku is recorded as a fortified permanent pā.

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 experiences are:

17. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
18. The Mata-au (Clutha River) takes its name from a Kāi Tahu whakapapa that traces the genealogy of water. On that basis, the Mata-au is seen as a descendant of the creation traditions.

19. The Mata-au was part of inland mahika kai trails and was also a key transportation route for pounamu from inland areas to settlements on the coast.
20. Te Rua Tūpāpaku is a kāika mahika kai located on the Mata-au where weka, tuna (eels) and kauru (cabbage tree root) were gathered. It is also recorded as a fortified permanent pā.
21. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu.

Historic attributes and values:

22. Association with early pastoral land-use and gold mining.

Shared and recognised attributes and values:

23. The identity of the area as a green edge to Luggate and, in the case of the land to the east of Church Road, an established rural industry area supporting the adjacent settlement.
24. The popularity of the area as an entry/exit point on the Upper Clutha River Track.
25. The close proximity of the PA to the Grandview Bridge (or the 'red bridge') to the north of the PA (which is described as one of the most attractively proportioned steel bridges in Aotearoa).

Recreation attributes and values:

26. SH6 Wanaka Luggate Highway as a key scenic route linking between Wanaka and Cromwell.
27. Shortcut Road as a key scenic route linking between Wanaka (and the West Coast) and the Lindis Pass.
28. The Upper Clutha River Track in close proximity to the PA.

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:

29. The flat expanse of the outwash plain and river terraces are expressive of the interaction of the glacial and fluvial processes that have shaped, and are continuing to shape, the Upper Clutha valley.

Particularly important views to and from the area:

30. The sequence of attractive long-range and expansive rural views from SH6, parts of Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. In views east from Church Road, the established rural industry area contributes to the outlook. The cropping and pastoral land of the majority of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation. The appearance of an almost continuous patterning of rural land-use across the PA and beyond to the north and west reinforces the coherence of the underlying river terrace landforms. The openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.
31. The expansive very long-range, predominantly rural views from the elevated urban areas of Luggate to the southeast, in which the PA forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL). The large scale buildings associated with the established rural industry east of Church Road also contributes to the character of these views.

- 32. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges. These include localised views of the established rural industry area east of Church Road.

Naturalness attributes and values:

- 33. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is compromised to some extent by the number of partially visible houses and the large scale buildings associated with rural industry (to the east of Church Road).
- 34. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland, horticultural blocks, rural industry with large scale buildings, and rural living is evident.

Memorability attributes and values:

- 35. Memorable to residents and locals as a ‘green edge’ to Luggate.

Transient attributes and values:

- 36. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
- 37. Seasonal horticultural crop foliage and pasture colours.
- 38. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

- 39. Impressions of rural tranquillity and quietness which are localised to stretches of the river edge tracks adjoining the PA where intervening landform and vegetation patterns screen views to buildings within the PA and further afield in Luggate.

Aesthetic qualities and values:

- 40. The attractive and distinctly rural ‘big sky’ views to the mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements including pasture, crops, and trees and the subservience of built elements play an important role in shaping the quality of these views.
- 41. The juxtaposition between the tamed rural land, the rougher character along the river and creek corridors and the urban grain of Luggate further afield.

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 combined physical, associative, and perceptual attributes and values described above for the Church Road – Shortcut Road PA can be summarised as follows:

- 42. **Moderate physical values** relating to the productive soils and associated agricultural and horticultural land uses, the glacially formed outwash plain/alluvial fans of the valley floor that have subsequently been reworked, the mana whenua features in the area and the strong patterns of rural land use and, to a lesser degree, rural industry land-use.

43. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of Te Rua Tupāpaku (Clutha River near Luggate) and Luggate Creek, and the shared and recognised values of the area for residents and locals as a green edge to Luggate.
44. **Moderate perceptual values** relating to the expressiveness of the river terrace ‘tread and riser’ landforms, the coherence of land use patterns, the strong rural character, the expansive and scenic rural views, and the moderate level of naturalness, with built development, other than some existing large scale building development, remaining subservient to more natural landscape elements and patterns.

Landscape Capacity

The landscape capacity of the Church Road – Shortcut Road PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** 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 filtering benefit of natural landscape elements; designed to be of a modest scale, have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities – limited** capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – extremely limited** landscape capacity unless such development can: integrate a strong defensible boundary to avoid the potential future risk of settlement sprawl; is located and designed to connect with the existing settlement; maintains / enhances identified landscape values; and complements the existing character of Luggate.
- iv. **Intensive agriculture – extremely limited** landscape capacity where aesthetic attributes and values are maintained.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns. **Some** 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.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity for farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure – extremely limited** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and

structures are designed and located to limit their visual prominence, including associated earthworks. **Very limited** capacity for other larger-scale regionally significant infrastructure.

- x. **Renewable energy generation – some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. **Forestry – very limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and ‘domestication’ through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.
- xiii. **Rural Industrial Activity – extremely limited** landscape capacity for rural industry that is: co-located with existing rural industry development and includes appropriately scaled buildings; avoids the impression of development sprawl; maintains / enhances identified landscape values; maintains the quality of views and aesthetic values; and complements the existing character of Luggate.

PLANT PESTS

- A. Plant pest species include crack willow and broom.

21.23.5 Maungawera Valley PA: Schedule of Landscape Values

General Description of the Area

The Maungawera Valley PA is a rural RCL valley about 6km north of urban Wānaka enclosed by Mount Brown to the south and Mount Maude to the north. The PA includes the northern flanks of Mount Brown and most of the valley floor extending towards Mount Maude/Mount Gold/Mount Burke ONL to the north, the hummocky moraine and Rods Creek catchment to the west, and the protruding moraine of Maungawera Hill to the east. The strip of land between Mount Brown and the Lake Hāwea - Albert Town Road (SH6) is also included.

There are two sub areas within the PA:

- The northern flanks of Mount Brown;
- The floor of the valley.

Physical Attributes and Values

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

Landforms and land types:

1. Mount Brown: an elongated roche moutonnée landform that has been overridden by valley glaciers and smoothed by a veneer of glacial till deposits from successive glaciations. On the moderate to gently sloping northern flanks, the underlying schist bedrock has been overlain with till deposits from successive glaciations and eroded by subsequent fluvial action.
2. The valley floor: originally formed by a glacial tongue and overlain with glacial outwash gravels and more recent alluvial fan materials from the mountains to the north.
3. The relatively free-draining soils of the valley floor, making the area suitable for pastoral farming and cropping under irrigation.

Hydrological features:

4. Ephemeral water courses from the northern mountains that are artificially channelled across the valley floor and join to form Wai-utu-utu (Speargrass Creek) at the eastern end of the valley, flowing to the Hāwea River.

Ecological features and vegetation types:

5. Scattered regenerating kānuka forest on the northern flanks of Mount Brown, particularly on the steeper slopes, amongst rough and semi-improved pasture and pine woodlots.
6. Conifer and poplar shelter belts, generally oriented north-south across the valley to mitigate the wind tunnel effect created by Waiariki (Stevensons Arm) and the enclosing landforms.
7. A few small (1-4ha) forestry woodlots on the lower flanks of Mount Brown.

Land use patterns and features:

8. Distinctive and coherent pattern of cropping and pastoral farming on the valley floor, with large landholdings, regular but widely spaced shelterbelts, farm infrastructure such as tracks, irrigation systems and a few sporadic farm buildings, and dwellings/homestead clusters (some of which provide visitor accommodation and event facilities).
9. Low density rural living and hobby farming on the lower flanks or toe of Mount Brown and adjacent to Lake Hawea - Albert Town Road. Mt Maude vineyard is also located on the lower Mount Brown slopes. Rural living/hobby farming lots are generally between 2ha and 9ha in size, with a few larger lots greater than 50ha. Dwellings are set back to varying degrees from Maungawera Valley Road. Some dwellings are close to the road. However, all existing dwellings are generally well integrated by the hummocky topography of the mountain flanks or by existing vegetation and as such are not visually prominent from the road.
10. The land use context of the PA includes:
 - a. RCL open working farmland or kānuka-lined stream courses to the west as far as Waiariki (Stevensons Arm), including the distinctive Maungawera fan.
 - b. RCL open pastoral farming on foothills and terraces/alluvial fans at the base of the Mount Maude/Mount Gold/Mount Burke ONL to the north.
 - c. Pastoral farming, forestry, and a small amount of rural living in the Maungawera Hill RCL to the north-east, and the West of Hawea River PA to the east across SH6, where rural living development is largely set back from the highway and/or screened by vegetation.
 - d. The Dublin Bay PA extending to the ridge of Mount Brown, and the RCL on the eastern part of Mount Brown to the south. These areas have open working farmland with a very low density of built development and contain sensitive ridgelines that are visible from Lake Wānaka, Mount Iron and public places on the Upper Clutha Basin floor.

Archaeological and heritage features and their locations:

11. Fork Farm Homestead at 100-152 Maungawera Valley Road constructed in 1910, with a surrounding garden designed by Alfred Buxton in 1937.
12. Māori occupation or use of the area (for example, archaeological sites F40/12 and F40/13).

Mana whenua features and their locations:

13. 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.

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:

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

Historic attributes and values:

15. Associations of the area with early European settlement and farming, including Fork Farm (formerly part of Wanaka Station and later the Forks Run).

Shared and recognised attributes and values:

16. The low population density and infrequent through traffic mean that the valley is not a significant component of the shared and recognised landscape values of the Upper Clutha. However, Maungawera Valley is valued by local residents as part of their sense of place. While the valley includes infrequent through-traffic, to visitors passing through, the valley is generally recognised as sparsely populated where legible landform processes, rural open space and natural land cover patterns predominate, underpinning the high quality of the outlook.

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:

17. The open flat expanse of the valley floor and the elongated and hummocky flanks of Mount Brown are expressive of the interaction of the glacial and fluvial processes that have shaped the valley.

Particularly important views to and from the area

18. Highly scenic views from Maungawera Valley Road across open farmland to the northern mountainous ONL and to the southern flank of Mount Brown, which is somewhat foreshortened as a result of the proximity of the road to the mountain toe. Views have a strong working farm rural character, with most rural living activity obscured by topography or vegetation.
19. The highly coherent pattern of large open paddocks alternating with north-south shelterbelts across the valley floor contributes strongly to the scenic values of the valley and allows unobstructed sequential views to the surrounding ONL and RCL landscapes.
20. Views from Lake Hāwea - Albert Town Road to the alluvially truncated escarpments at the eastern end of Mount Brown and to the eastern mouth of the Maungawera Valley at the road intersection. The farmed and managed flats contrast with the unmodified slopes of Mount Brown and more distant mountains in these views and the scattered patterns of regenerating kanuka on the escarpment contribute to perceptions of naturalness. Highly visible dwellings, domestication and earth mounding between the road and Mount Brown somewhat compromise the pleasantness, coherence, and rural character of the views.

Naturalness attributes and values

21. There is a moderate level of naturalness with a predominance of natural rather than built elements, but human intervention as managed farmland and rural living is evident. The variable but coherent patterns of rougher pasture and regenerating kānuka on the upper slopes of Mount Brown contribute to perceptions of naturalness.

Memorability attributes and values

22. Memorable to residents and locals as an enclosed valley with a strong rural character.

Transient attributes and values

23. Transient attributes of the landscape include seasonal foliage and pasture or crop colours, the changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

24. The lack of through traffic and easy access to the lake, together with a low population density, give the valley a very strong sense of rural tranquillity, quietness, and remoteness.

Aesthetic attributes and values

25. Strong aesthetic attributes as a result of:
 - a. the highly legible geomorphological processes evident in the glacially formed Mount Brown bedrock roche moutonnée landform contrasted with the depositional nature of the valley floor.
 - b. the highly attractive rural views across open pastoral/cropping land to the dramatic and sublime landforms of the Mount Maude/Mount Gold/Mount Burke range and to the elongated form of Mount Brown, with its regenerating kānuka cover;
 - c. the coherent patterns of open farmland and shelterbelts;
 - d. the spacious and tranquil working farm rural character;
 - e. the low density of domestication, particularly on the valley floor;
 - f. the effective integration of dwellings by landform or vegetation.

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 Maungawera Valley PA can be summarised as follows:

26. **Moderate-high physical values** relating to the agricultural and horticultural land uses, the glacially formed roche moutonnée landform of Mount Brown, and outwash plain/alluvial fans of the valley floor, the strong patterns of rural land use, and the mana whenua features associated with the area.
27. **Low-moderate associative values** relating to the mana whenua associations of the area, the historic heritage of European pastoral farming, and the shared and recognised values of the area for residents and locals.
28. **Moderate-high perceptual values** relating to the expressiveness of the underlying glacial landforms, terrace, escarpment and downlands, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the Maungawera Valley PA for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small scale and low-key activities based on the rural land resource that are visually recessive; of a modest scale and have a low

key 'rural' character; and that maintain or enhance the PA's landscape character and visual amenity values.

- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for visitor accommodation activities and **extremely limited or no** landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale and have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – extremely limited or no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity where expressiveness and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities maintain naturalness and expressiveness attributes and values and integrate with existing natural landform patterns. **Some** landscape capacity for tracks and trails for recreational use that are sympathetically designed.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that are discreetly located and reinforce the existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity for farm-scale quarries that maintain or enhance the PA's landscape character and visual amenity values.
- viii. **Transport infrastructure – very limited** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district scale infrastructure that is co-located with roads and has an appearance consistent with the rural character of the PA. **Very limited** landscape capacity for larger scale regionally significant infrastructure. In the case of the National Grid, **limited** landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – some** landscape capacity for discreetly located and small-scale renewable energy generation. **Limited** landscape capacity for larger scale commercial renewable energy generation that is discreetly located and screened from view.
- xi. **Forestry – limited** landscape capacity for carefully-sited small woodlots of up to 2 hectares in area to maintain the existing landscape character and visual amenity of the valley including its geomorphic legibility, natural elements, patterns, and processes.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic, remoteness and landscape character and visual amenity values including its geomorphic legibility, natural elements, patterns, and processes. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development. Any additional rural living should be set well back from roads; integrated by landform and/or existing vegetation; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.

Appendix 5

Table of Accept/Reject Submissions

Original Submission No	Further Submission No	Submitter	Provision	Position	Submission Summary	Panel Recommendation
OS1.1		Kim Badger	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the landscape schedules 21.23 are retained as notified.	Accept in part
OS2.1		John Robert Binney	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That landscape schedule 21.23.1 is supported.	Accept in part
OS2.2		John Robert Binney	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That landscape schedule 21.22.18 is retained as notified.	Accept in part
OS2.3		John Robert Binney	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That landscape schedule 21.22.24 is retained as notified.	Accept in part
OS2.4		John Robert Binney	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the Mount Barker Rural Character Landscape be extended southward to incorporate the houses on the south side of Mount Barker Road.	Reject
OS2.5		John Robert Binney	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the Cardrona River Outstanding Natural Landscape be wrapped around to an extended Mount Barker Rural Character Landscape so that it joins the Lake McKay Station Outstanding Natural Landscape.	Reject
OS3.1		Rebecca Karamaena on behalf of Hawthenden Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to acknowledge that the submitters land does not have landscape values.	Reject
OS3.2		Rebecca Karamaena on behalf of Hawthenden Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the Outstanding Natural Landscaping designation is removed from the submitters land.	Reject
OS3.3		Rebecca Karamaena on behalf of Hawthenden Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha be amended to recognise that the submitters land has no identifiable landscape values in respect of this property.	Reject
OS3.4		Rebecca Karamaena on behalf of Hawthenden Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That Outstanding Natural Landscape boundary of the landscape schedule 21.22.19 Mount Alpha is amended to be located along a defensible geomorphological boundary.	Reject
OS3.5		Rebecca Karamaena on behalf of Hawthenden Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the land located on the Mount Alpha fan be classified as a Rural Character Landscape due to being part of the inhabited and domesticated rural land below it rather than the mountain slopes above.	Reject
OS3.6		Rebecca Karamaena(on behalf of Hawthenden Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.19 Mount Alpha be amended to remove the submitters land.	Reject
OS3.7		Rebecca Karamaena on behalf of Hawthenden Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.19 Mount Alpha be rejected as the restrictions outlined in the proposed variation are punitive, unjust and require full compensation to the landowner.	Reject
OS4.1		Samuel "Q" (self) on behalf of Stronsay Farm	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedules 21.22 are supported as notified.	Accept in part
OS5.1		Malcolm Burgess on behalf of Rob Roy Lane Residents Group	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That the description of the Outstanding Natural Feature boundary in landscape schedule 21.22.11 be amended to describe the western boundary extending to the cadastral boundaries of the existing urban development and not the extending to the urban zoned land.	Reject

OS6.1		Michael & Bridget Davies	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That further information or clarification is provided on the circumstances in which the landscape schedules are to be used.	Accept
OS6.1	FS234.1	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS6.2		Michael & Bridget Davies	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the extent of the capacity rating scale be confirmed within the landscape schedules.	Accept in part
OS6.3		Michael & Bridget Davies	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the ratings scale make clear how the wording used relates to the provisions in Chapter 3 Strategic Directions of the Proposed District Plan.	Accept in part
OS6.4		Michael & Bridget Davies	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That any additional activities referred to in the landscape schedules, particularly in the landscape capacity assessment, use defined terms.	Accept in part
OS6.5		Michael & Bridget Davies	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity in xii. rural living be amended as follows "no landscape capacity, except existing approved development or where exceptional circumstances and design are presented."	Reject
OS6.6		Michael & Bridget Davies	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS7.1		Florence Micoud	Landscape Schedules	Support	That the landscape schedules be retained as notified.	Accept in part
OS7.2		Florence Micoud	Landscape Schedules	Oppose	That every landscape that is not damaged yet be protected.	Accept in part
OS7.3		Florence Micoud	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the Mount Alpha Outstanding Natural Landscape in landscape schedule 21.22.19 be extended to Cardrona Road to the east and Studholme Road to the north, or if this is not possible then that the triangle between Mount Alpha, Cardrona Road, and Studholme Road be protected as a priority area.	Reject
OS8.1		Grant Fyfe (Land owner)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That landscape schedule 21.23.5 Maungawera Valley be removed from the landscape schedules.	Reject
OS8.1	FS234.2	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS9.1		Susan Gathercole (Maungawera Hill Group) on behalf of Anderson, Mactaggert, Hinds, Gathercole families	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That landscape schedule 21.23.3 West of Hawea River RCL be rejected.	Reject
OS9.1	FS234.3	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS10.1		Robert Yang	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That landscape schedule 21.22.17 be retained as notified.	Accept in part
OS10.2		Robert Yang	Landscape Schedules	Oppose	That the Gibbston Character Zone be reviewed with the same process as has been used for the Rural Zone.	Reject
OS10.3		Robert Yang	Landscape Schedules	Oppose	That the review of the Gibbston Character Zone as sought by submission 10.2 occur at the same time as the Rural Zone.	Reject
OS11.1		Alan Gillespie	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That priority areas are deleted.	Reject
OS11.1	FS234.4	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS12.1		Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the landscape schedule 21.22.3 Shotover River is retained as notified.	Accept in part
OS12.1	FS224.23	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS12.1	FS237.1	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS12.2		Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.12 Western Whakatipu Basin is retained as notified.	Accept in part
OS12.2	FS224.24	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS12.3		Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the inclusion of the landscape schedules in Arthurs Point are retained as notified.	Accept in part
OS12.3	FS224.25	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS12.3	FS237.3	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS12.4		Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the values and attributes identified for the landscape schedule 21.22.3 Shotover River are retained as notified.	Accept in part
OS12.4	FS224.26	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS12.4	FS237.4	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS12.5		Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the capacity assessment for landscape schedule 21.22.3 Shotover River is retained as notified.	Accept in part
OS12.5	FS224.27	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS12.5	FS237.5	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.1		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Shotover River is retained as notified.	Accept in part
OS13.1	FS224.1	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.1	FS237.6	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.1	FS242.91	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS13.1	FS243.91	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS13.2		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin is retained as notified.	Accept in part

OS13.2	FS224.2	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.2	FS242.92	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS13.2	FS243.92	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS13.3		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the values and attributes of landscape schedule 21.22.3 Shotover River are retained as notified.	Accept in part
OS13.3	FS224.3	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.3	FS237.8	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.3	FS242.93	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS13.3	FS243.93	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS13.4		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the values and attributes of landscape schedule 21.22.12 Western Whakatipu Basin are retained as notified.	Accept in part
OS13.4	FS224.4	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.4	FS242.94	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS13.4	FS243.94	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS13.5		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the Shotover River Outstanding Natural Feature is protected from inappropriate subdivision, use, and development in accordance with section 6 of the Resource Management Act 1991.	Accept
OS13.5	FS224.5	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS13.5	FS237.10	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS13.5	FS242.95	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept

OS13.5	FS243.95	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS13.6		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the Western Whakatipu Basin Outstanding Natural Landscape is protected from inappropriate subdivision, use, and development in accordance with section 6 of the Resource Management Act 1991.	Accept
OS13.6	FS224.6	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS13.6	FS242.96	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS13.6	FS243.96	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS13.7		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the identification of no capacity for urban expansion is retained as notified.	Accept in part
OS13.7	FS224.7	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS13.7	FS237.12	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS13.7	FS242.97	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS13.7	FS243.97	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS13.8		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the identification of no capacity for urban expansion is retained as notified.	Accept in part
OS13.8	FS224.8	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS13.8	FS242.98	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS13.8	FS243.98	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS13.9		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That any other consequential changes be made to achieve the purpose of sustainable management and protection of the Outstanding Natural Feature and Outstanding Natural Landscape within and around Arthurs Point.	Accept in part

OS13.9	FS224.9	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.9	FS237.14	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.9	FS242.99	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS13.9	FS243.99	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS13.10		Jennie Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That any other consequential changes be made to achieve the purpose of sustainable management and protection of the Outstanding Natural Feature and Outstanding Natural Landscape within and around Arthurs Point.	Accept in part
OS13.10	FS224.10	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS13.10	FS242.100	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS13.10	FS243.100	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS13.11		Jennie Semple	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point have immediate legal effect from the date they were publicly notified.	Reject
OS13.11	FS224.11	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS13.11	FS237.16	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS13.11	FS242.101	Ella Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS13.11	FS243.101	Julian Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS13.12		Jennie Semple	Landscape Schedules	Oppose	That the notified landscape map contains an error which shows an extended Urban Growth Boundary over Atley Road which the Environment Court and Appeals Court ordered to be reversed. This error should be rectified and include a further period of time for people to respond once rectified.	Reject
OS14.1		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Shotover River is retained as notified.	Accept in part
OS14.1	FS224.12	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.1	FS237.17	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.2		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin is retained as notified.	Accept in part

OS14.2	FS224.13	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.3		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the values and attributes of landscape schedule 21.22.3 Shotover River are retained as notified.	Accept in part
OS14.3	FS224.14	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.3	FS237.19	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.4		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the values and attributes of landscape schedule 21.22.12 Western Whakatipu Basin are retained as notified.	Accept in part
OS14.4	FS224.15	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.5		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the Shotover River Outstanding Natural Feature is protected from inappropriate subdivision, use, and development in accordance with section 6 of the Resource Management Act 1991.	Accept
OS14.5	FS224.16	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS14.5	FS237.21	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS14.6		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the Western Whakatipu Basin Outstanding Natural Landscape is protected from inappropriate subdivision, use, and development in accordance with section 6 of the Resource Management Act 1991.	Accept
OS14.6	FS224.17	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS14.7		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the identification of no capacity for urban expansion is retained as notified.	Accept in part
OS14.7	FS224.18	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS14.7	FS237.23	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS14.8		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the identification of no capacity for urban expansion is retained as notified.	Accept in part

OS14.8	FS224.19	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS14.9		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That any other consequential changes be made to achieve the purpose of sustainable management and protection of the Outstanding Natural Feature and Outstanding Natural Landscape within and around Arthurs Point.	Accept in part
OS14.9	FS224.20	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.9	FS237.25	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.10		Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That any other consequential changes be made to achieve the purpose of sustainable management and protection of the Outstanding Natural Feature and Outstanding Natural Landscape within and around Arthurs Point.	Accept in part
OS14.10	FS224.21	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS14.11		Matthew Semple	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point have immediate legal effect from the date they were publicly notified.	Reject
OS14.11	FS224.22	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS14.11	FS237.27	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS15.1		Andrew Blackford (Arthurs Point Community Association)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified including the extent of the Outstanding Natural Feature.	Accept in part
OS15.1	FS224.28	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS15.1	FS237.28	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS16.1		Richard and Lindsay Macharg	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedule 21.22.3 Shotover River priority area be amended to change the boundary to the carriageway of Malaghans Road between Ben Lomond Station and Coronet Peak Road junction.	Reject
OS16.1	FS224.29	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS16.2		Richard and Lindsay Macharg	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the landscape within the Whakatipu basin is protected.	Accept
OS16.2	FS224.30	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS16.3		Richard and Lindsay Macharg	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the boundary of landscape schedule 21.22.3 Shotover River be amended at the swerve of the boundary around Ben Lomond Station and its associated development.	Reject
OS16.3	FS224.31	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject

OS16.4		Richard and Lindsay Macharg	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the boundary of landscape schedule 21.22.3 Shotover River be amended to include 'Tremain house' and 'Tremain's corner'.	Reject
OS16.4	FS224.32	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS16.5		Richard and Lindsay Macharg	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the boundary of landscape schedule 21.22.3 Shotover River be amended at the cut out around Bordeau's store and its associated accommodation and extensive outbuildings.	Reject
OS16.5	FS224.33	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS16.6		Richard and Lindsay Macharg	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the boundary of landscape schedule 21.22.15 Central Whakatipu Basin be amended to use Malaghans Road as the southeastern boundary as the landscape boundary.	Reject
OS16.6	FS224.34	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS17.1		Rik Deaton (LandEscape Wanaka) on behalf of The Maungawera Rural Visitor Zone	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the Maungawera Rural Visitor Zone is removed from consideration in the variation, including the mapping.	Reject
OS17.1	FS234.5	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS17.1	FS247.1	Rik and Juliet Deaton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS17.2		Rik Deaton (LandEscape Wanaka) on behalf of The Maungawera Rural Visitor Zone	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That 93 Camp Hill Road/the Maungawera Rural Visitor Zone be removed from the landscape mapping.	Reject
OS17.2	FS234.6	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS17.2	FS247.2	Rik and Juliet Deaton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS18.1		Doug Stalker	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedule 21.22 is not included in the proposed district plan Chapter 21 before direct consultation is undertaken with affected land owners.	Reject
OS18.1	FS234.7	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS18.2		Doug Stalker	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That landscape schedule 21.23 is not included in the Proposed District Plan Chapter 21 before direct consultation is undertaken with affected land owners.	Reject
OS18.2	FS234.8	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS19.1		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That landscape schedules 21.23 for Rural Character Landscapes are rejected as notified.	Reject
OS19.1	FS234.9	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS19.2		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedules 21.23 are amended to remove vague terms such as 'dramatic', 'sublime', and 'tranquil' as they are purely subjective.	Reject
OS19.2	FS234.10	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject

OS19.2	FS235.1	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS19.2	FS236.1	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS19.3		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedules 21.23 are amended to provide explicit definitions for terms 'limited', 'very limited', 'some' in regard to landscape capacity.	Accept in part
OS19.4		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That the rural character landscapes 21.23 are amended to remove quotation marks on the terms 'working farm', and 'rural'.	Accept in part
OS19.5		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That landscape schedules 21.23 are amended to determine explain who arbitrates the definitions of the terms 'expressiveness', and aesthetics'.	Reject
OS19.6		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley be rejected as notified.	Accept in part
OS19.7		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley be amended to remove vague terms such as 'dramatic', 'sublime', and 'tranquil' as they are purely subjective.	Reject
OS19.8		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley be amended to provide explicit definitions for terms 'limited', 'very limited', 'some' in regard to landscape capacity.	Reject
OS19.9		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley is amended to remove quotation marks on the terms 'working farm', and 'rural'.	Accept in part
OS19.10		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley is amended to determine explain who arbitrates the definitions of the terms 'expressiveness', and aesthetics'.	Reject
OS19.10	FS235.2	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS19.10	FS236.2	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS19.11		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be rejected as notified.	Reject
OS19.12		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be amended to remove vague terms such as 'dramatic', 'sublime', and 'tranquil' as they are purely subjective.	Reject
OS19.13		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be amended to provide explicit definitions for terms 'limited', 'very limited', 'some' in regard to landscape capacity.	Reject
OS19.14		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige is amended to remove quotation marks on the terms 'working farm', and 'rural'.	Accept in part

OS19.15		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be amended to determine who arbitrates the definitions of the terms 'expressiveness', and 'aesthetics'.	Reject
OS19.16		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 Cardrona River Mount Barker Road be rejected as notified.	Reject
OS19.17		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 Cardrona River Mount Barker Road is amended to remove vague terms such as 'dramatic', 'sublime', and 'tranquil' as they are purely subjective.	Reject
OS19.18		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 Cardrona River Mount Barker Road is amended to provide explicit definitions for terms 'limited', 'very limited', 'some' in regard to landscape capacity.	Reject
OS19.19		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 Cardrona River Mount Barker Road is amended to remove quotation marks on the terms 'working farm', and 'rural'.	Accept in part
OS19.20		Ian Percy (Aitkens Folly Vineyard Ltd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 Cardrona River Mount Barker Road is amended to determine explain who arbitrates the definitions of the terms 'expressiveness', and aesthetics'.	Reject
OS20.1		Alison Devlin on behalf of Willowridge Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the functional requirements of rural properties are taken into consideration when assessing applications for earthworks and farm buildings taking place in landscape schedule 21.22.19 Mount Alpha.	Accept
OS21.1		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That further information or clarification is provided on the circumstances in which the landscape schedules are to be used.	Accept
OS21.2		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the extent of the capacity rating scale be confirmed within the landscape schedules.	Accept in part
OS21.2	FS220.2	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS21.3		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the ratings scale make clear how the wording used relates to the provisions in Chapter 3 Strategic Directions of the Proposed District Plan.	Accept in part
OS21.3	FS209.1	Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS21.3	FS210.1	Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS21.3	FS220.3	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS21.4		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Oppose	That the capacity rating be amended in landscape schedule 21.22.1 Peninsula Hill to include some capacity for tourism related activities, rural living and urban expansion.	Accept in part

OS21.4	FS220.4	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS21.5		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS21.5	FS220.5	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS22.1		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That further information or clarification is provided on the circumstances in which the landscape schedules are to be used.	Accept
OS22.1	FS220.1	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS22.1	FS220.6	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS22.2		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the extent of the capacity rating scale be confirmed within the landscape schedules.	Accept in part
OS22.2	FS220.7	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS22.3		Ben Gresson (Todd & Walker Law) on behalf of Mee Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the ratings scale make clear how the wording used relates to the provisions in Chapter 3 Strategic Directions of the Proposed District Plan.	Accept in part
OS22.3	FS220.8	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS22.4		Ben Gresson (Todd & Walker Law) on behalf of Scope Resources Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill be amended to include some capacity for cleanfill to be deposited in hidden gullies in this landscape.	Reject
OS22.4	FS220.9	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS22.5		Ben Gresson (Todd & Walker Law) on behalf of Scope Resources Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Oppose	That reference to earthworks be included after reference to farm in the landscape capacity for landscape schedule 21.22.1 Peninsula Hill.	Reject
OS22.5	FS220.10	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS22.6		Ben Gresson (Todd & Walker Law) on behalf of Scope Resources Limited	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Reject
OS22.6	FS220.11	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject

OS23.1		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That reference to plantation forestry be removed from schedule 21.22.23 Hawea South North Grandview section 12(d).	Accept
OS23.2		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.23 section 14 be amended to include tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko, McCann's skinks, and many others.	Accept
OS23.3		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.23 section 14 be amended to include hedgehogs.	Accept
OS23.4		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.23 section 27 be amended to include: boating, water-skiing, jet skiing, and kite boarding.	Accept
OS23.5		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the typographical error in the first sentence of the landscape capacity section of landscape schedule 21.22.23 be corrected from "Priority Area Outstanding Natural Landscape West Wanaka" to "Priority Area Outstanding Natural Landscape Hawea South North Grandview".	Accept
OS23.6		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.23 sections i, and ii, landscape capacity be amended to consider effects of noise.	Reject
OS23.7		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.23 landscape capacity section require pest eradication / control programs as part of any Resource Consent application for i. commercial recreation activities, and ii. visitor accommodation and tourism related activities.	Reject
OS23.8		Geoff and Maureen Kernick	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.23 section xi. Production forestry not preclude the removal of wilding pines and other pest trees.	Reject
OS24.1		Caroline Harker	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That no existing rules relevant to landscape schedule 21.23.5 Maungawera Valley are changed.	Reject
OS24.1	FS234.11	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS24.2		Caroline Harker	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley be rejected and not included in Chapter 21 of the Proposed District Plan.	Reject
OS24.2	FS234.12	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS25.1		Janice Hughes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape capacity assessment of landscape schedule 21.22.11 Mount Iron be amended.	Accept
OS25.2		Janice Hughes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 Mount Iron capacity under ii. be amended to include 'no landscape capacity to absorb visitor accommodation other than within existing buildings' with the wording 'No landscape capacity related activities' remaining.	Accept
OS25.3		Janice Hughes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Support	That the reference 'No landscape capacity for tourism-related activities' in landscape schedule 21.22.11 Mount Iron be retained as notified.	Accept
OS25.4		Janice Hughes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity under v. be amended to ensure that earthworks are limited to repairs, maintenance and renewal of existing walking-only trails and tracks.	Accept in part

OS25.5		Janice Hughes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That no additional roads are created in landscape schedule 21.22.11 Mount Iron.	Accept
OS25.6		Janice Hughes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity include no landscape capacity for erection of shelters, huts, cabins and lodges.	Accept
OS26.1		John and Emily McRae (Glendhu Station Limited) on behalf of Glendhu Station	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the current rules relevant to landscape schedule 21.22 landscape schedules are enough and that no change is necessary.	Reject
OS27.1		Rod and Anne Corbett	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 Mount Iron capacity under ii. be amended to include 'no landscape capacity to absorb visitor accommodation other than within existing buildings' with the wording 'No landscape capacity related activities' remaining.	Accept
OS27.2		Rod and Anne Corbett	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity under v. be amended to ensure that earthworks are limited to repairs, maintenance and renewal of existing walking-only trails and tracks.	Accept in part
OS27.3		Rod and Anne Corbett	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity include no landscape capacity for erection of shelters, huts, cabins and lodges.	Accept
OS28.1		Peter Oliver	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Support	That landscape schedule 21.22.21 West Wanaka be retained as notified.	Accept in part
OS29.1		Ken MacKenzie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedules are retained as notified.	Accept in part
OS29.1	FS223.1	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS29.1	FS228.1	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS29.2		Ken MacKenzie	Landscape Schedules	Oppose	That a higher landscape value be given to Gibbston, from Gibbston Valley Winery to the Nevis, Gibbston Back Road.	Reject
OS29.2	FS223.2	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS29.2	FS228.2	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS30.1		Mark Hosie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the areas around Arrowtown be left devoid of housing.	Reject
OS30.2		Mark Hosie	Landscape Schedules	Oppose	That Queenstown Lakes District Council and all other parties cease to rely on the Whakatipu Basin Land Study as the 'silver bullet' in deciding what areas are suitable for development.	Reject
OS30.3		Mark Hosie	Landscape Schedules	Oppose	That Queenstown Lakes District Council consults more closely with communities and out a high weighting on the community views before implementing changes in any area.	Reject
OS31.1		Rebecca and Jimmy Cotter	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That council adopt a common sense approach and stop mapping and classifying land into certain priority areas.	Reject
OS31.1	FS234.13	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS31.2		Rebecca and Jimmy Cotter	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedules allow for firebreaks with careful planting on Outstanding Natural Landscape land.	Reject
OS31.2	FS234.14	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject

OS31.3		Rebecca and Jimmy Cotter	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That council work with all landowners to ensure what they are looking to do with their land is going to compliment the area.	Accept in part
OS31.3	FS234.15	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS32.1		Ben Wilson on behalf of Wilson family	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That landscape schedule 21.22.22 Dublin Bay recognise the protection of the heritage non-indigenous trees in and around the Dublin Bay reserve area. This should exclude any wilding Pinus radiata and Douglas Fir trees which are not of any significant heritage value"	Reject
OS32.1	FS235.3	Emma Turner on behalf of Sunnyside Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS32.1	FS236.3	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS33.1		Phill Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is rejected as notified and dropped in favour of the current rural general rules.	Reject
OS33.1	FS240.10	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS33.2		Phill Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is altered to reflect the capacity values outlined in this submission.	Accept in part
OS33.2	FS240.11	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.3		Phill Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That paragraph 4 of landscape schedule 21.23.5 is agreed with as notified in that the water courses are artificial throughout the valley.	Accept
OS33.3	FS240.12	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept
OS33.4		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley be amended to address that paragraph 9 where it states 'Dwellings are set back from Maungawera Valley Road, are generally well integrated by the hummocky topography of the mountain flanks or by existing vegetation and are not visually prominent from the road' to acknowledge that historically the houses are generally positioned beside the road and in full view of the road.	Accept in part
OS33.4	FS235.4	Emma Turner on behalf of Sunnyside Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.4	FS236.4	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.4	FS240.13	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.5		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley be amended to confirm the significance of evidence of early Maori occupation by an appropriate cultural advisor/mana whenua authority.	Accept
OS33.5	FS240.14	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept

OS33.6		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the landscape schedule 21.23.5 Maungawera Valley paragraph 16 is retained as notified.	Accept in part
OS33.6	FS240.15	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.7		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley be rejected and that no extra protection is placed on the landscape.	Reject
OS33.7	FS240.16	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS33.8		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley be amended to change the landscape capacity of commercial recreational activities from very limited to limited.	Reject
OS33.8	FS240.17	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS33.9		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for visitor accommodation activities that are co-located with existing development be amended from no landscape capacity to limited landscape capacity; and be amended to some landscape capacity for tourism related activities, including farm related tourism.	Accept in part
OS33.9	FS240.18	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS33.10		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for urban expansions be adopted as notified with no capacity.	Accept in part
OS33.10	FS240.19	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.11		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Support	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for intensive agriculture be adopted as notified with some capacity.	Accept in part
OS33.11	FS240.20	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS33.12		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for earthworks be adopted as notified with limited landscape capacity.	Accept in part
OS33.12	FS240.21	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.13		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for farm buildings be adopted as notified with some capacity.	Accept in part
OS33.13	FS240.22	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.14		PHILL Hunt (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for mineral extraction be amended from very limited to limited capacity.	Reject

OS33.14	FS240.23	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS33.15		PHILL HUNT (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for transport infrastructure be amended from very limited to limited and that bus stops be included when public transport arrives in the Upper Clutha.	Reject
OS33.15	FS240.24	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS33.16		PHILL HUNT (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for utilities and regionally significant infrastructure be amended from limited to some capacity.	Reject
OS33.16	FS240.25	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS33.17		PHILL HUNT (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for renewable energy generation be adopted as notified.	Accept in part
OS33.17	FS240.26	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS33.18		PHILL HUNT (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.23.5 Maungawera Valley landscape capacity for rural living be amended from very limited to some landscape capacity.	Reject
OS33.18	FS240.27	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS33.19		PHILL HUNT (Fork Farm) on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	"That the landscape schedule 21.23.5 Maungawera Valley be amended to remove reference to the historic importance of the submitters' family home and garden.	Reject
OS34.1		PHILL HUNT (Maungawera Catchment Group) on behalf of Maungawera Catchment Group Members	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the Maungawera Valley does not become a Rural Character Landscape (RCL) Priority Area (PA).	Reject
OS34.1	FS234.16	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS35.1		Andrew Bartholomew	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That Landscape Capacity point ii visitor accommodation and tourism related activities, be changed to no landscape capacity.	Accept in part
OS35.2		Andrew Bartholomew	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That Landscape Capacity point v. earthworks be amended to no landscape capacity.	Reject
OS36.1		Suzanne Rose (Whakatipu Wilding Control Group (WCG))	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the Outstanding Natural Feature status of the Kimiakau (Shotover River) in landscape schedule 21.22.3 is retained.	Accept in part
OS36.2		Suzanne Rose (Whakatipu Wilding Control Group (WCG))	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That landscape schedule 21.22.3 Shotover River attributes and values at paragraph 48 be amended so that there is no reverence of historical documents that feature wilding conifers, including art, photography, postage stamps and books, should determine our future landscapes.	Accept in part
OS36.2	FS241.3	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS37.1		Ed Cruikshank on behalf of Ed and Tonya Cruikshank	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedule 21.22.15 Central Whakatipu Basin is amended along the south eastern boundary of the Shotover outstanding natural feature of the Central Whakatipu Basin to exclude a cluster of existing properties in the vicinity of Malaghans Road/Littles Road junction.	Reject
OS37.1	FS224.35	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported	Reject
OS37.2		Ed Cruikshank on behalf of Ed and Tonya Cruikshank	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That 21.22.15 be amended to ensure the Whakatipu Basin is protected.	Accept in part
OS37.2	FS224.36	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS37.3		Ed Cruikshank on behalf of Ed and Tonya Cruikshank	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the outstanding natural landscape boundary at the south western corner of landscape schedule 21.22.15 Central Whakatipu Basin be amended as they are illogical and display various inconsistencies.	Reject
OS37.3	FS224.37	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Reject
OS37.4		Ed Cruikshank on behalf of Ed and Tonya Cruikshank	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the boundary of landscape schedule 21.22.15 Central Whakatipu Basin be amended at Ben Lomond Station and its associated development.	Reject
OS37.4	FS224.38	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Reject
OS37.5		Ed Cruikshank on behalf of Ed and Tonya Cruikshank	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the boundary of landscape schedule 21.22.15 Central Whakatipu Basin be amended around Tremain House above Tremain's Corner.	Reject
OS37.5	FS224.39	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Reject
OS37.6		Ed Cruikshank on behalf of Ed and Tonya Cruikshank	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.15 Central Whakatipu Basin be amended around Bordeau's Store, accommodation and ancillary buildings.	Reject
OS37.6	FS224.40	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Reject
OS37.7		Ed Cruikshank on behalf of Ed and Tonya Cruikshank	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be amended before the adoption of the proposed landscape values in landscape schedule 21.22.15 Central Whakatipu Basin.	Accept in part
OS37.7	FS224.41	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS38.1		William Thomson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.11.ii. be amended to very limited capacity.	Accept in part
OS38.2		William Thomson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That Landscape Capacity 21.22.11.v earthworks be amended from 'very limited' to 'no' landscape capacity.	Reject
OS39.1		John Palmer Palmer	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the Landscape Capacity point ii visitor accommodation and tourism related activities be amended from 'very limited' to 'no' landscape capacity.	Accept in part

OS39.2		John Palmer Palmer	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	The Landscape Capacity schedule 21.22.11 #v (earthworks) be amended to ensure that earthworks are limited to repairs, maintenance and renewal of existing walking-only trails and tracks.	Reject
OS39.3		John Palmer Palmer	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That the Landscape Capacity should record that there is no capacity for shelters, huts, cabins, lodges, or other related buildings.	Reject
OS40.1		Niamh and Andrew Tomes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedule 21.22.11 landscape capacity section point ii be amended as follows "visitor accommodation and tourism related activities - <u>no</u> landscape capacity for <u>tourism-related activities</u> "	Accept in part
OS40.2		Niamh and Andrew Tomes	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 landscape capacity section point v be amended as follows "earthworks – <u>very limited</u> landscape capacity for earthworks and additional trails or access tracks that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns."	Accept in part
OS41.1		Dirk Van walt	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 Mount Iron capacity under ii. be amended to include 'no landscape capacity to absorb visitor accommodation other than within existing buildings' with the wording 'No landscape capacity related activities' remaining.	Reject
OS41.2		Dirk Van walt	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity under v. be amended to ensure that earthworks are limited to repairs, maintenance and renewal of existing walking-only trails and tracks.	Reject
OS41.3		Dirk Van walt	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity include no landscape capacity for erection of shelters, huts, cabins and lodges.	Reject
OS42.1		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is removed or revised so that there is no additional constraints on the future use of the submitters properties (Lot 3 DP 27742, Lot 1 DP 426178, and Section 45 Block 5 Lower Wanaka SD).	Reject
OS42.1	FS234.17	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS42.2		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is removed or revised so that there is no additional constraints on the future use of the submitters properties (Lot 3 DP 27742, Lot 1 DP 426178, and Section 45 Block 5 Lower Wanaka SD).	Reject
OS42.2	FS234.18	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS42.3		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules	Oppose	That the landscape schedule plan change be rejected in it's entirety.	Reject
OS42.4		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules	Oppose	That the category 'no landscape capacity' is removed and any areas or activities that are identified as having no landscape capacity be reclassified as having 'very limited landscape capacity'.	Accept in part
OS42.5		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules	Oppose	That the landscape schedules be made more concise.	Accept
OS42.6		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules	Oppose	That a definition is added to clarify what is meant by intensive agriculture.	Accept
OS42.7		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules	Oppose	That 'tourism related activities' are considered in the landscape capacity assessments as part of Visitor Accommodation (the accommodation component and directly associated activities or services and facilities as defined by the Proposed District Plan) or Commercial Recreation (if the visitor attraction). Or alternative relief that a definition for Tourism Related Activities be included within the Proposed District Plan.	Accept in part

OS42.8		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules	Oppose	That terms used in the Proposed District Plan are used wherever possible in the landscape schedules.	Accept
OS42.9		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the statement regarding soils and available water is amended to read as follows: some landscape capacity where expressiveness and aesthetic attributes and values are maintained or enhanced.	Accept
OS42.10		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the format used for the Outstanding Natural Feature and Outstanding Natural Landscapes is retained as notified.	Accept
OS42.11		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedules in 21.23 for the Rural Character Landscapes are made more concise.	Accept
OS42.12		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the words no landscape capacity for tourism activities is removed from landscape capacity 21.22.22.ii. visitor accommodation and tourism related activities.	Accept
OS42.13		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.22.iv. intensive agriculture be amended to: intensive agriculture - limited landscape capacity in the rural living area within Dublin Bay (excluding the flanks of Mount Brown and areas where there is existing agricultural use of the land).	Reject
OS42.14		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the flanks of Mount Brown, as referred to in 21.22.22.iv. intensive agriculture, are spatially shown on the District Plan Web Mapping application.	Reject
OS42.15		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.22.x. renewable energy refers to small and community scale renewable energy and is amended to: very limited landscape capacity for discreetly located small and community scale renewable energy generation that is barely discernible from the lake or public places.	Reject
OS42.16		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.22.x. renewable energy is amended to provide for energy generation on buildings, for example, roof mounted solar panels.	Reject
OS42.17		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity xi. production forestry is amended so that it identifies that parts of the area are already covered in mature conifers, and these will have to be harvested at some stage.	Reject
OS42.18		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.5.ii. visitor accommodation and tourism related activities be amended to remove the no landscape capacity for tourism related activities.	Accept in part
OS42.19		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.5.iv. intensive agriculture be amended to remove reference to where soils and available water allocation support the activity, so that it reads: some landscape capacity where expressiveness and aesthetic attributes and values are maintained or enhanced.	Accept
OS42.20		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.5.vi. farm buildings is amended to replace modestly scaled with reinforce, so that it reads: some landscape capacity for buildings that reinforce the existing rural character.	Reject
OS42.21		Jared Halligan (Sunnyheights Limited) on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.5.x. renewable energy generation is amended to use the defined term small and community scale renewable energy generation instead of small scale renewable energy.	Reject
OS43.1		John cossens	Landscape Schedules	Oppose	That the landscape schedules be withdrawn.	Reject
OS43.1	FS222.1	Laura McLaughlan (Glendhu Bay Trustees Limited)	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.1	FS224.42	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject

OS43.1	FS225.26	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.2		john cossens	Landscape Schedules	Oppose	That the landscape schedules be amended using accurate, reliable, and robust community-based landscape value research.	Reject
OS43.2	FS222.2	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.2	FS224.43	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.2	FS225.27	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.3		john cossens	Landscape Schedules	Oppose	That the landscape schedules be amended to be more directive in identifying within each priority area the areas capable of absorbing rural living.	Accept in part
OS43.3	FS217.1	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS43.3	FS222.3	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS43.3	FS224.44	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS43.3	FS225.28	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS43.3	FS235.5	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS43.3	FS236.5	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS43.4		john cossens	Landscape Schedules	Oppose	That the landscape schedules be amended based on a more robust reliable method of measuring and monitoring cumulative effects.	Reject
OS43.4	FS222.4	Laura	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.4	FS224.45	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.4	FS225.29	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.4	FS235.6	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS43.4	FS236.6	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS44.1		brendon fraher	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape capacity 21.22.11 (ii) visitor accommodation and tourism related activities be amended to 'no landscape capacity for tourism related activities within existing or on proposed agreed or approved building platforms.'	Reject
OS44.2		brendon fraher	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape capacity 21.23.5.ii. visitor accommodation and tourism related activities be amended to remove the no landscape capacity for tourism related activities.	Reject
OS44.3		brendon fraher	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity include no landscape capacity for erection of shelters, huts, cabins and lodges.	Reject
OS44.5		brendon fraher	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That 21.22.11 (v) be amended to limit earthworks to repairs and maintenance of existing tracks and trails only from a health and safety perspective and that earthworks not be allowed for roads or carparks on Mount Iron.	Reject
OS45.1		Natalie Reeves	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Shotover River be retained as notified.	Accept in part
OS45.1	FS237.29	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS45.2		Natalie Reeves	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.11 Western Whakatipu Basin is retained as notified.	Accept in part
OS45.2	FS237.30	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS45.3		Natalie Reeves	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS45.3	FS237.31	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS47.1		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules are removed or revised so that there is no additional constraints on the future use of the submitters property between State Highway 6 and The Camp and the land north of The Camp owned by Glen Dene Limited.	Reject
OS47.1	FS226.1	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS47.2		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the category 'no landscape capacity' is removed and any areas or activities that are identified as having no landscape capacity be reclassified as having 'very limited landscape capacity'	Accept in part
OS47.2	FS226.2	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS47.3		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.23 Hawea South - North Grandview landscape capacity assessment include 'tourism related activities' with Visitor Accommodation (the accommodation component and directly associated activities or services and facilities as defined by the Proposed District Plan) or Commercial Recreation (if the visitor attraction). Or alternative relief that a definition for Tourism Related Activities be included within the Proposed District Plan.	Accept in part
OS47.3	FS226.3	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS47.4		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules	Oppose	That the landscape schedule be made more concise.	Accept
OS47.4	FS226.4	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS47.5		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules	Oppose	That the landscape capacity sections includes an explanation where it is stated 'no landscape capacity'.	Accept
OS47.5	FS226.5	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS47.6		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the format used for the Outstanding Natural Feature and Outstanding Natural Landscapes is retained as notified.	Accept in part
OS47.6	FS226.6	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Accept in part
OS47.7		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That in landscape schedule 21.22.23 all references to 'Lake Hawea Holiday Park' or similar including 'The Holiday Park' be changed to 'The Camp'.	Accept

OS47.7	FS226.7	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS47.8		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That in 21.22.23 'The Camp' is not included as part of the Hawea South North Grandview Priority Area. Or alternatively that The Camp is excluded from the priority area landscape capacity.	Reject
OS47.8	FS226.8	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS47.9		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Associative Attributes and Values	Oppose	That in landscape schedule 21.22.23 the engineering aspects of the damming and raising of Lake Hawea are included in the associative values.	Accept in part
OS47.9	FS226.9	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS47.10		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That in landscape schedule 21.22.23 it be noted that the lake is manmade in relation to the legibility of the natural processes.	Accept
OS47.10	FS226.10	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept
OS47.11		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.23 paragraph 66 be amended to note that the lake is manmade.	Accept
OS47.11	FS226.11	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept
OS47.12		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the use of 'natural waters' in landscape schedule 21.22.23 paragraph 77.a. is amended to recognise that the water is manmade.	Reject
OS47.12	FS226.12	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS47.13		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Summary of Landscape Values	Oppose	That in landscape schedule 21.22.23 the history of the human engineering of creating the landscape is included at paragraph 80.a. of the summary of landscape values.	Reject

OS47.13	FS226.13	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS47.14		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.23 be amended to remove the words 'West Wanaka' and read 'The landscape capacity of the Hawea South North Grandview PA ONL for a range of activities is set out'.	Accept
OS47.14	FS226.14	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept
OS47.15		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That in landscape schedule 21.22.23 the reference to 'difficult to see from the lake, lake edge, SH6, and Lake Hawea settlement' is removed.	Reject
OS47.15	FS226.15	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS47.16		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That in landscape schedule 21.22.23 where it states that there is no landscape capacity for tourism related activities this be amended to state that there is some landscape capacity for tourism activities.	Accept in part
OS47.16	FS226.16	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS47.17		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the difficult to see test is removed in relation to views from the lake and the road in landscape schedule 21.22.23.	Reject
OS47.17	FS226.17	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS47.18		Emma Turner (Paterson Pitts Group) on behalf of Glen Dene Limited	Landscape Schedules	Oppose	That the landscape schedule plan change be rejected in it's entirety.	Reject
OS47.18	FS226.18	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS48.1		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedules be reassessed to include a further layer of capacity mapping that identifies areas within specific ONLs that have the capability to absorb some development, with specific reference to schedules 21.22.19 and 21.22.21.	Reject
OS48.1	FS222.12	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Support	That the relief sought is supported.	Reject
OS48.1	FS239.49	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Support	That the relief sought is supported.	Reject
OS48.2	FS222.6	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS48.3		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules	Oppose	That landscape schedule 21.22.19 apply at a priority area level to guide future development but not preclude it.	Accept in part

OS48.3	FS217.2	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS48.3	FS222.7	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS48.3	FS239.50	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That the relief sought is opposed	Accept in part
OS48.4		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules	Oppose	That it is clear that that the capacity for landscape schedule 21.22.19 is not to be applied or interpreted at a site-specific scale.	Accept
OS48.4	FS222.8	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS48.4	FS239.51	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That the relief sought is opposed	Reject
OS48.5		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That with regard to landscape schedule 21.22.19, that the benefits of visitor accommodation are recognised and appropriately anticipated, subject to appropriate design and comprehensive landscape assessment.	Reject
OS48.5	FS222.9	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Support	That the relief sought is supported.	Reject
OS48.5	FS239.52	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed	Accept
OS48.6		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That with regard to landscape schedule 21.22.21, that the benefits of visitor accommodation are recognised and appropriately anticipated, subject to appropriate design and comprehensive landscape assessment.	Reject
OS48.6	FS222.10	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS48.7		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules	Oppose	That with regard to landscape schedule 21.22.19, any other consequential or alternative changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS48.7	FS222.11	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS48.7	FS222.18	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS48.8		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That landscape schedule 21.22.21 apply a priority area level to guide future development but not preclude it.	Accept in part
OS48.9		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That is clear that the capacity for landscape schedule 21.22.21 is not to be applied or interpreted at a site-specific scale.	Accept in part
OS48.10		Jo Fyfe (JEA) on behalf of Second Star Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That with regard to landscape schedule 21.22.21, any other consequential or alternative changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS49.1		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules are removed or revised so that there is no additional constraints on the future use of the submitters property between State Highway 6 and The Camp and the land north of The Camp owned by Glen Dene Limited.	Reject
OS49.1	FS226.19	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS49.2		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the category 'no landscape capacity' is removed and any areas or activities that are identified as having no landscape capacity be reclassified as having 'very limited landscape capacity'.	Accept in part

OS49.2	FS226.20	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS49.3		Richard Burdon (Paterson Pitts Group)	Landscape Schedules	Oppose	That the landscape schedule be made more concise.	Reject
OS49.3	FS226.21	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS49.4		Richard Burdon (Paterson Pitts Group)	Landscape Schedules	Oppose	That the landscape capacity sections includes an explanation where it is stated 'no landscape capacity'.	Accept
OS49.4	FS226.22	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS49.5		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the format used for the Outstanding Natural Feature and Outstanding Natural Landscapes is retained as notified.	Accept in part
OS49.5	FS226.23	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Accept in part
OS49.6		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the land owned by Glen Dene Limited is not included as part of the Hawea South North Grandview Priority Area. Or alternatively that Glen Dene is excluded from the priority area landscape capacity.	Reject
OS49.6	FS226.24	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS49.7		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Physical Attributes and Values	Oppose	That the Glen Dene farm base area is mentioned alongside the homestead, including the home paddocks and area of improved pasture.	Accept in part
OS49.7	FS226.25	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS49.8		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Associative Attributes and Values	Oppose	That in landscape schedule 21.22.23 the engineering aspects of the damming and raising of Lake Hawea are included in the associative values.	Accept
OS49.8	FS226.26	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS49.9		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That in landscape schedule 21.22.23 it be noted that the lake is manmade in relation to the legitimacy of the natural processes.	Accept
OS49.9	FS226.27	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept
OS49.10		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.23 paragraph 66 be amended to note that the lake is manmade.	Accept

OS49.10	FS226.28	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept
OS49.11		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That in landscape schedule 21.22.23 the farm base nodes with associated trees are included in relation to the pastoral farming activities.	Reject
OS49.11	FS226.29	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS49.12		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the use of 'natural waters' in landscape schedule 21.22.23 paragraph 77.a. is amended to recognise that the water is manmade.	Reject
OS49.12	FS226.30	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS49.13		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Summary of Landscape Values	Oppose	That the history of the human engineering of creating the landscape is included at paragraph 80.a. of the summary of landscape values.	Reject
OS49.13	FS226.31	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS49.14		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.23 be amended to remove the words 'West Wanaka' and read 'The landscape capacity of the Hawea South North Grandview PA ONL for a range of activities is set out'.	Accept
OS49.14	FS226.32	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept
OS49.15		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the difficult to see test is removed in relation to views from the lake and the road in landscape schedule 21.22.23.	Reject
OS49.15	FS226.33	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS49.16		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That in landscape schedule 21.22.23 the reference to 'difficult to see from the lake, lake edge, SH6, and Lake Hawea settlement' is removed.	Reject
OS49.16	FS226.34	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject

OS49.17		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That in landscape schedule 21.22.23 where it states that there is no landscape capacity for tourism related activities this be amended to state that there is some landscape capacity for tourism activities.	Accept in part
OS49.17	FS226.35	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS49.18		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity 21.22.23 iv. for intensive agriculture be amended to add the words 'except in areas where there is existing agricultural use of the land' after no landscape capacity.	Reject
OS49.18	FS226.36	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS49.19		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.23 xi. production forestry be amended to remove no landscape capacity.	Accept in part
OS49.19	FS226.37	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS49.20		Richard Burdon (Paterson Pitts Group)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.23 xii. rural living be amended to remove 'difficult to see from the lake, lake edge, SH6 and Lake Hawea Settlement.	Reject
OS49.20	FS226.38	Laura McLaughlan on behalf of Jeremy Burdon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS49.21		Richard Burdon (Paterson Pitts Group)	Landscape Schedules	Oppose	That the landscape schedule plan change be rejected in it's entirety.	Reject
OSS0.1		Jo Fyfe (JEA) om behalf of Grant Ruddenklau	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley be reassessed to acknowledge that rural living, farm buildings and other activities and uses can be appropriate throughout the priority area (including those existing), provided they are appropriate located and subject to comprehensive, site specific landscape assessment.	Accept
OSS0.1	FS234.19	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept
OSS0.2		Jo Fyfe (JEA) om behalf of Grant Ruddenklau	Landscape Schedules	Oppose	That the landscape schedules apply at a priority area level to guide future development but not preclude it.	Accept
OSS0.2	FS234.20	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept
OSS0.3		Jo Fyfe (JEA) om behalf of Grant Ruddenklau	Landscape Schedules	Oppose	That the landscape schedules are clear that the capacity for development identified is not to be applied or interpreted at a site-specific scale.	Accept
OSS0.3	FS234.21	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept
OSS0.4		Jo Fyfe (JEA) om behalf of Grant Ruddenklau	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That in landscape schedule 21.23.5 the benefits of rural living and other appropriate activities are recognised and appropriately anticipated, subject to appropriate design and comprehensive landscape assessment.	Reject
OSS0.4	FS234.22	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OSS0.5		Jo Fyfe (JEA) om behalf of Grant Ruddenklau	Landscape Schedules	Oppose	That any other consequential or alternative changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OSS0.5	FS234.23	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept in part

OSS1.1		Alison Devlin on behalf of Mt Barker Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That farm buildings and earthworks are not limited or restricted through landscape schedule 21.23.1 Cardrona River Mt Barker Road.	Accept
OSS2.1		Shane Melton (As owner at 53 Argyle Street Glenorchy)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the Head of the Lake (Whakatipu) be included in the landscape schedules.	Reject
OSS3.1		Callum and Amy Urquhart and Pearl (Outlet Wanaka) on behalf of Our family	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules be rejected or amended to address potential compliance costs, climate change, enable restoration and sustainable use of the land at the Outlet along the Mata-au.	Reject
OSS3.2		Callum and Amy Urquhart and Pearl (Outlet Wanaka) on behalf of Our family	Landscape Schedules	Oppose	That the proposed bridge across the Mata Au would go against the landscape schedules.	Reject
OSS4.1		Janet Bartholomew	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.11.ii. visitor accommodation and tourism related activities be amended to no capacity for visitor accommodation.	Reject
OSS4.2		Janet Bartholomew	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.11.v. earthworks be amended to no landscape capacity to absorb earthworks.	Reject
OSS5.2		Brent Will	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape capacity 21.22.11 Mount Iron outstanding natural feature ii. be amended to ensure that no landscape activity to absorb visitor accommodation other than existing buildings and that there is no future development of existing buildings or building platforms.	Accept in part
OSS5.3		Brent Will	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Support	That the landscape schedule 21.22.11 Mount Iron and the landscape capacity regarding that there is no capacity tourism-related activities should remain as notified.	Accept in part
OSS5.4		Brent Will	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity item v be amended so that earthworks are limited to repairs, maintenance and enhancement of existing trials.	Accept in part
OSS5.5		Brent Will	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the activities listed in the landscape capacity of landscape schedule 21.22.11 Mount Iron outstanding natural feature record that there is no landscape capacity for the erection or construction of shelters, huts, cabins, lodges, carparks, or coming areas.	Accept
OSS6.1		Megan Davies (Hidden Hills Residents Association) on behalf of Hidden Hills Residents Association	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity visitor accommodation and tourism related activities (ii) be amended to 'no landscape capacity to absorb visitor accommodation within existing or new buildings or building platforms or elsewhere.'	Reject
OSS6.2		Megan Davies (Hidden Hills Residents Association) on behalf of Hidden Hills Residents Association	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.11.v. earthworks be amended to no landscape capacity.	Reject
OSS6.3		Megan Davies (Hidden Hills Residents Association) on behalf of Hidden Hills Residents Association	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.11.viii. retain 'no landscape capacity' as notified.	Accept in part
OSS6.4		Megan Davies (Hidden Hills Residents Association) on behalf of Hidden Hills Residents Association	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.11.i-iv, vi, vii, ix-xii retain 'no landscape capacity' as notified.	Accept in part
OSS7.1		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That Sticky Forest (Section 2 of 5, Block 14 Lower Wanaka Survey District - Record of Title OT18C/473) be removed from landscape schedule 21.22.22 Dublin Bay, or alternatively that landscape schedule 21.22.22 be amended to demonstrate that Sticky Forest is distinct in nature from the wider Dublin Bay Outstanding Natural Landscape priority area.	Reject
OSS7.1	FS238.1	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept

OSS7.2		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay paragraph 20 be amended to include: Sticky Forest is land held by the Crown under the Ngai Tahu Claims Settlement Act 1998 for successors to SILNA [insert footnote: South Island Landless Natives Act 1906, repealed in 1909] beneficiaries to be identified by the Maori Land Court. The Sticky Forest land is in substitution for SILNA land at 'The Neck' which their tupuna were allocated but did not receive. While currently in plantation forest and used informally for community recreation purposes, the future owners may seek different uses for this whenua.	Accept
OSS7.3		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay paragraph 9. Other characteristic vegetation types be amended to remove 9.c. Wilding radiata pine and Douglas fir, particularly on the headland within the reserve; and also remove 9.d. Plantation conifer forest at Sticky Forest.	Reject
OSS7.4		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.22 paragraph 10 be amended to included the word or, so that it reads: Potential for enhancement of ecological attributes through control of wilding conifers and other exotic weeds and/or ongoing indigenous regeneration.	Accept in part
OSS7.5		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay be amended to remove the land use and features header.	Reject
OSS7.6		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay be amended to remove paragraph 13, or in the alternative that 13.d. Plantation forestry and mountain bike trails on private land at Sticky Forest be deleted and a new paragraph be added after paragraph 13 to note that land use patterns and features of Sticky Forest may change over time.	Accept in part
OSS7.6	FS238.2	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OSS7.7		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Oppose	That the sentences 'Sticky Forest is value as a single-track mountain biking destination, with tracks both inside and outside of the PA. This is the only publicly accessible mountain biking trail network currently located in Wanaka' be deleted from landscape schedule 21.22.22 Dublin Bay paragraph 27.	Accept in part
OSS7.7	FS238.3	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OSS7.8		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay be amended to include a note that paragraphs 31-33 'particularly important views to and from the area' do not apply to Sticky Forest.	Reject
OSS7.8	FS238.4	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OSS7.9		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay paragraph 34 be amended to include: There are no naturalness attributes or values at 'Sticky Forest'.	Reject
OSS7.9	FS238.5	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed.	Accept

OSS7.10		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Summary of Landscape Values	Oppose	That the summary of landscape values 21.22.22 Dublin Bay be amended to: the physical, associative and perceptual attributes and values described above for PA ONL Dublin Bay (excluding 'Sticky Forest') come together and can be summarised as follows... d. the physical values and perceptual values of 'Sticky Forest' are very low. The associative value of 'Sticky Forest' is its Treaty settlement purpose through the Ngai Tahu Claims Settlement Act 1998 by which it is committed to SILNA successors.	Reject
OSS7.10	FS238.6	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed.	Accept
OSS7.11		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the Outstanding Natural Landscape line at Sticky Forest follows the line from the Stage 1 Decision on Sticky Forest or reflect the position as amended via the ENV-2018-CHC-69 Bunker & Rouse v QLDC appeal.	Reject
OSS7.12		Monique King (Office for Maori Crown Relations - Te Arawhiti) on behalf of Phil Green, Manager	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity section in landscape schedule 21.22.22 Dublin Bay not apply to Sticky Forest.	Reject
OSS7.12	FS238.7	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OSS8.1		jon sedon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity item v be amended so that earthworks are limited to repairs, maintenance and enhancement of existing trials.	Accept in part
OSS8.2		jon sedon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 Mount Iron landscape capacity under v. be amended to ensure that there is no landscape capacity for earthworks.	Reject
OSS8.3		jon sedon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron should have no capacity for the development of any further structures within the reserve.	Accept in part
OSS9.1		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That landscape schedule 21.22.3 Kiamiakau Shotover River be rejected, or alternatively that amendments be made to address points raised in submission 59, with any other consequential changes made that are necessary to achieve the relief sought.	Accept in part
OSS9.1	FS237.32	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OSS9.2		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.6 Slope Hill be rejected, or alternatively that amendments be made to address points raised in submission 59, with any other consequential changes made that are necessary to achieve the relief sought.	Accept in part
OSS9.2	FS237.33	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OSS9.3		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.3 Shotover River paragraph 5 be amended to include a statement that the Shotover River is a heavily silt laden river and not known for its clarity.	Accept in part
OSS9.3	FS237.34	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OSS9.4		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That in 21.22.3 Kiamiakau Shotover River important land use patterns and features the actual development pattern be considered and described.	Reject

OSS9.4	FS237.35	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Reject
OSS9.5		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That 21.22.3 Kimitiaku Shotover River paragraph 18 be amended to reflect the land use patterns and that this will change as an urban area develops.	Reject
OSS9.5	FS237.36	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Reject
OSS9.6		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That 21.22.3 Kimitiaku Shotover River paragraph 19 be amended to recognise all land use patterns, including major infrastructure like the Queenstown Wastewater disposal fields and gravel extraction activity that operates at the confluence.	Accept
OSS9.6	FS237.37	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OSS9.7		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.iv. intensive agriculture be amended to make clear that while the landscape schedules refer to neighbouring land uses that affect the context of the Outstanding Natural Feature (ONF), this section only refers to intensive agriculture within the ONF and not adjacent to the ONF.	Reject
OSS9.7	FS237.38	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OSS9.8		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.vi. farm buildings be amended to make clear that while the landscape schedules refer to neighbouring land uses that affect the context of the Outstanding Natural Feature (ONF), this section only refers to farm buildings within the ONF and not adjacent to the ONF.	Reject
OSS9.8	FS237.39	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OSS9.9		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.xii. be amended to make clear that while the landscape schedules refer to neighbouring land uses that affect the context of the Outstanding Natural Feature (ONF), this section only refers to rural living within the ONF and not adjacent to the ONF.	Reject
OSS9.9	FS237.40	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OSS9.10		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.6 Slope Hill paragraph 8 be amended for clarity.	Accept in part
OSS9.10	FS237.41	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OSS9.11		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.6 Slope Hill paragraph 10 be amended to make clear if referring to the entire roche moutonnée or only to the part of Slope Hill that has been recorded as an Outstanding Natural Feature within the schedule.	Accept in part

OSS9.11	FS237.42	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OSS9.12		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That paragraph 18 of landscape schedule 21.22.3 be amended to more accurately describe and look at the factual elements that are present, rather than having a planning outcome influence a landscape opinion. The Urban Growth Boundary is a planning construct rather than a land use pattern.	Reject
OSS9.13		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That landscape schedule 21.22.3 be amended to acknowledge that the Queenstown Wastewater Plant has a significant influence both visually and practically on the landscape character of the river corridor, being located directly adjacent to the ONF.	Accept in part
OSS9.14		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That paragraph 20 of landscape schedule 21.22.3 Shotover River be amended to be more inclusive of landuse patterns and features, as excluding those that could be perceived as undesirable could lead to false expectations from members of the public and users of the District Plan around what the ONF as a regulatory tool is designed to do, and can do.	Reject
OSS9.15		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That paragraph 46 of landscape schedule 21.22.3 Shotover River is amended to include reference to the cluster of buildings at the old Ferry Hotel on Spence Road adjacent to the PA ONF.	Accept
OSS9.16		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That paragraph 47-51 of landscape schedule 21.22.3 are amended to recognise the attributes and values that extend beyond Arthurs Point, Tucker Beach and Quail Rise which include important settlement patterns dating back to the 1800s and the elements of large infrastructure important to Queenstown as a whole.	Reject
OSS9.17		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That landscape schedule 21.22.3 be amended so that it is clear that the landscape capacity rating 'no capacity for urban expansion' relates to expansion within the ONF and not adjacent to the ONF.	Reject
OSS9.18		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That paragraph 7 of landscape schedule 21.22.6 Slope Hill is amended as it currently overstates the status of indigenous vegetation within or adjacent to the ONF as set out in the Ladies Mile Master Plan.	Reject
OSS9.19		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.6 Slope Hill be amended to recognise the extensive body of historic photographs that are available for the area, which depict high levels of human activity often celebrating European settlement.	Reject
OSS9.20		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.6 is amended to acknowledge and adequately address the tension that exists between the ONF, rural and urban land uses.	Reject
OSS9.21		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules	Oppose	That the landscape schedules be considered with regard to Part 2 of the RMA as there is a high possibility for unintended consequences whereby the landscape schedules will be used to refer to adjoining areas and make inferences around the appropriateness of development that adjoins the ONF.	Reject
OSS9.22		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules	Oppose	That the variation is rejected, refused or otherwise declined.	Reject
OSS9.23		Werner Murray (The Property Group) on behalf of Anna Hutchinson Family Trust	Landscape Schedules	Oppose	That if the variation is adopted, that it be amended, varied or otherwise modified (including schedules 21.22.3 and 21.22.6) to address the concerns, issues, and other matters raised in this submission including any necessary additional or consequential relief.	Accept in part
OS60.1		Charlotte Brock	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be amended to include 'some landscape capacity' instead of very limited capacity for additional rural living.	Reject
OS60.1	FS217.3	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Support	That the relief sought is supported.	Reject

OS60.2		Charlotte Brock	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be amended so that criteria for new additional rural living include that they are 'located where they are screened from Wanaka Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character', as is the criteria for commercial recreational activities.	Reject
OS60.2	FS217.4	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That the relief sought is opposed.	Reject
OS60.3		Charlotte Brock	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be amended so that Halliday Road and Corbrige are viewed separately, and as such have different criteria for each tract of land.	Reject
OS61.1		Michelle Rudd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedule 21.22.2 Ferry Hill be retained as notified.	Accept in part
OS61.1	FS237.43	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS61.2		Michelle Rudd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Support	That landscape schedule 21.22.3 Shotover River be retained as notified.	Accept in part
OS61.2	FS237.44	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS61.3		Michelle Rudd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.12 Western Whakatipu Basin is retained as notified.	Accept in part
OS61.3	FS237.45	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS61.4		Michelle Rudd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedules 21.22 are retained as notified.	Accept in part
OS61.4	FS237.46	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS62.1		Terry Drayton	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha be extended to the Cardrona Road to the East and the ridge of Studholme Road to the North.	Reject
OS63.1		Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedules 21.22 with particular regard to landscape schedules 21.22.3 Shotover River and 21.22.12 Western Whakatipu Basin's landscape capacity assessments regarding there being no capacity for urban expansion and development are correct and should be adopted as notified.	Accept in part
OS63.1	FS224.50	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS63.1	FS237.47	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS63.2		Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedules 21.22 and 21.23 should be adopted as notified into the Proposed District Plan.	Accept in part
OS63.2	FS224.51	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS63.2	FS237.48	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part

OS63.3		Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedules 21.22.3 Shotover River and 21.12 Western Whakatipu Basin correctly identify the values and attributes of the Arthurs Point outstanding natural landscape and outstanding natural feature and should be adopted as notified.	Accept in part
OS63.3	FS224.52	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS63.3	FS237.49	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS63.4		Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the landscape schedules 21.22 and 21.23 including those at Arthurs Point, the Shotover River and Shotover Loop be adopted as notified and have full legal effect from the date they were publicly notified.	Accept in part
OS63.4	FS224.53	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS63.4	FS237.50	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS63.5		Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the outstanding natural landscape line for landscape schedule 21.23.3 Shotover River is incorrect and should be amended to be based upon the 2016 Proposed District Plan map.	Reject
OS63.5	FS224.54	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS63.5	FS237.51	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS63.6		Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That no further rezoning or building development of outstanding natural landscape land should be permitted.	Reject
OS63.6	FS224.55	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept
OS63.6	FS237.52	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept
OS64.1		Helen Dempster (Waka Kotahi NZ Transport Agency)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 be amended to take into consideration activities undertaken by Waka Kotahi that are not a permitted activity under the existing Proposed District Plan or covered by an existing state highway designation.	Reject
OS64.1	FS241.1	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed	Accept
OS64.2		Helen Dempster (Waka Kotahi NZ Transport Agency)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 be amended so the landscape values and attributes relate to the priority area as a whole and should not be taken as prescribing the attributes and values of a particular site, such that finer-grained site-specific assessment will be required in support of a plan change, resource consents or notices of requirement.	Accept in part
OS64.3		Helen Dempster (Waka Kotahi NZ Transport Agency)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 be amended to provide clarification on how the proposed schedules will be applied and in particular, for priority areas identified as having 'no landscape capacity' for 'transport infrastructure' and/or 'regionally significant infrastructure' and what this will mean for applications for resource consent or alterations to Designations for those development activities.	Accept in part
OS64.3	FS232.1	Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Accept in part
OS64.3	FS241.2	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed	Accept in part
OS65.1		Col Sutherland	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley is rejected for inclusion in Chapter 21 of the Proposed District Plan.	Reject

OS65.1	FS234.24	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS65.2		Col Sutherland	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley is rejected or amended to address that the community has arisen in the Maungawera Valley under the current Rural General rules and that this is still an adequate level of protection.	Reject
OS65.2	FS234.25	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS65.3		Col Sutherland	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the Maungawera Valley has had rural subdivision for nearly 30 years and has done so in a manner that has allowed the rural character to be what it is today. This was achieved using the existing rules and rural character landscape 21.23.5 should be rejected.	Reject
OS65.3	FS234.26	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS66.1		Andrew Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley is rejected.	Reject
OS66.1	FS234.27	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS66.2		Andrew Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley is rejected to acknowledge that the current rural general rules are still the most appropriate level of protection.	Reject
OS66.3		Andrew Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the evidence provided in the landscape schedule 21.23.5 Maungawera Valley document be rejected or amended to address that in some cases it is factually incorrect, contradicts itself, and is wholly subjective and should be not considered.	Reject
OS66.4		Andrew Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That features in the landscape schedule 21.23.5 Maungawera Valley such as Mount Maude, Mount Gold, Mount Burk, and to the west of the peninsular do have significant landscape values.	Reject
OS66.5		Andrew Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the valley floor in landscape schedule 21.23.5 Maungawera Valley and the slopes of Mount Brown are an already established and modified landscape with a rural residential community and should remain zoned that way.	Reject
OS66.6		Andrew Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That any future building, subdivision or business use application be determined on its individual merits and not by general restrictive zoning that precludes any sustainable low key development.	Accept
OS66.6	FS235.7	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept
OS66.6	FS236.7	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept
OS67.1		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules	Oppose	That the inclusion of the landscape schedules into the Proposed District Plan is supported but that the variation is amended to include additional schedules into the proposed variation of Chapter 21.	Reject
OS67.1	FS222.19	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.1	FS224.236	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.1	FS227.1	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.1	FS234.28	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept

OS67.2		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules	Oppose	That minor amendments are made to Chapter 3 and Chapter 21 of the Proposed District Plan to include reference to the landscapes schedules that are currently not included in the proposed variation.	Reject
OS67.2	FS222.20	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.2	FS224.237	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.2	FS227.2	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.2	FS234.29	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.3		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules	Oppose	That the landscape schedules are amended to align with the desired outcomes of the attached landscape architects evidence.	Accept in part
OS67.3	FS222.21	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS67.3	FS224.238	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS67.3	FS227.3	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS67.3	FS234.30	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS67.4		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are renotified to include the rural character landscape schedules raised in this submission and to amend Chapter 3 and Chapter 21 to be consistent with the points of relief outlined in this submission.	Reject
OS67.4	FS217.5	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.4	FS222.22	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.4	FS224.239	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.4	FS227.4	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.4	FS234.31	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS67.5		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to clarify attributes versus values, such as pastoral intensification and plantations, plus the pests, which are landscape attributes.	Accept in part
OS67.5	FS222.23	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.5	FS224.240	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.5	FS227.5	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.6		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is generally supported in terms of the capacity rating for visitor and tourism activities and urban expansion however, the schedule needs to be amended to change the capacity for rural living to 'very limited'.	Accept in part
OS67.6	FS222.24	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS67.6	FS224.241	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS67.6	FS227.6	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS67.6	FS231.1	Maddy Familton on behalf of Mount Cardrona Station Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS67.6	FS246.1	Maddy Familton	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS67.7		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so it is unlikely that there will be capacity for exotic forests and no capacity for exotic conifer forests.	Accept in part
OS67.7	FS222.25	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.7	FS224.242	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.7	FS227.7	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.8		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is generally supported but should be amended to refine the location and character of agricultural intensification and farm buildings.	Reject
OS67.8	FS222.26	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept
OS67.8	FS224.243	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept
OS67.8	FS227.8	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept
OS67.9		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to change the capacity for rural living to 'Extremely limited'.	Accept in part
OS67.9	FS222.27	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept in part
OS67.9	FS224.244	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept in part

OS67.9	FS227.9	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept in part
OS67.10		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended so there is 'no' capacity for exotic forests.	Reject
OS67.10	FS222.28	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept
OS67.10	FS224.245	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept
OS67.10	FS227.10	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed.	Accept
OS67.11		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.20 Roys Bay is amended to refine the key attributes included within the schedule regarding the listed physical attributes and values and important ecological features and vegetation types sections of the schedule.	Reject
OS67.11	FS222.29	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.11	FS224.246	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.11	FS227.11	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.12		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.20 Roys Bay is amended to change the capacity for rural living to 'no' capacity.	Accept in part
OS67.12	FS222.30	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS67.12	FS224.247	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS67.12	FS227.12	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS67.13		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.20 Roys Bay is amended to include that there is 'no' capacity for exotic forests.	Accept in part
OS67.13	FS222.31	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.13	FS224.248	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS67.13	FS227.13	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.14		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Support	That the landscape capacity rating for commercial recreation, visitor accommodation, tourism and rural living capacity being 'very limited' in landscape schedule 21.22.21 West Wanaka is supported.	Accept
OS67.14	FS222.32	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.14	FS224.249	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.14	FS227.14	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.15		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the landscape schedule 21.22.21 West Wanaka is amended so there is 'no landscape capacity' for lake structures or moorings, urban expansion, intensive agriculture, renewable energy generation or production forestry nor any permanent exotic evergreen forests.	Accept in part
OS67.15	FS222.33	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.15	FS224.250	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.15	FS227.15	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.16		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended to recognise other aesthetic attributes not included within the landscape schedule.	Reject
OS67.16	FS219.1	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.16	FS222.34	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.16	FS224.251	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.16	FS227.16	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.17		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.22 Dublin Bay is generally supported but needs to be amended to change the rural living capacity to 'extremely limited' given the existing development and likely cumulative effects.	Reject
OS67.17	FS219.2	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept

OS67.17	FS222.35	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.17	FS224.252	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.17	FS227.17	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.18		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to identify the physical attributes and values of carbon sequestration activities.	Reject
OS67.18	FS222.36	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.18	FS224.253	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.18	FS227.18	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.19		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to review other vegetation type attributes referred to as distinctive in paragraph 12 in terms of their landscape values. Also to review paragraphs 15 and 16 for the same purpose.	Accept in part
OS67.19	FS222.37	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.19	FS224.254	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.19	FS227.19	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.20		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is largely supported but needs to be amended to change the capacity rating for rural living to 'extremely limited' as it is likely to have significant and adverse effects on current largely un-built naturalness.	Reject
OS67.20	FS222.38	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.20	FS224.255	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept

OS67.20	FS227.20	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.21		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so there is no capacity for exotic forestry and substantial capacity for native forestry.	Accept in part
OS67.21	FS222.39	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.21	FS224.256	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.21	FS227.21	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.22		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs largely supported although seek to amend the capacity for any intensive agriculture to protect the landscape character and naturalness of the Outstanding Natural Landscape.	Accept in part
OS67.22	FS222.40	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.22	FS224.257	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.22	FS227.22	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.23		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended so that any utilities or energy generation facilities should be designed and located to not affect the Outstanding Natural Landscape when experienced from aerial overviews.	Reject
OS67.23	FS222.41	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.23	FS224.258	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.23	FS227.23	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.24		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended so that any forestry capacity is confined to native species.	Accept in part
OS67.24	FS222.42	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.24	FS224.259	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS67.24	FS227.24	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.25		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to change the capacity for rural living to 'extremely limited', with 'no capacity' in the elevated areas of the Outstanding Natural Landscape.	Accept in part
OS67.25	FS222.43	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.25	FS224.260	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.25	FS227.25	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.26		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 is amended to clarify how it implements Policy 3.3.40 which requires landscape attributes to be separately identified.	Reject
OS67.26	FS222.44	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the relief sought is opposed.	Accept
OS67.26	FS224.261	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the relief sought is opposed.	Accept
OS67.26	FS227.26	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the relief sought is opposed.	Accept
OS67.27		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is generally supported, especially the 'very limited capacity' for rural living.	Accept
OS67.27	FS222.45	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the relief sought is opposed.	Reject
OS67.27	FS224.262	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the relief sought is opposed.	Reject
OS67.27	FS227.27	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the relief sought is opposed.	Reject
OS67.28		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so if there is any capacity for production forestry that it is limited to deciduous or native species.	Reject
OS67.28	FS222.46	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.28	FS224.263	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.28	FS227.28	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept

OS67.29		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.2 Halliday Road Corbridge is amended to change the capacity rating for rural living to 'extremely limited' given the existing cumulative effects in the area.	Reject
OS67.29	FS217.6	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.29	FS222.47	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.29	FS224.264	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.29	FS227.29	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS67.30		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Support	That the landscape schedule 21.23.3 West of Hawea River is largely supported, with the landscape capacity rating for rural living of 'very limited' being supported.	Accept
OS67.30	FS222.48	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.30	FS224.265	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.30	FS227.30	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.31		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Support	That the landscape schedule 21.23.4 Church Road Shortcut Road is largely supported, with the capacity rating for rural living of 'very limited' being supported.	Accept
OS67.31	FS222.49	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.31	FS224.266	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.31	FS227.31	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.32		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is generally supported however, the schedule should be amended so that farm buildings need to be discreetly located as well as modestly scaled.	Accept

OS67.32	FS222.50	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.32	FS224.267	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.32	FS227.32	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.32	FS234.32	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS67.33		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is amended to change the landscape capacity for rural living to being 'extremely limited'.	Reject
OS67.33	FS222.51	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.33	FS224.268	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.33	FS227.33	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.33	FS234.33	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept
OS67.34		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is amended to change the capacity for any moderate or larger scale renewable energy generation to being 'very limited' and it would need to be very discreetly located and screened.	Accept in part
OS67.34	FS222.52	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.34	FS224.269	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.34	FS227.34	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.34	FS234.34	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS67.35		Julian Haworth (Upper Clutha Environmental Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape capacity rating for large scale energy generation in Landscape Schedule 21.23.2 Halliday Road/Corbridge RCL is questioned and requires review once the schedule is revised.	Reject
OS68.1		Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity ratings for ii. visitor accommodation and tourism related activities, viii. transport infrastructure, ix. utilities, and xii. rural living be amended to some landscape capacity at a minimum to provide for the range of existing and consented activities and development within the Outstanding Natural Landscape.	Reject

OS68.2		Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS68.3		Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.8 Arrow River PA ONF Schedule	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.	Reject
OS68.4		Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That all areas within the Arrow (Haehaenui) and Kawarau River Outstanding Natural Landscapes are amended to have some landscape capacity.	Reject
OS68.5		Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.8 Arrow River PA ONF Schedule > Landscape Capacity	Oppose	That all areas within the Arrow (Haehaenui) and Kawarau River Outstanding Natural Landscapes are amended to have some landscape capacity.	Accept in part
OS68.6		Debbie MacColl on behalf of Barn Hill Corporate Trustee Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS69.1		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified.	Accept in part
OS69.1	FS224.118	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.1	FS237.53	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.2		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS69.2	FS224.119	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.2	FS237.54	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.3		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS69.3	FS224.120	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.3	FS237.55	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.4		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimitiaku Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS69.4	FS224.121	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject

OS69.4	FS237.56	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS69.5		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS69.5	FS224.122	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS69.5	FS237.57	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS69.6		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS69.6	FS224.123	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS69.6	FS237.58	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS69.7		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimaikau Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS69.7	FS224.124	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.7	FS237.59	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.8		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS69.8	FS224.125	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.8	FS237.60	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.9		Andrew James Blackford	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS69.9	FS224.126	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS69.9	FS237.61	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS69.10		Andrew James Blackford	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS69.10	FS224.127	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS69.10	FS237.62	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS70.1		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 enable the upgrading of the existing transmission line and also provide a planning framework that does not prevent the likely necessary future transmission line.	Accept in part
OS70.2		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 achieve balance between the matter of national importance in 6(b) of the Resource Management Act with the need to operate, maintain, develop and upgrade the national grid as a matter of national significance.	Accept
OS70.3		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to provide a more nuanced approach for the national grid.	Accept
OS70.4		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make changes necessary to give effect to the National Policy Statement on Electricity Transmission and the Otago Regional Policy Statement, including amendments set out in this submission.	Accept
OS70.4	FS241.4	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS70.5		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the proposed variation to Chapter 21 of the Proposed District Plan recognises the National Policy Statement on Electricity Transmission as a higher order planning document that must be given effect to.	Accept
OS70.5	FS241.5	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS70.6		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the proposed variations to Chapter 21 of the Proposed District Plan is amended in a manner that considers the costs and benefits of the provisions on the nationally significant need to operate, maintain, develop and upgrade the national grid and as a consequence reconsider the approach to addressing the national grid in the proposed landscape schedules.	Accept in part
OS70.7		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to recognise that there are a given range of provisions in the Otago Regional Policy Statement that must be given effect to, this includes Policy 4.3.6.	Accept
OS70.7	FS241.6	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS70.8		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to ensure that all of the relevant provisions of the Proposed District Plan including those in Chapter 30 guide the content of the proposed variations provisions.	Accept in part
OS70.9		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept in part
OS70.10		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.2 Ferry Hill is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.11		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at paragraph 19 to replace the words 'a transmission corridor' with 'the Cromwell-Frankton A 110KV overhead transmission line that forms part of the National Grid is located within the ONF'.	Accept

OS70.12		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22 Shotover River is amended at paragraph 64 to replace the words 'transmission corridors' with 'the National Grid', replace the words 'transmission corridor' with 'National Grid that is necessarily visual dominant', and to replace the word 'which' with 'and' in the landscape schedule.	Accept
OS70.13		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape 21.22.3 Shotover 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'.	Accept
OS70.14		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill is amended at point 10 to include the word 'important'.	Accept
OS70.15		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill is amended at point 10 to replace the words 'Transpower high voltage transmission corridor' with 'Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid'.	Accept
OS70.16		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.4 Morven Hill 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'.	Accept in part
OS70.17		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.5 Lake Hayes PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.5 Lake Hayes is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.18		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept in part
OS70.19		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.7 Feehly Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.7 Feehly Hill is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.20		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.8 Arrow River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.8 Arrow River is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.21		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to include the word 'important' with 'land-use patterns and features'.	Accept
OS70.22		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Accept

OS70.23		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	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'.	Accept in part
OS70.24		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.10 Mount Barker PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.10 Mount Barker is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.25		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.26		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended in its landscape capacity assessment point viii utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.27		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.13 Queenstown Bay and Environs is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.28		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That the landscape schedule 21.22.14 Northern Remarkables is amended in its landscape capacity assessment point 75 utilities and regionally significant infrastructure to include, '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'.	Accept in part
OS70.29		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended in its landscape capacity assessment point viii utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.30		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to include the word 'important' with the words 'land-use patterns and features'.	Reject
OS70.31		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 20 to replace the words 'transmission corridor' with '110kV overhead transmission line that forms part of the National Grid'.	Accept
OS70.32		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape Schedule 21.22.16 Eastern Whakatipu Basin is amended in its landscape capacity assessment point viii 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'.	Accept
OS70.33		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include the word 'important' with the words 'land-use patterns and features'.	Reject

OS70.34		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 is amended at point 15 to replace the words 'Transpower high voltage transmission corridor' with 'The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid'.	Accept
OS70.35		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.17 Victoria Flats 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'.	Accept in part
OS70.36		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.37		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.38		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.20 Roys Bay is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.39		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.21 West Wanaka is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.40		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.41		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.42		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.43		Ainlsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.1 Cardrona River Mount Barker Road is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept

OS70.44		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.2 Halliday Road Corbrige is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.45		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.3 West of Hawea River be amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.46		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS70.47		Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, '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'.	Accept
OS71.1		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiakau Shotover River be retained as notified.	Accept in part
OS71.1	FS237.63	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS71.1	FS242.102	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS71.1	FS243.102	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support		Accept in part
OS71.2		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS71.2	FS237.64	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS71.2	FS242.103	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS71.2	FS243.103	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support		Accept in part
OS71.3		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS71.3	FS237.65	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS71.3	FS242.104	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS71.3	FS243.104	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support		Accept in part
OS71.4		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiti Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS71.4	FS237.66	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS71.4	FS242.105	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS71.4	FS243.105	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support		Accept in part
OS71.5		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS71.5	FS237.67	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS71.5	FS242.106	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS71.5	FS243.106	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support		Accept in part
OS71.6		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS71.6	FS237.68	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS71.6	FS242.107	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS71.6	FS243.107	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support		Accept in part
OS71.7		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part

OS71.7	FS237.69	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS71.7	FS242.108	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS71.7	FS243.108	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support		Accept in part
OS71.8		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS71.8	FS237.70	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS71.8	FS242.109	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS71.8	FS243.109	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support		Accept in part
OS71.9		Nathan Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS71.9	FS237.71	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS71.9	FS242.110	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS71.9	FS243.110	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support		Accept in part
OS71.10		Nathan Pringle	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS71.10	FS237.72	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS71.10	FS242.111	Ella Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS71.10	FS243.111	Julian Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS72.1		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti Shotover River be retained as notified.	Accept in part
OS72.1	FS237.73	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS72.1	FS242.112	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS72.1	FS243.112	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part

OS72.2		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS72.2	FS237.74	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS72.2	FS242.113	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS72.2	FS243.113	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS72.3		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS72.3	FS237.75	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS72.3	FS242.114	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS72.3	FS243.114	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS72.4		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiakau Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS72.4	FS237.76	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS72.4	FS242.115	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS72.4	FS243.115	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS72.5		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS72.5	FS237.77	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS72.5	FS242.116	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part

OS72.5	FS243.116	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS72.6		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS72.6	FS237.78	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS72.6	FS242.117	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS72.6	FS243.117	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS72.7		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti River be retained as notified to implement Policy 3.3.42.	Accept in part
OS72.7	FS237.79	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS72.7	FS242.118	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS72.7	FS243.118	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS72.8		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS72.8	FS237.80	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS72.8	FS242.119	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS72.8	FS243.119	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS72.9		Charlotte Pringle	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS72.9	FS237.81	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS72.9	FS242.120	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part

OS72.9	FS243.120	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS72.10		Charlotte Pringle	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS72.10	FS237.82	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS72.10	FS242.121	Ella Pedley	Landscape Schedules	Support	That the relief sought is supported	Reject
OS72.10	FS243.121	Julian Pedley	Landscape Schedules	Support	That the relief sought is supported	Reject
OS73.1		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.21 West Wanaka be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.1	FS241.7	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.2		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.19 Mount Alpha be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.2	FS241.8	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.3		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.20 Roys Bay be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.3	FS241.9	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.4		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.23 Hawea South North Grandview be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.4	FS241.10	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.5		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.24 Lake McKay & environs be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.5	FS241.11	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.6		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.1 Cardrona River Mount Barker Road be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.6	FS241.12	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS73.7		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.2 Halliday Road Corbridge be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.7	FS241.13	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.8		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.3 West of Hawea be amended to remove reference to limited or very limited capacity for new trails.	Reject
OS73.8	FS241.14	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS73.9		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.4 Church Road Shortcut Road be amended to remove reference to limited or very limited capacity for new trails.	Accept in part
OS73.9	FS241.15	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.10		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.5 Maungawera Valley be amended to remove reference to limited or very limited capacity for new trails.	Reject
OS73.10	FS241.16	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS73.11		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.21 West Wanaka be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.11	FS241.17	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.12		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.19 Mount Alpha be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.12	FS241.18	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.13		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.20 Roys Bay be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.13	FS241.19	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS73.14		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.23 Hawea South North Grandview be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.14	FS241.20	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.15		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.24 Lake McKay & environs be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.15	FS241.21	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.16		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.1 Cardrona River Mount Barker Road be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.16	FS241.22	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.17		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.2 Halliday Road Corbrige be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.17	FS241.23	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.18		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.3 West of Hawea River be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.18	FS241.24	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.19		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.4 Church Road Shortcut Road be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Reject
OS73.19	FS241.25	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS73.20		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.5 Maungawera Valley be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.20	FS241.26	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS73.21		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules	Oppose	That any other further or consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part

OS73.21	FS241.27	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS73.22		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape capacity 21.22.11 Mount Iron be amended to remove reference to limited or very limited capacity for new cycling and walking trails.	Reject
OS73.23		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That landscape capacity 21.22.18 Cardrona Valley be amended to remove reference to limited or very limited capacity for new cycling and walking trails.	Accept in part
OS73.24		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That landscape capacity 21.22.21 Mount Iron be amended to include the following Walking and Cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS73.25		Ian Greaves on behalf of Bike Wanaka Inc	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That landscape capacity 21.22.18 Cardrona Valley be amended to include the following Walking and Cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS74.1		Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That confined landscapes be identified and delineated within each priority area with values, attributes and capacity within the identified landscapes recorded in individual schedules instead of as a priority area as a whole.	Reject
OS74.1	FS222.53	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS74.1	FS236.8	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS74.2		Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That the landscape schedules be amended to use terminology that achieves consistency between the Proposed District Plan policy and the landscape schedules.	Accept in part
OS74.2	FS222.54	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS74.2	FS235.8	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS74.2	FS235.9	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS74.2	FS236.9	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS74.3		Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That the capacity assessments be refined to an appropriate landscape scale to remove broad and vague capacity statements applying across each priority area.	Reject
OS74.3	FS222.55	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS74.4		Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.21 West Wanaka be amended to remove reference to the Parkins Bay golf resort consent.	Reject
OS74.4	FS222.56	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS74.5		Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That any further or consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS74.5	FS222.57	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS75.1		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin be deleted, or that the landscape schedule be amended as otherwise set out in the submission.	Reject
OS75.2		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu provide more refined identification of particular parts of the priority area to further distinguish various landscape components.	Reject

OS75.3		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin values identification be revisited based on smaller units.	Reject
OS75.4		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu provide direction that recognises that there is landscape capacity to absorb development on the submitters property (Lot 1 DP 514017 and Lot 2 DP 397058 held in Record of Title 812220), and enable future rural-residential activities to the west of Sunshine Bay.	Accept in part
OS75.5		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.12 Important land-use patterns and features paragraph 27 be amended to include the sentence: Wilding conifers located to the west of Sunshine Bay.	Reject
OS75.6		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.12 Important land-use patterns and features paragraph 37 be amended to include suburban residential development at Fernhill and Sunshine Bay, so that it reads: The UGB and suburban residential development at Fernhill and Sunshine Bay associated with Queenstown which adjoins the southern edges of the PA...	Accept
OS75.7		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.12 Important land-use patterns and features be amended by adding an addition paragraph: 38a. Some ONLs that are close to or adjoin urban areas are influenced by land use patters (sic) arising from established urban development, and have a greater capacity to absorb development, including the area to the west of Sunshine Bay.	Reject
OS75.8		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.12 Naturalness attributes and values be amended to add: 92a. Lower landscape values and naturalness to the west of Sunshine Bay, which contributes to the ONL being able to absorb some development.	Reject
OS75.9		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.12 Remoteness and wildness attributes and values paragraph 100 be amended to add the words 'In some places' in from of the first sentence 'A strong sense of sublime...'	Reject
OS75.10		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.i Commercial recreational activities be amended to remove the rating of some capacity, and delete the words 'and protect the area's ONL values', so that it reads: Commercial recreational activities - would need to integrate with and complement/enhance existing recreation features; be located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a sympathetic scale, appearance and character; and integrate appropriate landscape restoration and enhancement; enhance public access.	Accept in part
OS75.11		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.ii Visitor accommodation and tourism related activities be amended to delete no landscape capacity and replaced with: Visitor accommodation and tourism related activities - activities would need to integrate with and complement existing recreation features; be located to optimise the screening and/or camouflaging benefit of natural elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement; enhance public access.	Accept in part
OS75.12		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.iii be amended from no landscape capacity to low landscape capacity.	Accept in part
OS75.13		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.iv intensive agriculture be amended from no landscape capacity to low landscape capacity.	Accept in part

OS75.14		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.v Earthworks be amended to delete the words 'very limited landscape capacity, and amend wording to read: Earthworks - associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, will need to be sympathetically designed to integrate with existing natural landform patterns.	Reject
OS75.15		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.vi. Farm buildings be amended to change from very limited to low landscape capacity for modestly scaled buildings that reinforce existing rural character and add: Other area Very Low.	Reject
OS75.16		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.vii. Mineral extraction be amended from no landscape capacity to low landscape capacity.	Accept in part
OS75.17		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.i Transport infrastructure be amended from limited to moderate landscape capacity for trails, and from no to low landscape capacity for other transport infrastructure.	Reject
OS75.18		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.viii Utilities and regionally significant infrastructure be amended to delete the words: 'limited landscape capacity for infrastructure that is buried or located such that they are screened from external view. in the case of' and add 'Low for', so it reads: Utilities and regionally significant infrastructure - low for utilities such as overhead lines or cell phone towers which cannot be screened,....	Reject
OS75.19		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.ix. Renewable energy generation be amended from no to very limited landscape capacity.	Accept in part
OS75.20		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.x. Production forestry be amended from no to very limited landscape capacity.	Accept in part
OS75.21		Brett Giddens on behalf of Peter Clark	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.xi. Rural living be amended from no to low landscape capacity and amended to read: Rural living - low landscape capacity within the elevated and remote areas of the PA. Moderate landscape capacity on the lower elevated areas located west of Sunshine Bay. Any rural living development would need to integrate with and complement/enhance existing indigenous vegetation and be located to optimise the screening and/or camouflaging benefit of natural landscape elements; designed to be of a very sympathetic scale, appearance, and character.	Accept in part
OS76.1		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules	Oppose	That all aspects of the proposed variation to Chapter 21 are rejected.	Reject
OS76.2		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That all aspects of landscape schedule 21.22 are opposed and should be rejected.	Reject
OS76.3		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules	Oppose	That the use of 'some, limited, very limited and no' for landscape capacity is misleading and is not less absolute than the seven-point rating scale and is more absolute scale that provides no room to move and does not recognise the scale of assessment and should be rejected.	Reject
OS76.4		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include the scale of a development as a point of consideration for the landscape capacity summary, rather than treating all types of development under the same landscape rating scale.	Accept in part
OS76.5		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules	Oppose	That tourism activities be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates mainly to resort development and not tourism activities as a whole.	Accept
OS76.6		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules 21.22 and 21.23 are clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject
OS76.6	FS235.10	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS76.6	FS236.10	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject

OS76.7		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that it fails to recognise that Morven Hill is a highly modified landscape that has been extensively farmed and therefore has very low naturalness, highly influenced by human activities.	Reject
OS76.8		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that it fails to recognise that the western end of Morven Hill outstanding natural landscape and the lower northern slopes of Morven Hill are more modified than the upper and southern slopes of Morven Hill and has a much greater capacity to absorb development.	Reject
OS76.9		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that it incorrectly states at [2] that there are 'important ecological feature and vegetation types', and lists features that do not have ecological importance such as rough pasture and exotic weeds. The landscape schedule fails to reflect the fact that Morven Hill has been extensively farmed and it is misleading to suggest it has noteworthy indigenous vegetation.	Accept in part
OS76.10		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended so that under the heading 'important ecological features and vegetation types' the schedule no longer lists animal pest species.	Accept in part
OS76.11		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that specifies that there are two dwellings on the toe slopes adjacent to the Alec Robins Road and State Highway 6 with associated gardens and domestic curtilage. The schedule fails to identify consented building platforms where no built form has occurred yet.	Accept
OS76.12		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that there is an approved residential dwelling (RM191216) on the upper north-eastern slopes of Morven Hill not accounted for in [9]. RM191216 is an example of a residential dwelling located within an outstanding natural feature priority area of 'no capacity'. The submission point supports the previous submission points relating to 'no landscape capacity' and that there are site specific situations where the landscape does have capacity to absorb development through placement and recessive design.	Accept
OS76.13		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that at [11] the description fails to acknowledge the significant rural living use on the lower reaches of Morven Hill and Little Morven Hill outside of the outstanding natural landscape boundary.	Accept
OS76.14		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that at [11] the description fails to acknowledge the other farm buildings which exist but have not been identified.	Accept
OS76.15		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the relationship between mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications be clarified in the landscape schedule 21.22.4 Morven Hill.	Reject
OS76.16		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that at [27] where 'Naturalness attributes and values are described' the schedule incorrectly states Morven Hill as a 'distinctive largely unmodified landform' when it has been completely modified for agriculture/farming and contains built modification and domestication on the lower reaches of Morven Hill.	Accept in part
OS76.17		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected, refused, or otherwise declined.	Reject
OS76.18		Blair Devlin on behalf of McLintock Topp Family Trust	Landscape Schedules	Oppose	That alternatively to rejecting the proposed variation to Chapter 21 of the Proposed District Plan, the landscape schedules 21.22 and 21.23 be amended, varied or modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS77.1		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Support	That the landscape schedules be retained as notified where no submissions have been made within submission 77.	Accept in part
OS77.2		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay be amended to delete the words: Sticky Forest is valued as a single track mountain biking destination, with tracks both inside and outside of the PA. This is the only publicly accessible mountain bike trail network currently located in Wanaka.	Accept in part
OS77.2	FS219.3	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part

OS77.2	FS238.8	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Oppose	That the relief sought is opposed	Accept in part
OS77.3		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That clarity is provided on the meaning of landscape capacity, how the capacity statements are used and the meaning of the terminology.	Accept
OS77.3	FS217.7	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS77.4		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.22.iii. urban expansion be amended to read: iii. urban expansions - some landscape capacity for urban development within the Sticky Forest block only (Hawea/Wanaka Substitute Land under the Ngai Tahu Claims Settlement Act).	Reject
OS77.4	FS219.4	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS77.4	FS238.9	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS77.4	FS241.28	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS77.5		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for Commercial Recreational activities include the word: capacity for small scale and low-key activities...	Accept
OS77.5	FS217.8	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS77.6		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for commercial recreational activities include the words: capacity for small scale and low key activities that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location of buildings on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS77.6	FS217.9	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS77.7		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That clarity is provided for the meaning of tourism related activities.	Accept
OS77.7	FS217.10	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS77.8		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That landscape capacity for visitor accommodation and tourism related activities/resorts is reassessed according to the scale of the activity.	Accept in part
OS77.8	FS217.11	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS77.9		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for tourism related activities include the words: capacity for activities that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location of buildings on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS77.9	FS217.12	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS77.10		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That clarity is provided for the meaning of intensive agriculture.	Accept
OS77.11		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That clarity is provided on how the landscape effects of intensive agriculture will be managed in the Proposed District Plan.	Accept
OS77.11	FS235.11	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS77.11	FS236.11	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept

OS77.12		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for intensive agriculture activities include the words: capacity for intensive agriculture that...preserve the natural character of wetlands, lakes, rivers and their margins; protects mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka....	Reject
OS77.13		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for earthworks activities include the words: capacity for earthworks that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka....	Reject
OS77.13	FS217.13	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS77.14		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.9.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	Reject
OS77.15		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	Accept in part
OS77.16		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.1.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	Accept in part
OS77.17		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for mineral extraction activities include the words: capacity for mineral extraction activities that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location on the beds of lakes and rivers, elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS77.18		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That landscape capacity for mineral extraction use consistent terminology to identify capacity for small scale extraction through the use of the words: small scale extraction of aggregate for use on the same farm (or vineyard) property.	Accept in part
OS77.18	FS235.12	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS77.18	FS236.12	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS77.19		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.3.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's landscape character and visual amenity values; preserves the natural character of wetlands, lakes, rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka.	Accept in part
OS77.20		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.4.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's landscape character and visual amenity values; preserves the natural character of wetlands, lakes, rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka.	Accept in part
OS77.21		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for transport infrastructure include the words: capacity for [trails/low key 'rural' roading infrastructure] that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid location on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;....	Reject
OS77.22		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That clarity be provided on whether landscape capacity for gondolas has been or needs to be assessed across all priority areas.	Accept in part
OS77.23		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That landscape capacity for gondolas is assessed in conjunction with any associated transport infrastructure and other facilities.	Accept in part

OS77.24		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 78 gondolas be amended to include the words: ...preserve the natural character of wetlands, lakes, rivers and their margins; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;....	Reject
OS77.25		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.xiii. gondolas be amended to include the words: ...preserve the natural character of wetlands, lakes, rivers and their margins; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;....	Reject
OS77.26		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for utilities and regionally significant infrastructure include the words: that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid location on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;....	Reject
OS77.26	FS217.14	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS77.26	FS232.2	Ainsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS77.27		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That landscape capacity for rural living outside those parts of priority areas zoned for that purpose as Rural Residential or Rural Lifestyle be amended to no capacity for rural living activities.	Accept in part
OS77.27	FS217.15	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS77.28		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That clarity and consistency be applied in the terminology and application of landscape capacity assessment for structures on the surface of lakes and rivers.	Accept in part
OS77.28	FS217.16	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS77.29		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules	Oppose	That no capacity for jetties and moorings be identified in any priority area until the legality or otherwise of all existing jetties and moorings have been established.	Reject
OS77.29	FS217.17	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS77.30		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.23 'important mana whenua features and their locations' be amended to include: A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngai Tahu Claims Settlements Act 1998) is located at Lake Hawea Camp Ground.	Accept
OS77.31		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 paragraph 3 be amended to correct the spelling of Mata-au.	Accept
OS77.32		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That landscape schedule 21.22.24 paragraph 4 be amended to correct the spelling of Mata-au.	Accept
OS77.33		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 paragraph 32 be amended to correct the spelling of Mata-au.	Accept
OS77.34		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 general description, paragraphs 3 and 16.b. be amended to correct the spelling of Mata-au.	Accept
OS77.34	FS217.18	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Support	That the relief sought is supported.	Accept
OS77.35		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That landscape schedule 21.22.9 Kawarau River be amended to correct the spelling for Kimiakau at paragraph 2, 5d., 35, 42, and summary of landscape values (a).	Accept
OS77.36		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.1 Peninsula Hill paragraphs 38 and 45 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept

OS77.37		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.4 Morven Hill paragraph 17 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.38		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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 Waimaori.	Accept
OS77.39		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu paragraph 49 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.40		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs general description, paragraphs 28, 30 and 46 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.41		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.14 Northern Remarkables paragraphs 26 and 27 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.42		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.16 Eastern Whakatipu Basin paragraph 46 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.43		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That landscape schedule 21.22.17 Victoria Flats paragraphs 21 and 25 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.44		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That landscape schedule 21.22.18 Cardrona Valley paragraph 26 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.45		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.19 Mount Alpha paragraph 26 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.46		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 Cardrona River Mount Barker Road paragraph 23 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.47		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige paragraph 19 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS77.47	F5217.19	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Support	That the relief sought is supported.	Accept
OS77.48		Michael Bathgate on behalf of Kai Tahu ki Otago	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 paragraph 49 be amended to correct the spelling of Te Taumata-o-Hakitekura.	Accept
OS78.1		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules	Oppose	That all aspects of the proposed variation to Chapter 21 are rejected.	Reject
OS78.2		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That all aspects of landscape schedule 21.22 are opposed and should be rejected.	Reject
OS78.3		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules	Oppose	That the use of 'some, limited, very limited and no' for landscape capacity is misleading and is not less absolute than the seven-point rating scale and is more absolute scale that provides no room to move and does not recognise the scale of assessment and should be rejected.	Reject
OS78.4		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include the scale of a development as a point of consideration for the landscape capacity summary, rather than treating all types of development under the same landscape rating scale.	Accept in part

OS78.5		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules	Oppose	That tourism activities be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates mainly to resort development and not tourism activities as a whole.	Accept
OS78.6		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules 21.22 and 21.23 are clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject
OS78.7		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified as it fails to recognise that Morven Hill is a highly modified landscape that has been extensively farmed and therefore has very low naturalness, highly influenced by human activities.	Accept in part
OS78.8		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that it fails to recognise that the western end of Morven Hill outstanding natural landscape and the lower northern slopes of Morven Hill are more modified than the upper and southern slopes of Morven Hill and has a much greater capacity to absorb development.	Reject
OS78.9		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified as it incorrectly states at [2] that there are 'important ecological feature and vegetation types', and lists features that do not have ecological importance such as rough pasture and exotic weeds. The landscape schedule fails to reflect the fact that Morven Hill has been extensively farmed and it is misleading to suggest it has noteworthy indigenous vegetation.	Accept in part
OS78.10		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified as under the heading 'Important ecological features and vegetation types' the schedule lists animal pest species.	Accept in part
OS78.11		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that it specifies that there are two dwellings on the toe slopes adjacent to the Alec Robins Road and State Highway 6 with associated gardens and domestic curtilage. The schedule fails to identify consented building platforms where no built form has occurred yet.	Accept
OS78.12		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that there is an approved residential dwelling (RM191216) on the upper north-eastern slopes of Morven Hill not accounted for in [9]. RM191216 is an example of a residential dwelling located within an outstanding natural feature priority area of 'no capacity'. The submission point supports the previous submission points relating to 'no landscape capacity' and that there are site specific situations where the landscape does have capacity to absorb development through placement and recessive design.	Accept
OS78.13		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified or amended to address that at [11] the description fails to acknowledge the significant rural living use on the lower reaches of Morven Hill and Little Morven Hill outside of the outstanding natural landscape boundary.	Accept
OS78.14		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified as at [11] the description fails to acknowledge the other farm buildings which exist but have not been identified.	Accept
OS78.15		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the relationship between mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications be clarified in the landscape schedule 21.22.4 Morven Hill.	Reject
OS78.16		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.4 Morven Hill be rejected as notified as at [27] where 'Naturalness attributes and values are described' the schedule incorrectly states Morven Hill as a 'distinctive largely unmodified landform' when it has been completely modified for agriculture/farming and contains built modification and domestication on the lower reaches of Morven Hill.	Accept in part
OS78.17		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected, refused, or otherwise declined.	Reject
OS78.18		Blair Devlin on behalf of TPI 1 Limited	Landscape Schedules	Oppose	That alternatively to rejecting the proposed variation to Chapter 21 of the Proposed District Plan, the landscape schedules 21.22 and 21.23 be amended, varied or modified to address the concerns, issues, and other matters raised in this submission.	Reject
OS79.1		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules	Oppose	That all aspects of the proposed variation to Chapter 21 are rejected.	Reject
OS79.1	FS224.270	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS79.2		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That all aspects of landscape schedule 21.23 be rejected.	Reject
OS79.2	FS224.271	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject

OS79.3		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules	Oppose	That the use of 'some, limited, very limited and no' for landscape capacity be rejected or amended to address that this is misleading and is not less absolute than the seven-point rating scale and is more absolute scale that provides no room to move and does not recognise the scale of assessment and should be rejected.	Reject
OS79.3	FS224.272	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS79.4		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include the scale of a development as a point of consideration for the landscape capacity summary, rather than treating all types of development under the same landscape rating scale.	Accept in part
OS79.4	FS224.273	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS79.5		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules	Oppose	That tourism activities be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates mainly to resort development and not tourism activities as a whole.	Accept
OS79.5	FS224.274	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS79.6		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules 21.22 and 21.23 are clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject
OS79.6	FS224.275	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS79.7		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mount Barker Road be rejected as notified or amended to address paragraph [13] and [14] under 'important ecological features and vegetation types' where animal pest species and plant pest species which are not important ecological features or vegetation types are listed.	Accept in part
OS79.7	FS224.276	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS79.8		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mount Barker Road be rejected as notified or amended to address that at paragraph [15] a generic statement is made that 'the descriptions and photographs of the area in tourist publications' while not providing evidence as to what publications or photographs are referred to.	Reject
OS79.8	FS224.277	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS79.9		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mount Barker Road be rejected as notified or amended to address that at [36] 'naturalness attributes and values are describe' incorrectly states the Cardrona River Mount Barker Road rural character landscape is 'with a predominance of natural rather than built environments' when a majority of areas have been modified for agriculture and farming purposes.	Reject
OS79.9	FS224.278	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS79.10		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the relationship between mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications be clarified in the landscape schedule 21.23.1 Cardrona River Mount Barker Road.	Reject
OS79.10	FS224.279	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Reject

OS79.11		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mount Barker Road is amended to make clear that the landscape capacity schedules are at landscape character unit level rather than a site specific level.	Reject
OS79.11	FS224.280	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS79.12		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected, refused, or otherwise declined.	Reject
OS79.12	FS224.281	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS79.13		Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules	Oppose	That alternatively to rejecting the proposed variation to Chapter 21 of the Proposed District Plan, the landscape schedules 21.22 and 21.23 be amended, varied or modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS79.13	FS224.282	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS80.1		Carey Vivian on behalf of Heron Investments Limited	Landscape Schedules	Oppose	That the proposed landscape schedules 21.22 and 21.23 are rejected as they may restrict the operation and development of activities within the Maungawera Rural Visitor Zone.	Reject
OS80.1	FS234.35	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS80.2		Carey Vivian on behalf of Heron Investments Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That landscape schedule 21.23.3 West of Hawea River be rejected as it may restrict the operation and development of activities within the Maungawera Rural Visitor Zone.	Reject
OS80.2	FS234.36	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS80.3		Carey Vivian on behalf of Heron Investments Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That landscape schedule 21.23.3 West of Hawea River be rejected and re-notified.	Reject
OS80.3	FS234.37	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS80.4		Carey Vivian on behalf of Heron Investments Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the Strategic Direction Provision 3.1B.5 and Policy 6.3.1 should be amended to exclude the Maungawera Rural visitor Zone from landscape schedule 21.23.3 West of Hawea River.	Reject
OS80.4	FS234.38	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS80.5		Carey Vivian on behalf of Heron Investments Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the variation to Chapter 21 of the Proposed District Plan of the addition of landscape schedule 21.23.3 West of Hawea River be rejected, refused, or declined.	Reject
OS80.5	FS234.39	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS80.6		Carey Vivian on behalf of Heron Investments Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That an alternative to the rejection, refusal, or declining of landscape schedule 21.23.3 West of Hawea River be amended so the text and the schedule address the concerns, issues, and other matters raised in this submission.	Reject
OS80.6	FS234.40	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS81.1		Brett Giddens on behalf of FAT Trust Company Ltd, Struan Kingan and Claire Kingan Jones	Landscape Schedules	Oppose	That the variation be rejected.	Reject

OS81.2		Brett Giddens on behalf of FAT Trust Company Ltd, Struan Kingan and Claire Kingan Jones	Landscape Schedules	Oppose	That the priority areas (PA) are further distinguished by identifying the various landscape areas or units within the PA.	Reject
OS81.2	FS235.13	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS81.2	FS236.13	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS81.3		Brett Giddens on behalf of FAT Trust Company Ltd, Struan Kingan and Claire Kingan Jones	Landscape Schedules	Oppose	That the landscape schedule identifies the key attributes and distinguishing features within each landscape area or unit of the priority area.	Reject
OS81.3	FS235.14	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS81.3	FS236.14	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS81.4		Brett Giddens on behalf of FAT Trust Company Ltd, Struan Kingan and Claire Kingan Jones	Landscape Schedules	Oppose	That the schedule is accompanied by a map of each priority area that identifies the distinguishable landscape units within it and the related landscape capacity of each of those areas.	Reject
OS81.4	FS235.33	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS81.4	FS236.15	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS81.5		Brett Giddens on behalf of FAT Trust Company Ltd, Struan Kingan and Claire Kingan Jones	Landscape Schedules	Oppose	That appropriate terminology is used to describe the relative landscape capacity of the areas within the priority area.	Accept in part
OS81.5	FS235.34	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS81.5	FS236.16	Emma Ryder on behalf of Motiue Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS82.1		Blair Devlin on behalf of Milstead Trust	Landscape Schedules	Oppose	That all aspects of the proposed variation to Chapter 21 are rejected.	Reject
OS82.1	FS225.1	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS82.2		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That all aspects of landscape schedules 21.22 are opposed and should be rejected.	Reject
OS82.2	FS225.2	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS82.3		Blair Devlin on behalf of Milstead Trust	Landscape Schedules	Oppose	That the use of 'some, limited, very limited and no' for landscape capacity is misleading and is not less absolute than the seven-point rating scale and is more absolute scale that provides no room to move and does not recognise the scale of assessment and should be rejected.	Reject
OS82.3	FS225.3	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS82.4		Blair Devlin on behalf of Milstead Trust	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include the scale of a development as a point of consideration for the landscape capacity summary, rather than treating all types of development under the same landscape rating scale.	Reject
OS82.4	FS225.4	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS82.5		Blair Devlin on behalf of Milstead Trust	Landscape Schedules	Oppose	That tourism activities be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates mainly to resort development and not tourism activities as a whole.	Accept
OS82.5	FS225.5	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS82.6		Blair Devlin on behalf of Milstead Trust	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules 21.22 and 21.23 are clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject
OS82.6	FS225.6	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS82.7		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that it fails to recognise the Slope Hill outstanding natural feature is a highly modified landscape that has been extensively farmed and therefore has a very low naturalness, highly influenced by human activities.	Reject

OS82.7	FS225.7	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.8		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that it fails to recognise the western end of Slope Hill is more modified than the eastern end and has a much greater capacity to absorb development.	Reject
OS82.8	FS225.8	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.9		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that it fails to recognise that Slope Hill outstanding natural feature is more extensively modified below the irrigation race than above it.	Reject
OS82.9	FS225.9	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.10		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified as it incorrectly states at [7] there is 'particularly noteworthy' indigenous vegetation features when this appears to be on the basis of the presence of matagouri which is not particularly noteworthy.	Reject
OS82.10	FS225.10	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.11		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that it incorrectly states there is 'particularly noteworthy' indigenous vegetation when it fails to reflect the fact that Slope Hill outstanding natural feature has been extensively farmed for over 100 years, and it is misleading to suggest it has noteworthy indigenous vegetation.	Reject
OS82.11	FS225.11	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.12		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that at [9] under the heading 'important ecological features and vegetation types' the schedule lists animal pest species which are not important ecological features and vegetation types.	Accept in part
OS82.12	FS225.12	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS82.13		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is rejected as notified or amended to address that at [10] the description fails to acknowledge the irrigation race which has been an important land use pattern and feature.	Reject
OS82.13	FS225.13	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.14		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is rejected as notified or amended to address that at [10] the description fails to acknowledge the significant rural living use on Slope Hill as a whole, outside of the outstanding natural landscape boundary.	Accept
OS82.14	FS225.14	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS82.15		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is rejected as notified or amended to address that at [10] the description fails to acknowledge the greater extent of activity and modification at the western end of Slope Hill.	Reject
OS82.15	FS225.15	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.16		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is rejected as notified or amended to address that at [10] the description fails to acknowledge other farm buildings which exist but that have not been identified.	Accept

OS82.16	FS225.16	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS82.17		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is rejected as notified or amended to address that at [11] the description fails to recognise the historic Glenpanel Homestead which is outside of the outstanding natural landscape boundary.	Reject
OS82.17	FS225.17	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.18		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the relationship between mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications be clarified in the landscape schedule 21.22.6 Slope Hill.	Reject
OS82.18	FS225.18	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.19		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that at [14] under the heading 'important historic attributes and values' the description fails to recognise the historic Glenpanel Homestead and associated farming activity, as well as the irrigation race.	Accept
OS82.19	FS225.19	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS82.20		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that at [15] a generic statement is made that 'the descriptions and photographs of the area in tourist publications' but provides no evidence provided as to what publications or photographs are referred to.	Reject
OS82.20	FS225.20	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.21		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that at [17] the majority of the planting in the gullies are exotic weeds such as willow, hawthorne and broom, and not 'indigenous gully plantings' as stated.	Accept in part
OS82.21	FS225.21	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS82.22		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that at [25] where the 'naturalness attributes and values are described' the schedule incorrectly states Slope Hill as 'natural' and 'undeveloped' when it has been completely modified for agriculture and farming and includes an airport radar system on its highest point.	Reject
OS82.22	FS225.22	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.23		Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be rejected as notified or amended to address that at [31] the schedule refers to 'mana whenua features in the area' when no mana whenua features are identified in paragraph 12 which refers to the whole area, and also features vegetation features when, as noted earlier, the gullies on Slope Hill contain exotic weeds species.	Reject
OS82.23	FS225.23	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS82.24		Blair Devlin on behalf of Milstead Trust	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected, refused, or otherwise declined.	Reject
OS82.24	FS225.24	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS82.25		Blair Devlin on behalf of Milstead Trust	Landscape Schedules	Oppose	That alternatively to rejecting the proposed variation to Chapter 21 of the Proposed District Plan, the landscape schedules 21.22 and 21.23 be amended, varied or modified to address the concerns, issues, and other matters raised in this submission.	Accept in part

OS82.25	FS225.25	Laura McLaughlan on behalf of GW Stalker Family Trust and Maryhill Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS83.1		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified.	Accept in part
OS83.1	FS224.143	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.1	FS237.83	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.2		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS83.2	FS224.144	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.2	FS237.84	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.3		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS83.3	FS224.145	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.3	FS237.85	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.4		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimitiaku Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS83.4	FS224.146	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS83.4	FS237.86	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS83.5		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS83.5	FS224.147	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS83.5	FS237.87	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS83.6		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS83.6	FS224.148	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS83.6	FS237.88	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS83.7		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS83.7	FS224.149	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.7	FS237.89	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.8		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS83.8	FS224.150	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.8	FS237.90	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.9		Michael McElroy	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS83.9	FS224.151	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.9	FS237.91	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS83.10		Michael McElroy	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS83.10	FS224.152	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS83.10	FS237.92	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS84.1		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules	Oppose	That all aspects of the proposed variation to Chapter 21 are rejected.	Reject
OS84.1	FS237.93	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS84.2		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That all aspects of landscape schedules 21.22 are opposed and should be rejected.	Reject
OS84.2	FS237.94	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject

OS84.3		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules	Oppose	That the use of 'some, limited, very limited and no' for landscape capacity is misleading and is not less absolute than the seven-point rating scale and is more absolute scale that provides no room to move and does not recognise the scale of assessment and should be rejected.	Reject
OS84.3	FS237.95	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS84.4		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include the scale of a development as a point of consideration for the landscape capacity summary, rather than treating all types of development under the same landscape rating scale.	Accept in part
OS84.4	FS237.96	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS84.5		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules	Oppose	That tourism activities be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates mainly to resort development and not tourism activities as a whole.	Accept
OS84.5	FS237.97	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS84.6		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules 21.22 and 21.23 are clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject
OS84.6	FS237.98	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS84.7		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that it fails to recognise that outstanding natural landscape, outstanding natural feature and rural character landscape categories only apply to rural zoned landscapes as stated in Policy 6.3.1.1 rural landscape categorisation, Policy 6.3.1.2 also states that the exclusion of areas identified as Ski Area Sub-Zones. It is further reinforced in the Strategic Direction Provision 3.1B.5 which explicitly states that these categories do not apply to Ski Area Sub-Zones. It is submitted that the Ski Area Sub Zone cannot be part of the landscape schedule 21.22.15 Central Whakatipu Basin and should be made clear in the mapping of the priority areas.	Accept in part
OS84.7	FS237.99	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS84.8		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that it fails to account for approved resource consents on the southern portion of the landscape priority area which is a highly modified landscape and therefore has very low naturalness and is highly influenced by human activities. The southern slopes of Mount Dewar are more modified than the eastern slopes and therefore has a much greater capacity to absorb development relevant to Arthurs Point. There are site specific situations where the landscape does have capacity to absorb development through placement and recessive design.	Accept in part
OS84.8	FS237.100	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS84.9		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that it incorrectly states at [18] that there are 'important ecological features and vegetation types' and lists features that do not have ecological importance such as wilding conifer spread.	Accept in part
OS84.9	FS237.101	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS84.10		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that at [19] under the heading 'important ecological features and vegetation types' the schedule lists animal pest species, which are not relevant to important ecological features and vegetation types.	Accept in part
OS84.10	FS237.102	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS84.11		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that at [36] under the heading 'important archaeological and heritage features and their locations' the schedule incorrectly lists Coronet Peak Ski Area which is not an important archaeological or heritage feature.	Reject

OS84.11	FS237.103	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS84.12		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that at [36] there is no mention of the Bordeaux's Store being a category 2 heritage listed item (item 57) in the Proposed District Plan Chapter 26 Historic Heritage list. There is also no mention of the 'ruins' located on Part Lot 2 DP16632 which contains heritage items and values. It is submitted that within the vicinity of this priority area there are sites which hold heritage values and room for restoring such buildings should be allowed for.	Accept in part
OS84.12	FS237.104	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS84.13		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relationship between mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications be clarified in the landscape schedule 21.22.15 Central Whakatipu Basin.	Reject
OS84.13	FS237.105	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS84.14		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that at [65] under the heading 'naturalness attributes and values' the schedule incorrectly states that the Central Whakatipu Basin priority area set within an urban or mixed working rural and rural living context 'conveys a relatively high perception of naturalness'.	Reject
OS84.14	FS237.106	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS84.15		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that at [xii] landscape capacity it is stated that rural living has 'no capacity'. In this case there may be capacity on specific sites relative to scale of rural living activities proposed. It is submitted that it be made clear that the landscape capacity schedules are at a landscape character unit rather than a site specific level.	Accept in part
OS84.15	FS237.107	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS84.16		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected, refused, or otherwise declined.	Reject
OS84.16	FS237.108	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS84.17		Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules	Oppose	That alternatively to rejecting the proposed variation to Chapter 21 of the Proposed District Plan, the landscape schedules 21.22 and 21.23 be amended, varied or modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS84.17	FS237.109	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS85.1		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules	Oppose	That all aspects of the proposed variation to Chapter 21 are rejected.	Accept in part
OS85.2		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That all aspects of landscape schedules 21.22 are opposed and should be rejected.	Reject
OS85.3		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules	Oppose	That the use of 'some, limited, very limited and no' for landscape capacity is misleading and is not less absolute than the seven-point rating scale and is more absolute scale that provides no room to move and does not recognise the scale of assessment and should be rejected.	Reject
OS85.4		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include the scale of a development as a point of consideration for the landscape capacity summary, rather than treating all types of development under the same landscape rating scale.	Accept in part
OS85.5		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules	Oppose	That tourism activities be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates mainly to resort development and not tourism activities as a whole.	Accept
OS85.6		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules 21.22 and 21.23 are clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject

OS85.7		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified or amended to address that it incorrectly states at [20] that there are 'important ecological features and vegetation types' and lists features that do not have ecological importance such as crack willows which are invasive to native species.	Accept in part
OS85.8		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified or amended to address that at [25] under the heading 'important ecological features and vegetation types' lists animal pest species and plant pest species which are not important ecological features or important vegetation types.	Accept in part
OS85.9		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified or amended to address that at [33] the description of important land-use patterns and features fails to acknowledge other farm buildings which exist but that have not been identified.	Reject
OS85.10		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relationship between mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications be clarified in the landscape schedule 21.22.12 Western Whakatipu Basin.	Reject
OS85.11		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified or amended to address that at [59] a generic statement is made that the 'descriptions and photographs of the area in tourist publications' while providing no evidence as to what publications or photographs are referred to.	Reject
OS85.12		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected, refused, or otherwise declined.	Reject
OS85.13		Blair Devlin on behalf of Sipka Holdings Ltd	Landscape Schedules	Oppose	That alternatively to rejecting the proposed variation to Chapter 21 of the Proposed District Plan, the landscape schedules 21.22 and 21.23 be amended, varied or modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS86.1		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That priority area 21.22.3 Kimiakau Shotover River be amended so that the Lower Shotover Delta portion of the priority area is in accordance with the guidance provided in Objective 3.2.5.2, Objective 3.2.5.3, 3.18.5(e) and Policy 3.3.36 of the Proposed District Plan for the priority areas to apply to Rural zones.	Reject
OS86.2		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules	Oppose	That clarification be provided for how the landscape schedules are to be applied outside of the Rural zone.	Accept
OS86.3		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules	Oppose	That clarification is provided as to the methods to be used to undertake assessments for non-rural parts of priority areas.	Accept
OS86.4		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules	Oppose	That an interpretive note be added to the landscape schedules to confirm that the landscape schedules only apply to Rural zoned land, if that is the intent, or alternatively amend landscape schedule 21.2.3 Kimiakau Shotover River as set out in submission 86 for Queenstown Airport Corporation.	Accept in part
OS86.5		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That the following be added under the heading 'Important land-use patterns and features: The Queenstown Airport runway and Runway End Safety Area (RESA) located at the southern end of the PA on a substantially modified landform.	Accept in part
OS86.6		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.ix utilities and regionally significant infrastructure be amended to: 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 an overhead lines or cell phone towers, or activities associated with Queenstown Airport which cannot be screened, these should be co-located with existing infrastructure or designed and located to reduce their visual prominence to the extent practicable, recognising the operational and functional requirements of regionally significant infrastructure means this may not be practicable in all instances.	Accept in part
OS86.6	FS232.3	Ainsey McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part

OS86.7		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.1.ix. utilities and regionally significant infrastructure be amended to: 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 an overhead lines or cell phone towers, or navigational aids and meteorological instruments which cannot be screened, these should be co-located with existing infrastructure or designed and located to reduce their visual prominence to the extent practicable, recognising the operational and functional requirements of regionally significant infrastructure means this may not be practicable in all instances.	Accept in part
OS86.7	FS232.4	Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS86.8		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.4.ix utilities and regionally significant infrastructure be amended to: 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 an overhead lines or cell phone towers, or navigational aids and meteorological instruments which cannot be screened, these should be co-located with existing infrastructure or designed and located to reduce their visual prominence to the extent practicable, recognising the operational and functional requirements of regionally significant infrastructure means this may not be practicable in all instances.	Accept in part
OS86.8	FS232.5	Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS86.9		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.6.ix utilities and regionally significant infrastructure be amended to: 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 an overhead lines or cell phone towers, or navigational aids and meteorological instruments which cannot be screened, these should be co-located with existing infrastructure or designed and located to reduce their visual prominence to the extent practicable, recognising the operational and functional requirements of regionally significant infrastructure means this may not be practicable in all instances.	Accept in part
OS86.9	FS232.6	Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS86.10		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 75 utilities and regionally significant infrastructure be amended to: 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 an overhead lines or cell phone towers, or navigational aids and meteorological instruments which cannot be screened, these should be co-located with existing infrastructure or designed and located to reduce their visual prominence to the extent practicable, recognising the operational and functional requirements of regionally significant infrastructure means this may not be practicable in all instances.	Accept in part
OS86.10	FS232.7	Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS86.11		Melissa Brook (Queenstown Airport Corporation)	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS87.1		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kiamiakou Shotover River be retained as notified.	Accept in part

OS87.1	FS237.110	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS87.1	FS242.132	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS87.1	FS243.132	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The the relief sought is supported.	Accept in part
OS87.2		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS87.2	FS237.111	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS87.2	FS242.133	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS87.2	FS243.133	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	The the relief sought is supported.	Accept in part
OS87.3		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS87.3	FS237.112	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS87.3	FS242.134	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS87.3	FS243.134	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	The the relief sought is supported.	Accept in part
OS87.4		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiti Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS87.4	FS237.113	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS87.4	FS242.135	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS87.4	FS243.135	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	The the relief sought is supported.	Accept in part
OS87.5		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part

OS87.5	FS237.114	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS87.5	FS242.136	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS87.5	FS243.136	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	The the relief sought is supported.	Accept in part
OS87.6		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS87.6	FS237.115	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS87.6	FS242.137	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS87.6	FS243.137	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	The the relief sought is supported.	Accept in part
OS87.7		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimaikau Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS87.7	FS237.116	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS87.7	FS242.138	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS87.7	FS243.138	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The the relief sought is supported.	Accept in part
OS87.8		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS87.8	FS237.117	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS87.8	FS242.139	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS87.8	FS243.139	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	The the relief sought is supported.	Accept in part

OS87.9		Karen Ramsay	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS87.9	FS237.118	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS87.9	FS242.140	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS87.9	FS243.140	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported.	Accept in part
OS87.10		Karen Ramsay	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS87.10	FS237.119	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS87.10	FS242.141	Ella Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS87.10	FS243.141	Julian Pedley	Landscape Schedules	Support	The relief sought is supported.	Reject
OS88.1		Nicky Ellingham (Lake McKay Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs be rejected as the landscape attributes, values and capacities are not reflective of community views.	Reject
OS88.2		Nicky Ellingham (Lake McKay Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs be rejected as the scale is too large to prescribe uniform landscape values, attributes and capacities given the variation in topography, vegetation and landscape within the priority area.	Reject
OS88.3		Nicky Ellingham (Lake McKay Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs capacity descriptions for commercial recreational value, visitor accommodation and tourism activities, intensive agriculture, farm buildings, renewable energy generation and rural living be amended. There are locations within the priority area where these activities could take place without affecting the landscape values which have been identified.	Accept in part
OS88.4		Nicky Ellingham (Lake McKay Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs not be included into Chapter 21 of the Proposed District Plan until the methodology has been reconsidered and changed to incorporate the wider communities opinions and feedback on landscape values and capacities.	Reject
OS88.5		Nicky Ellingham (Lake McKay Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs be amended to give effect to the relief sought by the submitter.	Accept in part
OS88.6		Nicky Ellingham (Lake McKay Station)	Landscape Schedules	Oppose	That a disclaimer and/or statement is included for each landscape schedule that reinforces that a broad brush has been applied to the landscape assessment within the priority areas.	Accept in part
OS89.1		James Gardner-Hopkins on behalf of Cardrona Village Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That landscape schedule 21.22.18 Cardrona Valley be amended so that it specifically excludes its application to the Cardrona Settlement Zone.	Accept in part
OS89.1	FS221.1	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS89.2		James Gardner-Hopkins on behalf of Cardrona Village Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That landscape capacity for schedule 21.22.18 be retained as notified or strengthened to further limit and/or generally restrict development outside of the Cardrona Settlement Zone, Cardrona Ski Area Sub-Zone and the Mount Cardrona Special Zone.	Accept in part
OS89.2	FS221.2	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS89.2	FS231.2	Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS89.2	FS246.2	Maddy FAMILTON	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS90.1		Will Hodgson (Tucker Beach Residents Society Inc)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Support	That landscape schedule 21.22.2 Ferry Hill be retained as notified, except for landscape capacity as set out in the submission.	Accept in part
OS90.1	FS237.120	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS90.1	FS242.142	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS90.1	FS243.142	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS90.2		Will Hodgson (Tucker Beach Residents Society Inc)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified.	Accept in part
OS90.2	FS237.121	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS90.2	FS242.143	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS90.2	FS243.143	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS90.3		Will Hodgson (Tucker Beach Residents Society Inc)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified, except for landscape capacity as set out in the submission.	Accept in part
OS90.3	FS237.122	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS90.3	FS242.144	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS90.3	FS243.144	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS90.4		Will Hodgson (Tucker Beach Residents Society Inc)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.2 Ferry Hill be amended so that; some landscape capacity is changed to high landscape capacity, limited landscape capacity is changed to moderate landscape capacity, very limited landscape capacity is change to low landscape capacity, and no landscape capacity is change to very low landscape capacity.	Reject
OS90.4	FS237.123	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept

OS90.4	FS242.145	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported	Reject
OS90.4	FS243.145	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS90.5		Will Hodgson (Tucker Beach Residents Society Inc)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12 Western Whakatipu Basin be amended so that; some landscape capacity is changed to high landscape capacity, limited landscape capacity is changed to moderate landscape capacity, very limited landscape capacity is change to low landscape capacity, and no landscape capacity is change to very low landscape capacity	Reject
OS90.5	FS237.124	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS90.5	FS242.146	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Reject
OS90.5	FS243.146	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS90.6		Will Hodgson (Tucker Beach Residents Society Inc)	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Reject
OS90.6	FS237.125	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS90.6	FS242.147	Ella Pedley	Landscape Schedules	Support	That the relief sought is supported	Reject
OS90.6	FS243.147	Julian Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS91.1		Ben Farrell on behalf of Columb Family and Off Road Adventures Limited	Landscape Schedules	Oppose	That all landscape schedules be amended to identify that all Outstanding Natural Features and Outstanding Natural Landscapes have important recreation attributes/values.	Reject
OS91.1	FS224.283	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS91.1	FS227.35	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS91.1	FS241.30	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS91.2		Ben Farrell on behalf of Columb Family and Off Road Adventures Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin be amended to identify that the Gorge Road valley floor area does not contain any particularly outstanding landscape value(s).	Reject
OS91.2	FS224.284	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS91.2	FS227.36	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject

OS91.3		Ben Farrell on behalf of Columb Family and Off Road Adventures Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That for landscape capacity 21.22.12 Western Whakatipu Basin all landscape capacity rating be deleted, or alternatively identify that the submitter's property (229 Gorge Road, OT11B/747, OT18D/476, Middleton Farm/Queenstown Hill) or parts of the Outstanding Natural Landscape including the submitter's property, as having a high landscape capacity for a range of new development and activities including: commercial recreation, visitor accommodation and tourism related activities, intensive agriculture, earthworks, farm buildings, transport infrastructure, utilities and regionally significant infrastructure, renewable energy generation, production forestry, rural living.	Accept in part
OS91.3	FS224.285	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS91.3	FS227.37	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS91.4		Ben Farrell on behalf of Columb Family and Off Road Adventures Limited	Landscape Schedules	Oppose	That the landscape capacity ratings be deleted from the landscape schedule or otherwise identify that all Outstanding Natural Features and Outstanding Natural Landscapes have a high landscape capacity for new commercial recreation and tourism related activities.	Reject
OS91.4	FS224.286	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS91.4	FS227.38	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS91.5		Ben Farrell on behalf of Columb Family and Off Road Adventures Limited	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS91.5	FS224.287	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS91.5	FS227.39	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS92.1		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified.	Accept in part
OS92.1	FS224.153	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.1	FS237.126	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.2		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS92.2	FS224.154	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.2	FS237.127	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.3		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part

OS92.3	FS224.155	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.3	FS237.128	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.4		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiti River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS92.4	FS224.156	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS92.4	FS237.129	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS92.5		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS92.5	FS224.157	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS92.5	FS237.130	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS92.6		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS92.6	FS224.158	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS92.6	FS237.131	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS92.7		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti River be retained as notified to implement Policy 3.3.42.	Accept in part
OS92.7	FS224.159	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.7	FS237.132	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.8		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part

OS92.8	FS224.160	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.8	FS237.133	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.9		Jana Braasch	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS92.9	FS224.161	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.9	FS237.134	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS92.10		Jana Braasch	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS92.10	FS224.162	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS92.10	FS237.135	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS93.1		Brett Giddens on behalf of Gibbston Valley Station Ltd	Landscape Schedules	Oppose	That the variation be rejected.	Reject
OS93.2		Brett Giddens on behalf of Gibbston Valley Station Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the Kawarau River Priority Area (PA) be removed from land zoned Gibbston Valley Resort Zone	Accept
OS93.3		Brett Giddens on behalf of Gibbston Valley Station Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the Kawarau River Priority Area (PA) be removed from the Gibbston Character Zone land.	Reject
OS93.4		Brett Giddens on behalf of Gibbston Valley Station Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the extent of the Priority Area (PA) is clarified relative to Outstanding Natural Landscape (ONL) and Outstanding Natural Feature (ONF) boundaries.	Accept in part
OS94.1		Brett Giddens on behalf of Cardrona Cattle Company Ltd	Landscape Schedules	Oppose	That the variation be rejected.	Reject
OS94.1	FS223.17	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS94.1	FS228.17	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS94.2		Brett Giddens on behalf of Cardrona Cattle Company Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That 21.22 be rejected.	Reject
OS94.2	FS223.18	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS94.2	FS228.18	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS94.3		Brett Giddens on behalf of Cardrona Cattle Company Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That 21.22.17 be rejected.	Reject
OS94.3	FS223.19	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject

OS94.3	FS228.19	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS94.4		Brett Giddens on behalf of Cardrona Cattle Company Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the Gibbston Character Zone be excluded from the variation.	Reject
OS94.4	FS223.20	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS94.4	FS228.20	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS94.5		Brett Giddens on behalf of Cardrona Cattle Company Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the Victoria Flats Priority Area be removed from the submitter's property, including land zoned Gibbston Character Zone (or any future zone that may arise from appeals).	Reject
OS94.5	FS223.21	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS94.5	FS228.21	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS94.6		Brett Giddens on behalf of Cardrona Cattle Company Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the extent of the Victoria Flats Priority Area is clarified in relation to the Outstanding Natural Landscape boundary.	Accept in part
OS94.6	FS223.22	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS94.6	FS228.22	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS94.7		Brett Giddens on behalf of Cardrona Cattle Company Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the values and attributes in the 21.22.17 are updated to reflect that the flats can absorb development.	Accept in part
OS94.7	FS223.23	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS94.7	FS228.23	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS95.1		Scott Freeman on behalf of Ben Sharpe, Brian Sharpe and William Sharpe	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove the site located at 48 Peninsula Road, Kelvin Heights from the outstanding natural landscape priority area.	Reject
OS95.2		Scott Freeman on behalf of Ben Sharpe, Brian Sharpe and William Sharpe	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove the site at 48 Peninsula Road, Kelvin heights and have the site rezoned to the Proposed District Plan's Lower Density Suburban Residential zone.	Reject
OS96.1		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended in accordance with the points of relief included in this submission.	Accept in part
OS96.1	FS224.223	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.1	FS227.40	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS96.1	FS237.136	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.1	FS241.66	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.2		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to give more consideration to the landscape related observations that were made by commissioners in terms of RM181638.	Accept in part
OS96.2	FS224.224	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.2	FS227.41	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.2	FS237.137	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.2	FS241.67	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.3		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended at paragraph 21 to remove the words 'the scattering of small scale development within regenerating beach forest at Mount Dewar' with 'the scattering of future visitor accommodation and rural living development within regenerating beach forest on Mount Dewar includes cabins, chalets, amenity facilities and a lodge'.	Accept in part
OS96.3	FS224.225	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.3	FS227.42	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.3	FS237.138	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.3	FS241.68	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.4		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended at paragraph 65 to remove the working 'The 'seemingly' undeveloped character of Central Whakatipu Basin PA ONL set within an urban (Arthurs Point and Arrowtown) or mixed working rural and rural living (Whakatipu Basin) context, which conveys a relatively high perception of naturalness.' with 'The sporadic development of Central Whakatipu Basin PA ONL contrasts within an urban (Arthurs Point and Arrowtown) or mixed working rural and rural living (Whakatipu Basin) context. Since the nodes of development are confined, the remaining mountain slopes convey a relatively high perception of naturalness.'	Accept in part
OS96.4	FS224.226	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.4	FS227.43	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS96.4	FS237.139	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.4	FS241.69	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.5		Scott Freeman on behalf of Treescap No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended at paragraph 69 to replace the words 'wall of mountains' with mountain slopes', to make addition to the paragraph with 'with hummocky tops and secluded valleys in the hinterland', and to replace the words 'the juxtaposition of the' with 'These front faces form a'.	Accept in part
OS96.5	FS224.227	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.5	FS227.44	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.5	FS237.140	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.5	FS241.70	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.6		Scott Freeman on behalf of Treescap No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be amended at paragraph 75 to remove the words 'A strong sense of remoteness at the western and north-eastern ends of the PA despite their respective proximity to Arthurs Point and Arrowtown, due to the contained nature of the area and the limited level of built development evident.'	Accept in part
OS96.6	FS224.228	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.6	FS227.45	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.6	FS237.141	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.6	FS241.71	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.7		Scott Freeman on behalf of Treescap No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be amended at paragraph 76 to replace the paragraph with 'Due the the large scale and continuity of the majestic mountain range framing the northern side side of the basin, the PA contrasts with the 'settled' and more manicured character of the basin. Due to the relatively easy access, presence of a ski field and forestry, as well as visual connection to the settled basin landscape feelings of wildness are limited in this PA'.	Accept in part
OS96.7	FS224.229	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.7	FS227.46	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.7	FS237.142	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS96.7	FS241.72	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.8		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 be amended to replace the paragraph 81 c with the words 'A moderate-high perception of naturalness arising from the dominance of natural landscape elements and patterns in parts of the PA that are not affected by forestry and tourism development.'	Accept in part
OS96.8	FS224.230	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.8	FS227.47	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.8	FS237.143	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.8	FS241.73	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.9		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 be amended at the paragraph 81 d to remove the word 'strong' and to replace the words 'throughout the western and north-eastern portions of the PA.' with 'can be experienced in the hinterland of the PA'.	Accept in part
OS96.9	FS224.231	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.9	FS227.48	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.9	FS237.144	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.9	FS241.74	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.10		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15ii Central Whakatipu Basin landscape capacity assessment is amended in the following way: Visitor accommodation and tourism related activities – Limited no- landscape capacity for tourism related activities and Very- Limited landscape capacity for visitor accommodation activities that are: co-located with existing development; sited to optimise the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low key' rural alpine character; integrate appreciable landscape restoration and enhancement; enhance public access; and protects the area's ONL values.	Reject
OS96.10	FS224.232	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS96.10	FS227.49	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS96.10	FS237.145	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS96.10	FS241.75	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept

OS96.11		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin landscape capacity for earthworks is amended to change the capacity from very limited to limited and to include 'built development' and 'and tourism related activities' into the capacity assessment.	Accept in part
OS96.11	FS224.233	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.11	FS227.50	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.11	FS237.146	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.11	FS241.76	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.12		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin landscape capacity for renewable energy generation is amended to include the words 'for large scale commercial renewable energy generation; limited landscape capacity for discreetly located and small-scale community renewable energy generation that is not visible within the Whakatipu Basin. Small scale is defined as being the supply of renewable energy to 100 residential dwellings or less.'	Accept in part
OS96.12	FS224.234	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.12	FS227.51	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.12	FS237.147	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.12	FS241.77	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part
OS96.13		Scott Freeman on behalf of Treescape No.1 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin landscape capacity for rural living is amended from no to very limited capacity and the add the words 'where such activities are co-located with existing rural living development, sited to optimize the screening and/or filtering benefit of natural landscape elements; designed to be visually recessive, of a modest scale and have a 'low key' alpine character; integrate appreciable landscape restoration and enhancement; enhance public access; and protects the area's ONL values; otherwise there is no landscape capacity for rural living.'	Accept in part
OS96.13	FS224.235	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.13	FS227.52	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.13	FS237.148	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS96.13	FS241.78	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought it opposed.	Accept in part

OS97.1		Mark Richter	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.1.ii. visitor accommodation and tourism related activities be amended to: no landscape capacity to absorb visitor accommodation other than within existing buildings.	Reject
OS97.2		Mark Richter	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.11.ii. wording: no capacity for tourism related activities be retained as notified.	Accept in part
OS97.3		Mark Richter	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.1.v. earthworks be amended to limit earthworks to repairs, maintenance, and renewal of existing walking-only trails and tracks.	Reject
OS97.4		Mark Richter	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.11 Mt Iron be amended to no landscape capacity for erection of shelters, huts, cabins and lodges as part of a Recreation Reserve.	Reject
OS97.5		Mark Richter	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That any use of the proposed reserve on Mount Iron take account of the extreme fire danger, including car parks.	Reject
OS98.1		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That the landscape schedule 21.22 and 21.23 are modified to record greater recognition of farming's past and present role in shaping landscape and rural character (i.e. farming activities draped over the natural environment).	Reject
OS98.1	FS234.41	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.1	FS235.17	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.1	FS236.17	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.2		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That the landscape schedule 21.22 and 21.23 are modified to record greater recognition that farming activities will continue to have a significant role in how landscape and rural character look and are perceived.	Reject
OS98.2	FS234.42	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.2	FS235.18	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.2	FS236.18	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.3		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That the landscape schedule 21.22 and 21.23 are modified to record greater recognition that farming practices should not be locked into a particular set of landscape values that will cause increased regulatory burden and limit the extent to which farmers can operate efficiently and effectively.	Accept in part
OS98.3	FS234.43	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.3	FS235.19	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.3	FS236.19	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.4		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That the Proposed District Plan be modified to clarify how plan users are expected to implement the landscape schedules.	Accept in part
OS98.4	FS234.44	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.4	FS235.20	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.4	FS236.20	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.5		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That landscape schedules 21.22 and 21.23 are modified to recognise that farming practices - and the landscape and rural character implications of farming practices - evolve over time and should not be locked into a particular regime at one point in time, with sufficient flexibility to allow for future opportunities for proactive change and technology improvements that change the way people farm and improve lifestyles.	Accept in part
OS98.5	FS234.45	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept in part

OS98.5	FS235.21	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.5	FS236.21	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS98.6		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That the landscape schedule 21.22 and 21.23 are modified to remove heritage and other references to places and items that are not otherwise protected by the Proposed District Plan or other instruments.	Reject
OS98.6	FS234.46	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.6	FS235.22	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.6	FS236.22	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.7		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That landscape capacities be amended so that the lowest rating of 'no capacity' be amended to use terminology 'extremely low capacity', 'very little capacity' or similar.	Reject
OS98.7	FS234.47	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS98.8		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That the landscape capacity rating scale be confirmed within the landscape schedules.	Accept
OS98.8	FS234.48	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS98.9		Eleanor Linscott (Federated Farmers of New Zealand)	Landscape Schedules	Oppose	That any other changes be made that are necessary to achieve the relief sought in the submission, or alternatively, if within scope, that the landscape schedules be withdrawn or deleted if the relief otherwise sought in the submission is not granted.	Accept in part
OS98.9	FS234.49	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS99.1		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.18 Cardrona Valley be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.2		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape schedule 21.22.19 Mount Alpha be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.3		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.20 Roys Bay be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.4		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.21 West Wanaka be amended to state that there is development capacity for public future walking and cycling trails.	Accept in part
OS99.5		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.22 Dublin Bay be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.5	FS219.5	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS99.5	FS235.23	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS99.5	FS236.23	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part

OS99.6		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.23 Hawea South North Grandview be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.7		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.24 Lake McKay and environs be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.8		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.23.1 Cardrona River Mt Barker Road be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.9		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.10		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.23.3 West of Hawea River be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.11		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS99.12		John Wellington (Upper Clutha Tracks Trust)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.23.5 Maungawera Valley be amended to state that there is development capacity for future public walking and cycling trails.	Accept in part
OS100.1		Tim Williams on behalf of G Parrett, K Reid, L Reid	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the landscape schedules 21.23 are retained to the extent that they exclude the submitters property 2 Riverbank Road (Lot 2 DP 15016 BLK IV Lower Wanaka SD).	Reject
OS101.1		Tim Williams on behalf of Universal Developments Hawea Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the landscape schedules 21.23 are retained to the extent that they exclude the submitters property Lot 1 DP 561754 & Lot 1 DP 343855 located to the south side of Cemetery Road, Hawea.	Reject
OS102.1		Tim Williams on behalf of LAC Property Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the landscape schedules 21.23 are retained to the extent that they exclude the submitters property Lot 1 DP 541414 located off Domain Road in Hawea.	Reject
OS103.1		Tim Williams on behalf of Katherine and David Coulter	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.2 Ferry Hill be amended to exclude the submitter's property at Gracefield Lane - Lot 4 DP 538521.	Reject
OS104.1		Willy Sussman on behalf of Apres Demain Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.19 Mount Alpha in its current form be deleted or that any consequential or alternative changes be made that are necessary to achieve the relief sought in the submission and including as a result of changes that may arise from other submitters.	Reject
OS104.1	FS239.53	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the relief sought is opposed	Accept
OS105.1		Tim Williams on behalf of Matt Laming	Landscape Schedules	Oppose	That the landscape schedules are deleted or are amended to exclude the submitter's land [location not provided].	Reject
OS105.2		Tim Williams on behalf of Matt Laming	Landscape Schedules	Oppose	That the landscape schedules are amended to provide a more fine grained and helpful framework, specifically removing any reference to there being no or limited landscape capacity for various activities.	Reject
OS106.1		Tim Williams on behalf of RD & EM Anderson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That landscape schedule 21.22.3 Kimitiaku Shotover River is amended to exclude the submitter's property at 91 Oxenbridge Tunnel Road, Arthurs Point (Section 121 Block XIX Shotover SD and Lot 2 DP 19294).	Reject
OS106.1	FS237.151	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Reject

OS106.1	FS237.153	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS106.2		Tim Williams on behalf of RD & EM Anderson Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin is amended to exclude the submitter's property at 91 Oxenbridge Tunnel Road, Arthurs Point (Section 121 Block XIX Shotover SD and Lot 2 DP 19294).	Reject
OS106.2	FS237.152	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS106.2	FS237.154	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS106.3		Tim Williams on behalf of RD & EM Anderson Family Trust	Landscape Schedules	Oppose	That the landscape schedules are amended to provide a more fine grained and helpful framework, specifically removing any reference to there being no or limited landscape capacity for various activities.	Reject
OS106.3	FS237.149	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought to provide a more fine-grained framework is opposed.	Accept
OS106.3	FS237.150	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought to removing reference to there being no or limited landscape capacity is supported.	Reject
OS107.1		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaka Shotover River be retained as notified.	Accept in part
OS107.1	FS224.108	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.1	FS237.155	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.1	FS242.148	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS107.1	FS243.148	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS107.2		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS107.2	FS224.109	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.2	FS237.156	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.2	FS242.149	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS107.2	FS243.149	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS107.3		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS107.3	FS224.110	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.3	FS237.157	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.3	FS242.150	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS107.3	FS243.150	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS107.4		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimitiaku Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS107.4	FS224.111	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS107.4	FS237.158	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS107.4	FS242.151	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS107.4	FS243.151	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS107.5		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS107.5	FS224.112	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS107.5	FS237.159	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS107.5	FS242.152	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part

OS107.5	FS243.152	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS107.6		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS107.6	FS224.113	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS107.6	FS237.160	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS107.6	FS242.153	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS107.6	FS243.153	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS107.7		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti River be retained as notified to implement Policy 3.3.42.	Accept in part
OS107.7	FS224.114	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.7	FS237.161	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.7	FS242.154	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS107.7	FS243.154	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS107.8		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS107.8	FS224.115	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.8	FS237.162	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.8	FS242.155	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS107.8	FS243.155	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS107.9		Edward and Anne Halson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS107.9	FS224.116	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.9	FS237.163	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS107.9	FS242.156	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS107.9	FS243.156	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS107.10		Edward and Anne Halson	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS107.10	FS224.117	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS107.10	FS237.164	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS107.10	FS242.157	Ella Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS107.10	FS243.157	Julian Pedley	Landscape Schedules	Support	That the relief sought is supported	Reject
OS108.1		Tim Williams on behalf of Cameron Laird	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.15 Central Whakatipu Basin is amended to exclude the properties 1 Venus Place (Lot 7 DP 559049) and 10 Venus Place (Lot 1 DP 308109).	Reject
OS108.2		Tim Williams on behalf of Cameron Laird	Landscape Schedules	Oppose	That the landscape schedules are amended to provide a more fine grained and helpful framework, specifically removing any reference to there being no or limited landscape capacity for various activities.	Reject
OS109.1		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules	Oppose	That the landscape schedule plan change be rejected, refused, or otherwise declined, or in the alternative, that the plan change be varied or otherwise modified to address the submission, including any necessary additional or consequential relief.	Reject
OS109.1	FS224.56	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.1	FS227.118	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.1	FS241.79	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS109.2		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules	Oppose	That the landscape schedule plan change be withdrawn to allow for a robust assessment as to whether landscape schedules are the most appropriate method allowing community involvement, or in the alternative, that the plan change be varied or otherwise modified to address the submission, including any necessary additional or consequential relief.	Reject
OS109.2	FS224.57	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.2	FS227.119	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.2	FS241.80	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept

OS109.3		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin be amended to remove the Moonlight Block (OT16D/402) from the priority area.	Reject
OS109.3	FS224.58	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS109.3	FS227.120	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS109.3	FS241.81	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS109.4		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedule 21.22 guidance note be amended to add the following words after the first paragraph: 'The priority areas are determined by reference to where the most significant development pressures are likely to arise during the life of the ODP. The identification of an area as a PA is not intended to connote any higher relative ONF/L quality rating. The schedules are not linked to a particular rule/s and they do not introduce any new type of resource consent.', and add the following words at the end of the existing third paragraph: 'Specific site evaluation of attributes and values needs to be undertaken for sites within each priority area, there is likely to be variations in the attributes and values which will require detailed consideration and assessment through consent applications.'; and delete the existing fifth paragraph that reads 'A finer grained location specific assessment of landscape attributes and values would be required for any plan change or resource consent. Other landscape values may be identified through these finer grained assessment processes.'.	Accept in part
OS109.4	FS224.59	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Accept in part
OS109.4	FS227.121	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Accept in part
OS109.4	FS241.82	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the relief sought is opposed.	Accept in part
OS109.5		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.ii visitor accommodation and tourism related activities be amended from no landscape capacity to some landscape capacity.	Accept in part
OS109.5	FS224.60	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.5	FS227.122	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.5	FS241.83	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS109.6		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.iii Urban expansion be amended from no landscape capacity to limited landscape capacity.	Accept in part

OS109.6	FS224.61	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.6	FS227.123	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.6	FS241.84	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS109.7		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.iv Intensive agriculture be amended from no landscape capacity to limited landscape capacity.	Accept in part
OS109.7	FS224.62	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.7	FS227.124	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.7	FS241.85	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS109.8		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.v Earthworks be amended from very limited landscape capacity to some landscape capacity.	Reject
OS109.8	FS224.63	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS109.8	FS227.125	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS109.8	FS241.86	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS109.9		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.vi Farm buildings be amended from very limited landscape capacity to limited landscape capacity.	Reject
OS109.9	FS224.64	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS109.9	FS227.126	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject

OS109.9	FS241.87	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS109.10		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.vii Mineral extraction be amended from no landscape capacity to limited landscape capacity.	Accept in part
OS109.10	FS224.65	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.10	FS227.127	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.10	FS241.88	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS109.11		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.i Transport infrastructure be amended from limited landscape capacity to some landscape capacity for trails and from no landscape capacity to limited landscape capacity for other transport infrastructure.	Reject
OS109.11	FS224.66	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS109.11	FS227.128	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS109.11	FS241.89	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS109.12		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.ix Renewable energy generation be amended from no landscape capacity to limited landscape capacity.	Accept in part
OS109.12	FS224.67	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.12	FS227.129	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.12	FS241.90	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS109.13		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.x Production forestry be amended from no landscape capacity to limited landscape capacity.	Accept in part

OS109.13	FS224.68	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.13	FS227.130	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.13	FS241.91	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS109.14		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.12.xi Rural living be amended from no landscape capacity to limited landscape capacity.	Accept in part
OS109.14	FS224.69	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.14	FS227.131	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS109.14	FS241.92	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS109.15		Jenny Carter on behalf of Kiwi Vineyard Holdings Limited	Landscape Schedules	Oppose	That if 'no landscape capacity' is used that access be facilitated to section 85 of the Resource Management Act and the Environment Court's power to require QLDC to acquire the afflicted land that will no longer be capable of reasonable use.	Reject
OS109.15	FS224.70	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.15	FS227.132	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.15	FS234.50	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.15	FS240.1	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS109.15	FS241.93	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS110.1		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That the landscape schedule plan change be rejected, refused, or otherwise declined, or in the alternative, that the plan change be varied or otherwise modified to address the submission, including any necessary additional or consequential relief.	Reject
OS110.2		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That the landscape schedule plan change be withdrawn to allow for a robust assessment as to whether landscape schedules are the most appropriate method allowing community involvement, or in the alternative, that the plan change be varied or otherwise modified to address the submission, including any necessary additional or consequential relief.	Reject
OS110.3		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That if the landscape schedules are determined to be appropriate, that the extent, values and capacity be reconsidered based on a ground-up process of community engagement and future focused assessment.	Reject
OS110.3	FS240.2	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS110.4		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That the section 32 analysis include robust and comprehensive analysis rather than being based on the Environment Court decisions as reason for the proposed variation.	Reject

OS110.5		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That the landscape capacity statements be removed if the landscape schedules are to be retained.	Reject
OS110.6		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That the landscape capacity statements be amended to reflect the varying capacity within different areas if the landscape schedules are to be retained.	Accept in part
OS110.7		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.4 Morven Hills be amended to recognise sub areas such as the lower slopes of Morven Hill as having capacity.	Accept in part
OS110.8		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That the landscape schedules be amended to consider future management of the landscape areas as opposed to past or current values and uses, and reflect that there will be capacity where the landscape values can be protected, and this is not a hard and fast rule across all of the priority area.	Accept in part
OS110.8	FS240.3	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS110.9		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That in the development of landscape management that the regimes do not trump biodiversity values or ongoing management of land.	Reject
OS110.9	FS240.4	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS110.10		Jenny Carter on behalf of Kincardine Angus Limited or Nominee	Landscape Schedules	Oppose	That recognition be given to the investment required for future management and holistic improvements.	Reject
OS110.10	FS240.5	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS111.1		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That the landscape schedule plan change be rejected, refused, or otherwise declined, or in the alternative, that the plan change be varied or otherwise modified to address the submission, including any necessary additional or consequential relief.	Reject
OS111.2		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That the landscape schedule plan change be withdrawn to allow for a robust assessment as to whether landscape schedules are the most appropriate method allowing community involvement, or in the alternative, that the plan change be varied or otherwise modified to address the submission, including any necessary additional or consequential relief.	Reject
OS111.3		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That if the landscape schedules are determined to be appropriate, that the extent, values and capacity be reconsidered based on a ground-up process of community engagement and future focused assessment.	Reject
OS111.4		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That the section 32 analysis include robust and comprehensive analysis rather than being based on the Environment Court decisions as reason for the proposed variation.	Reject
OS111.5		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That the landscape capacity statements be removed if the landscape schedules are to be retained.	Reject
OS111.6		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That the landscape capacity statements be amended to reflect the varying capacity within different areas if the landscape schedules are to be retained.	Reject
OS111.7		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.4 Morven Hills be amended to recognise sub areas such as the lower slopes of Morven Hill as having capacity.	Accept in part
OS111.8		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That the landscape schedules be amended to consider future management of the landscape areas as opposed to past or current values and uses, and reflect that there will be capacity where the landscape values can be protected, and this is not a hard and fast rule across all of the priority area.	Reject
OS111.9		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That in the development of landscape management that the regimes do not trump biodiversity values or ongoing management of land.	Reject
OS111.10		Jenny Carter on behalf of S & L Hunt Family Trust	Landscape Schedules	Oppose	That recognition be given to the investment required for future management and holistic improvements.	Reject
OS112.1		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti River be retained as notified.	Accept in part
OS112.1	FS224.98	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS112.1	FS237.165	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.1	FS242.122	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS112.1	FS243.122	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS112.2		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS112.2	FS224.99	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.2	FS237.166	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.2	FS242.123	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS112.2	FS243.123	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS112.3		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS112.3	FS224.100	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.3	FS237.167	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.3	FS242.124	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS112.3	FS243.124	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS112.4		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiti Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS112.4	FS224.101	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS112.4	FS237.168	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS112.4	FS242.125	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS112.4	FS243.125	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS112.5		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS112.5	FS224.102	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS112.5	FS237.169	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS112.5	FS242.126	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS112.5	FS243.126	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS112.6		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS112.6	FS224.103	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS112.6	FS237.170	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS112.6	FS242.127	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS112.6	FS243.127	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Accept in part
OS112.7		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS112.7	FS224.104	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.7	FS237.171	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS112.7	FS242.128	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS112.7	FS243.128	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported	Accept in part
OS112.8		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS112.8	FS224.105	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.8	FS237.172	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.8	FS242.129	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS112.8	FS243.129	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS112.9		Claire Hazledine	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS112.9	FS224.106	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.9	FS237.173	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS112.9	FS242.130	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS112.9	FS243.130	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported	Accept in part
OS112.10		Claire Hazledine	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS112.10	FS224.107	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS112.10	FS237.174	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS112.10	FS242.131	Ella Pedley	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS112.10	FS243.131	Julian Pedley	Landscape Schedules	Support	That the relief sought is supported	Reject
OS113.1		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed in all aspects and should be rejected as notified.	Reject
OS113.1	FS221.3	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject

OS113.1	FS224.288	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.2		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules 21.22 are opposed and should be rejected as notified.	Reject
OS113.2	FS221.7	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS113.2	FS224.289	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported.	Reject
OS113.3		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules	Oppose	That the landscape schedules be amended to remove the 'some, limited, very limited, and no' categories for landscape capacity and that they are not 'less absolute' than the seven-point scale as is stated in the section 32 report.	Reject
OS113.3	FS221.8	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.3	FS224.290	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.4		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 be amended so that the scale of development is a point of consideration for the landscape capacity summary rather than treating all types of developments under the same landscape rating scale.	Accept in part
OS113.4	FS221.9	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS113.4	FS224.291	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS113.5		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules	Oppose	That the definition of tourist activities be defined in Chapter 2 of the Proposed District Plan or clarified within the landscape schedules.	Accept
OS113.5	FS221.10	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS113.5	FS224.292	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS113.6		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 be amended so that the use of assessment matters for the landscape schedules should be clarified to prevent interpretation and weighting issues at the resource consent stage.	Reject
OS113.6	FS221.11	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.6	FS224.293	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.7		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified as it fails to recognise that outstanding natural landscapes, outstanding natural features, and rural character landscapes categories only apply to Rural zones landscapes.	Accept in part
OS113.7	FS221.12	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.7	FS224.294	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.8		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to remove the Cardrona Village Settlement Zone and Mount Cardrona Special Zone from the mapping of priority areas.	Accept in part

OS113.8	FS221.13	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.8	FS224.295	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.9		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified or amended to address that at [15] under the heading land use patterns and features the schedule notes 'widely spaced station homestead clusters are a feature of the flats and lower valleys'. It should be noted that homestead clusters often involve numerous buildings and areas of mature exotic trees.	Accept in part
OS113.9	FS221.14	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.9	FS224.296	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.10		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so that the relationship of mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications are clarified.	Reject
OS113.10	FS221.15	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.10	FS224.297	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.11		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified or amended to address that at [35] under the heading important recreation attributes and values the schedule fails to note the valley drive through by residents and visitors.	Accept
OS113.11	FS221.16	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS113.11	FS224.298	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS113.12		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified or amended to address that at [40] under the heading particularly important views to and from the area the schedule fails to note that there are occasional farm based nodes featuring exotic trees.	Reject
OS113.12	FS221.17	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.12	FS224.299	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.13		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified or amended to address that at [42] under the heading naturalness attributes and values the schedule incorrectly notes that 'the landscape is perceived as having a high level of naturalness, with little human modification'. There is a difference in naturalness between the southern half of the valley, south of the Cardrona Settlement being wild and natural, and the northern half of the valley being predominantly pastoral valley floor.	Accept in part
OS113.13	FS221.18	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS113.13	FS224.300	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.14		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.18 Cardrona Valley be rejected as notified as at [47] the sense of remoteness is only perceived in the southern half of the valley.	Reject
OS113.14	FS221.19	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS113.14	FS224.301	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS113.15		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified or amended to address that at [i] landscape capacity it is stated that commercial recreation activities make reference to the Ski Area Sub-Zone.	Accept in part
OS113.15	FS221.20	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.15	FS224.302	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.16		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so that the landscape capacity schedules are at a landscape character unit level rather than a site-specific level.	Reject
OS113.16	FS221.21	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.16	FS224.303	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.17		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified or amended to address that at [iii] landscape capacity it is stated that urban expansions has no capacity. The Settlement Zone could potentially expand in a modest way to utilise landscape edges while expanding the township.	Accept in part
OS113.17	FS221.22	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.17	FS224.304	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS113.18		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified as at [iv] intensive agriculture and [vi] farm buildings it is stated that each activity has some landscape capacity and limited landscape capacity respectively. It is submitted that the landscape capacity schedules are at a landscape character unit level rather than a site specific level.	Reject
OS113.18	FS221.23	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.18	FS224.305	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS113.19		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected, refused, or otherwise declined as notified.	Reject

OS113.19	FS221.24	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.19	FS224.306	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.20		Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules	Oppose	That alternatively to rejecting the proposed variation to Chapter 21 of the Proposed District Plan, the landscape schedules 21.22 and 21.23 be amended, varied or modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS113.20	FS221.25	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS113.20	FS224.307	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS114.1		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and be rejected as notified.	Reject
OS114.2		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules 21.22 are opposed in particular and be rejected as notified.	Reject
OS114.3		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules	Oppose	That the landscape schedules be amended to remove the 'some, limited, very limited, and no' categories for landscape capacity and that they are not 'less absolute' than the seven-point scale as is stated in the section 32 report.	Reject
OS114.4		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 be amended so that the scale of development is a point of consideration for the landscape capacity summary rather than treating all types of developments under the same landscape rating scale.	Accept in part
OS114.5		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules	Oppose	That 'tourism activities' be defined in Chapter 2 of the Proposed District Plan or clarified within the landscape schedules 21.22 and 21.23.	Accept
OS114.6		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules be clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject
OS114.7		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.2 Ferry Hill is rejected as notified or amended to address that it fails to recognise that the Ferry Hill outstanding natural feature is a highly modified landscape that has been extensively farmed.	Reject
OS114.8		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.2 Ferry Hill is rejected as notified or amended to address that it incorrectly states at [7] that there are important ecological features and vegetation types and lists features that do not have ecological importance such as open and grazed pastures.	Accept in part
OS114.9		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.2 Ferry Hill is rejected as notified or amended to address that at [8] and [9] under the heading important ecological features and vegetation types lists animal and plant pest species.	Accept in part
OS114.10		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.2 Ferry Hill is rejected as notified and that the relationship between mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications are clarified.	Reject
OS114.11		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.2 Ferry Hill is rejected as notified or amended to address that at [21] a very generic statement is made that descriptions and photographs of the area in tourist publications but provides no evidence as to what publications or photographs are referred to.	Reject
OS114.12		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.2 Ferry Hill is rejected as notified or amended to address that at [31] where naturalness attributes and values are described incorrectly states Ferry Hill as seemingly undeveloped character... which conveys a relatively high perception of naturalness when it has been completely modified for agriculture/ farming and contains some built modification and domestication.	Reject
OS114.13		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.2 Ferry Hill is rejected as notified or amended to make clear that the landscape capacity schedules are at a landscape character unit level rather than a site specific level.	Reject
OS114.14		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules	Oppose	That the landscape schedules are rejected, refused, or otherwise declined as notified.	Reject

OS114.15		Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules	Oppose	That alternatively, if the variation to Chapter 21 Rural Zone is adopted that the landscape schedules 21.22 and 21.23 are amended, varied, or otherwise modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS115.1		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules	Oppose	That the principal concept of Te Mana o te Wai is reiterated throughout the landscape schedules to apply to all freshwater resources located within the proposed priority areas.	Reject
OS115.2		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.5 Lake Hayes PA ONF Schedule > Summary of Landscape Values	Oppose	That the physical value of the Lake Hayes Outstanding Natural Feature is increased from high to "very high" (para 47) of landscape schedule 21.22.5.	Reject
OS115.3		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Associative Attributes and Values	Oppose	That the list of associative attributes and values in landscape schedule 21.22.12 be amended to include the recreational attributes of Lake Johnson.	Accept
OS115.4		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Associative Attributes and Values	Oppose	That 21.22.20 Roys Bay associative attributes and values section (important recreational attributes and values subsection) is amended to recognise that Lake Wanaka is a nationally significant fishery.	Accept
OS115.5		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Summary of Landscape Values	Oppose	That the physical value of the Roys Bay Outstanding Natural Landscape in landscape schedule 21.22.20 be increased from mod-high to "very high".	Reject
OS115.6		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.20 Roys Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That the list of physical attributes and values for the Roys Bay Outstanding Natural Landscape in landscape schedule 21.22.20 is amended to acknowledge that Bullock Creek is a valued habitat for fish spawning.	Accept
OS115.7		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That both the physical values (para 79) and associative values (para 80) of the West Wanaka Outstanding Natural Landscape are increased from high to 'very high'.	Reject
OS115.8		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the list of physical attributes and values for landscape schedule 21.22.21 West Wanaka is amended to acknowledge that the Motatapu River is a valued habitat for fish spawning.	Accept
OS115.9		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Associative Attributes and Values	Oppose	That the list of associative attributes and values section (important recreational attributes and values subsection) for landscape schedule 21.22.21 West Wanaka is amended to include the recreational angling opportunities of the Motatapu River.	Accept
OS115.10		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the associative attributes and values section (important recreational attributes and values subsection) of landscape schedule 21.22.22 be amended to recognise that Lake Wanaka is a nationally significant fishery.	Accept
OS115.11		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Summary of Landscape Values	Oppose	That both the physical values (a) and associative values (b) of landscape schedule 21.22.22 Dublin Bay be increased from moderate-high to 'very high'.	Reject
OS115.11	FS219.6	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed in part.	Accept
OS115.12		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Summary of Landscape Values	Oppose	That both the physical values (paragraph 78) and associative values (paragraph 79) in landscape schedule 21.22.23 are increased from high to 'very high'.	Reject
OS115.13		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Physical Attributes and Values	Oppose	That the list of physical attributes and values for landscape schedule 21.22.24 be amended to acknowledge that Luggate Creek is a valued habitat for fish spawning.	Accept

OS115.14		Khaylm Marshall (Otago Fish and Game Council)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Associative Attributes and Values	Oppose	That the list of associative attributes and values section for landscape schedule 21.23.3 be amended to include the recreational angling opportunities of the Hawea River.	Accept
OS116.1		Simon Pierce on behalf of Bike Glendhu Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That paragraph 24 of landscape schedule 21.22.1 West Wanaka be amended to read: Human modification which is currently concentrated around Glendhu Bay, with its existing campground, woolshed wedding venue, Bike Glendhu consented development, including bike trails, pump park, and bike hub facility and farm buildings, as well as Perkins Bay with its consented golf resort / homestead development	Accept in part
OS116.1	FS222.58	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported	Accept in part
OS116.2		Simon Pierce on behalf of Bike Glendhu Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Associative Attributes and Values	Support	That paragraph 42 of landscape schedule 21.22.21 West Wanaka is retained as notified.	Accept in part
OS116.2	FS222.59	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported	Accept in part
OS116.3		Simon Pierce on behalf of Bike Glendhu Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Associative Attributes and Values	Support	That paragraph 51 of landscape schedule 21.22.21 West Wanaka is retained as notified.	Accept in part
OS116.3	FS222.60	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported	Accept in part
OS116.4		Simon Pierce on behalf of Bike Glendhu Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity assessments for West Wanaka contained in landscape schedule 21.22.21 are reframed away from identifying specific activities (such as commercial recreation and tourism) that the landscape is able (or unable) to absorb. Instead it is suggested that an assessment of activities should be based on the guidance on capacity descriptions included in landscape schedule 21.22 (paragraph 6) for outstanding natural features and outstanding natural landscape priority areas.	Reject
OS116.4	FS222.61	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported	Reject
OS116.5		Simon Pierce on behalf of Bike Glendhu Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That paragraph 6 of the description for landscape schedule 21.22 relating to guidance on capacity descriptions be retained as notified.	Accept in part
OS116.5	FS222.62	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the relief sought is supported	Accept in part
OS116.6		Simon Pierce on behalf of Bike Glendhu Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That references to Fern Bern Valley within paragraph 68 of landscape schedule 21.22.21 for West Wanaka be amended to recognise the potential for consented activities at Bike Glendhu to contribute to the protection and enhancement of landscape values.	Accept in part
OS116.6	FS222.63	Laura McLaughlan on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported	Accept in part
OS117.1		Clive and Shane Manners Wood	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That the substance of the proposal is supported and Malaghans Road retains the pastoral landscape for future generations.	Accept

OS117.2		Clive and Shane Manners Wood	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That any development that does not compromise the proposal should be given a fair hearing.	Accept
OS118.1		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and should be rejected as notified.	Reject
OS118.2		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 is opposed and should be rejected as notified.	Reject
OS118.3		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules	Oppose	That the use of some, limited, very limited, and no categories for landscape capacity is opposed and is not less absolute than the seven-point scale in the Section 32 report.	Reject
OS118.4		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules	Oppose	That the scale of development should be a point of consideration for the landscape capacity summary rather than treating all types of development under the same landscape rating scale.	Accept in part
OS118.5		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules	Oppose	That tourism activities are defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it related mainly to resort development and not tourism activities as a whole.	Accept
OS118.6		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules	Oppose	That the use of assessment matters for the landscape schedules should be clarified to prevent interpretation and weighting issues at the resource consent stage.	Reject
OS118.7		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin be amended to remove the incorrect statement at [12] that there are important ecological features and vegetation types and that lists features that do not have ecological importance such as exotic grasses.	Accept in part
OS118.8		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to correct [14 and 15] under the heading important ecological features and vegetation types where the schedule lists animal and plant pest species, which are not relevant to important ecological features and vegetation types.	Accept in part
OS118.9		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin be amended to clarify the relationship of mana whenua associations, Wahi Tupuna Chapter, and consultation with mana whenua for applications.	Reject
OS118.10		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin be amended at paragraph [35] to address the very generic statement made about the descriptions and photographs of the area in tourist publications while the landscape schedule provides no evidence as to what publications or photographs are referred to.	Reject
OS118.11		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin amended to make clear that the landscape capacity schedules are at a landscape character unit level rather than a site-specific level, and that there are site specific situations where the landscape does have capacity to absorb development through placement and recessive design.	Reject
OS118.12		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules	Oppose	That the proposed variation to Chapter 21 of the Proposed District Plan is rejected, refused, or otherwise declined as notified.	Reject
OS118.13		Blair Devlin on behalf of Robina Bodle Trust	Landscape Schedules	Oppose	That if the variation to Chapter 21 of the Proposed District Plan is adopted, that it be amended, varied, or otherwise modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS119.1		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and should be rejected as notified.	Reject
OS119.1	FS237.175	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS119.1	FS241.94	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS119.2		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is opposed and should be rejected as notified.	Reject
OS119.2	FS237.176	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject

OS119.2	FS241.95	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS119.3		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is opposed and should be rejected as notified.	Reject
OS119.3	FS237.177	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS119.3	FS241.96	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS119.4		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified as it fails to recognise that the outstanding natural landscape, outstanding natural feature, and rural character landscapes only apply to Rural Zoned landscapes. It is submitted that the Open Space and Recreation Zones cannot be part of the landscape schedule priority area and should be made clear in the mapping of the priority areas.	Reject
OS119.4	FS237.178	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS119.4	FS241.97	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS119.5		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified as at [i] landscape capacity it is stated that tourism activities have no capacity. It is submitted that the landscape capacity schedules are at a landscape character unit level rather than a site specific level.	Accept in part
OS119.5	FS237.179	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS119.5	FS241.98	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS119.6		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified and that tourism activities should be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates to resort development and not tourism activities as a whole.	Accept in part
OS119.6	FS237.180	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS119.6	FS241.99	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS119.7		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin be rejected as notified as the wording at [ii] landscape capacity for earthworks associated with public access tracks such as the mountain bike trails the submitter builds and maintains that protect the naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing landform patterns is incorrect. It is uncertain how mountain bike tracks protect the naturalness and expressiveness of the attributes and values of the landscape. These words should be removed from this section.	Reject
OS119.7	FS237.181	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS119.7	FS241.100	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS119.8		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified as it fails to recognise that outstanding natural landscape, outstanding natural feature, and rural character landscapes only apply to Rural Zoned landscapes. It is submitted that the Coronet Ski Area Sub Zone cannot be part of the landscape schedule.	Accept in part
OS119.8	FS237.182	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS119.8	FS241.101	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS119.9		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that at [ii] landscape capacity it is stated that tourism activities have no capacity. It is submitted that landscape capacity schedules are at a landscape character unit level rather than a site specific level.	Accept in part
OS119.9	FS237.183	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS119.9	FS241.102	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS119.10		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that tourism activities should be defined within Chapter 2 of the Proposed District Plan or clarified within the landscape schedule as it relates to resort development and not tourism activities as a whole.	Accept in part
OS119.10	FS237.184	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS119.10	FS241.103	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS119.11		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin be rejected as notified or amended to address that the wording at [ii] landscape capacity for earthworks associated with public access tracks such as the mountain bike trails the submitter builds and maintains that protect the naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing landform patterns is incorrect. It is uncertain how mountain bike tracks protect the naturalness and expressiveness of the attributes and values of the landscape. These words should be removed from this section.	Reject

OS119.11	FS237.185	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS119.11	FS241.104	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS119.12		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules	Oppose	That the proposed variation to Chapter 21 of the Proposed District Plan is rejected, refused, or otherwise declined as notified.	Reject
OS119.12	FS237.186	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS119.12	FS241.105	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS119.13		Carey Vivian on behalf of Queenstown Mountain Bike Club	Landscape Schedules	Oppose	That if the variation to Chapter 21 of the Proposed District Plan is adopted, that it be amended, varied, or otherwise modified to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS119.13	FS237.187	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS119.13	FS241.106	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS120.1		Rosalind Devlin on behalf of Park Ridge Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the location of the Peninsula Hill outstanding natural feature eastern boundary as it applies to Lot 1 DP 553950 is amended to match the fine-scale line shown on the PDP Chapter 41 Jacks Point Structure Plan.	Reject
OS120.1	FS220.12	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS121.1		Maddy FAMILTON on behalf of Andrew Donaldson	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity for visitor accommodation and tourism related activities (ii) within the Cardrona River Mt Barker rural character landscape is amended to the following: ii. visitor accommodation and tourism related activities - some landscape capacity for rural farmstyle visitor accommodation within existing or consented buildings/building platforms. Some capacity for small scale and low-key tourism related activities that are: visually recessive; of a modesty scale; have a low key 'rural character'; and that maintain or enhance the PA's landscape values.	Reject
OS121.2		Maddy FAMILTON on behalf of Andrew Donaldson	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity for intensive agriculture activities (iv) within the Cardrona River Mt Barker rural character landscape is amended to the following: iv. intensive agriculture - some landscape capacity where soils are available water allocation support the activity.	Accept in part
OS121.3		Maddy FAMILTON on behalf of Andrew Donaldson	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity for rural living activities (xii) within the Cardrona River Mt Barker rural character landscape is revised from 'very limited' to 'limited'.	Reject
OS121.4		Maddy FAMILTON on behalf of Andrew Donaldson	Landscape Schedules	Oppose	That the activity terms used throughout the landscape schedules (except for those specifically responding to Chapter 3 provisions) and particularly those used in the landscape capacities utilise defined terms.	Accept
OS122.1		J Semple (Arthur's Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the landscape schedule 21.22.3 Shotover River is supported as notified and should be adopted as a matter of priority and importance.	Accept in part
OS122.1	FS224.308	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS122.1	FS227.53	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.1	FS237.188	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.1	FS242.67	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The relief sought is supported	Accept in part
OS122.1	FS243.67	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That relief sought is supported	Accept in part
OS122.2		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.12 Western Whakatipu Basin is supported as notified and should be adopted as a matter of priority and importance.	Accept in part
OS122.2	FS224.309	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.2	FS227.54	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.2	FS237.189	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.2	FS242.68	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.2	FS243.68	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.3		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.15 Central Whakatipu Basin is supported as notified and should be adopted as a matter of priority and importance.	Accept in part
OS122.3	FS224.310	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.3	FS227.55	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.3	FS237.190	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.3	FS242.69	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.3	FS243.69	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part

OS122.4		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the the landscape capacity rating for urban expansions or urban development in landscape schedule 21.22.3 Shotover River being no capacity is supported.	Accept in part
OS122.4	FS224.311	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.4	FS227.56	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.4	FS237.191	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.4	FS242.70	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	The relief sought is supported	Accept in part
OS122.4	FS243.70	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That relief sought is supported	Accept in part
OS122.5		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the the landscape capacity rating for urban expansions or urban development in landscape schedule 21.22.12 Western Whakatipu Basin being no capacity is supported.	Accept in part
OS122.5	FS224.312	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.5	FS227.57	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.5	FS237.192	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.5	FS242.71	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	The relief sought is supported	Accept in part
OS122.5	FS243.71	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That relief sought is supported	Accept in part
OS122.6		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the the landscape capacity rating for urban expansions or urban development in landscape schedule 21.22.15 Central Whakatipu Basin being no capacity is supported.	Accept in part
OS122.6	FS224.313	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS122.6	FS227.58	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.6	FS237.193	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.6	FS242.72	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	The relief sought is supported	Accept in part
OS122.6	FS243.72	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That relief sought is supported	Accept in part
OS122.7		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for transport infrastructure such as bridges or crossings of the Shotover River in the landscape schedule 21.22.3 Shotover River should be amended to have no capacity for such activities.	Accept in part
OS122.7	FS224.314	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.7	FS227.59	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.7	FS237.194	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.7	FS242.73	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	The relief sought is supported	Accept in part
OS122.7	FS243.73	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That relief sought is supported	Accept in part
OS122.8		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for transport infrastructure such as bridges or crossings of the Shotover River in the landscape schedule 21.22.12 Western Whakatipu Basin should be amended to have no capacity for such activities.	Reject
OS122.8	FS224.315	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS122.8	FS227.60	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS122.8	FS237.195	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept

OS122.8	FS242.74	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	The relief sought is supported	Reject
OS122.8	FS243.74	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That relief sought is supported	Reject
OS122.9		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for transport infrastructure such as bridges or crossings of the Shotover River in the landscape schedule 21.22.15 Central Whakatipu Basin should be amended to have no capacity for such activities.	Accept in part
OS122.9	FS224.316	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.9	FS227.61	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.9	FS237.196	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS122.9	FS242.75	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	The relief sought is supported	Accept in part
OS122.9	FS243.75	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That relief sought is supported	Accept in part
OS122.10		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the landscape schedule 21.22.3 Shotover River is adopted in the Proposed District Plan to implement Policy 3.3.42.	Accept in part
OS122.10	FS224.317	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.10	FS227.62	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.10	FS237.197	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.10	FS242.76	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The relief sought is supported	Accept in part
OS122.10	FS243.76	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That relief sought is supported	Accept in part
OS122.11		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.12 Western Whakatipu Basin is adopted in the Proposed District Plan to implement Policy 3.3.42.	Accept in part

OS122.11	FS224.318	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.11	FS227.63	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.11	FS237.198	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.11	FS242.77	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.11	FS243.77	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.12		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.15 Central Whakatipu Basin is adopted in the Proposed District Plan to implement Policy 3.3.42.	Accept in part
OS122.12	FS224.319	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.12	FS227.64	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.12	FS237.199	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.12	FS242.78	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.12	FS243.78	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.13		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the values of the landscape schedule 21.22.3 Shotover River are appropriately recorded so that those values can be considered in any future resource consent application or plan changes.	Accept in part
OS122.13	FS224.320	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.13	FS227.65	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.13	FS237.200	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.13	FS242.79	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The relief sought is supported	Accept in part
OS122.13	FS243.79	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That relief sought is supported	Accept in part

OS122.14		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the values of the landscape schedule 21.22.12 Western Whakatipu Basin are appropriately recorded so that those values can be considered in any future resource consent application or plan changes.	Accept in part
OS122.14	FS224.321	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.14	FS227.66	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.14	FS237.201	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.14	FS242.80	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.14	FS243.80	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.15		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the values of the landscape schedule 21.22.15 Central Whakatipu Basin are appropriately recorded so that those values can be considered in any future resource consent application or plan changes.	Accept in part
OS122.15	FS224.322	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.15	FS227.67	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.15	FS237.202	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.15	FS242.81	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.15	FS243.81	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.16		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the land included within the landscape schedule 21.22.3 Shotover River is ultimately protected from inappropriate subdivision, use, and development.	Accept in part
OS122.16	FS224.323	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.16	FS227.68	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.16	FS237.203	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS122.16	FS242.82	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The relief sought is supported	Accept in part
OS122.16	FS243.82	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That relief sought is supported	Accept in part
OS122.17		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the land included within the landscape schedule 21.22.12 Western Whakatipu Basin is ultimately protected from inappropriate subdivision, use, and development.	Accept in part
OS122.17	FS224.324	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.17	FS227.69	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.17	FS237.204	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.17	FS242.83	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.17	FS243.83	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.18		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the land included within the landscape schedule 21.22.15 Central Whakatipu Basin is ultimately protected from inappropriate subdivision, use, and development.	Accept in part
OS122.18	FS224.325	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.18	FS227.70	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.18	FS237.205	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.18	FS242.84	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.18	FS243.84	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.19		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That any consequential amendments or refinements to the provisions of the Proposed District Plan and/or landscape schedule 21.22.3 Shotover River to better achieve the purpose of sustainable management, and the protection of the Outstanding Natural Feature and Outstanding Natural Landscape is adopted.	Accept in part
OS122.19	FS224.326	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS122.19	FS227.71	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.19	FS237.206	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.19	FS242.85	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The relief sought is supported	Accept in part
OS122.19	FS243.85	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That relief sought is supported	Accept in part
OS122.20		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That any consequential amendments or refinements to the provisions of the Proposed District Plan and/or landscape schedule 21.22.12 Western Whakatipu Basin to better achieve the purpose of sustainable management, and the protection of the Outstanding Natural Feature and Outstanding Natural Landscape is adopted.	Accept in part
OS122.20	FS224.327	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.20	FS227.72	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.20	FS237.207	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.20	FS242.86	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.20	FS243.86	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part
OS122.21		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That any consequential amendments or refinements to the provisions of the Proposed District Plan and/or landscape schedule 21.22.15 Central Whakatipu Basin to better achieve the purpose of sustainable management, and the protection of the Outstanding Natural Feature and Outstanding Natural Landscape is adopted.	Accept in part
OS122.21	FS224.328	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.21	FS227.73	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.21	FS237.208	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS122.21	FS242.87	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	The relief sought is supported	Accept in part
OS122.21	FS243.87	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That relief sought is supported	Accept in part

OS122.22		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules	Support	That the landscape schedules and the conclusions on attributes, values and landscape capacity for the Outstanding Natural Landscape and Outstanding Natural Feature at Arthurs Point are adopted into the Proposed District Plan.	Accept in part
OS122.22	FS224.329	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.22	FS227.74	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.22	FS237.209	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.22	FS242.88	Ella Pedley	Landscape Schedules	Support	The relief sought is supported	Accept in part
OS122.22	FS243.88	Julian Pedley	Landscape Schedules	Support	That relief sought is supported	Accept in part
OS122.23		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules	Support	That any additional or consequential relief to the landscape schedules arising from evidence called by the submitter in support of this submission is adopted.	Accept in part
OS122.23	FS224.330	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.23	FS227.75	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.23	FS237.210	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.23	FS242.89	Ella Pedley	Landscape Schedules	Support	The relief sought is supported	Accept in part
OS122.23	FS243.89	Julian Pedley	Landscape Schedules	Support	That relief sought is supported	Accept in part
OS122.24		J Semple (Arthurs Point Outstanding Natural Landscape Society Incorporated)	Landscape Schedules	Support	That any other additional or consequential relief to the Proposed District Plan, including but not limited to the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations fully give effect to the matters raised in this submission.	Accept in part
OS122.24	FS224.331	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.24	FS227.76	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.24	FS237.211	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS122.24	FS242.90	Ella Pedley	Landscape Schedules	Support	The relief sought is supported	Accept in part
OS122.24	FS243.90	Julian Pedley	Landscape Schedules	Support	That relief sought is supported	Accept in part
OS123.1		Maddy Familton on behalf of Infracon Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for commercial recreational activities (i) within the Lake McKay Station & Environs outstanding natural landscape is amended to the following: i. Commercial recreational activities - some landscape capacity for small scale activities that enhance public access and protect the areas ONL values.	Reject
OS123.2		Maddy Familton on behalf of Infracon Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for visitor accommodation and tourism related activities (ii) within landscape schedule 21.22.24 Lake McKay Station & Environs amended to the following: ii Visitor accommodation and tourism related activities - limited landscape capacity for visitor accommodation and tourism related activities. Any visitor accommodation and tourism related activities should be located and designed to be barely discernible from external viewpoints; of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate); have a low key 'rural' character; and protect the area's ONL values.	Reject

OS123.3		Maddy FAMILTON on behalf of Infracore Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity 21.22.23 for rural living activities (xii) within the Lake McKay Station & Environs outstanding natural landscape is amended to the following: xii. Rural Living - limited landscape capacity for rural living development. any rural living development should be contained by landform and/or existing vegetation - with the location scale and design of any proposal ensuring that it is barely discernible from external viewpoints. Developments should be of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain public views across open land to surrounding landforms.	Reject
OS123.4		Maddy FAMILTON on behalf of Infracore Limited	Landscape Schedules	Oppose	That the activity terms used throughout the landscape schedules (except for those specifically responding to Chapter 3 provisions) and particularly those used in the landscape capacities utilise defined terms.	Accept
OS124.1		Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the mapping of the landscape categories in the Cardrona Valley Outstanding Natural Landscape be amended in accordance with 3.185(e) and policies of section 6.3.1 to not apply to Ski Area Subzones, urban areas, and Special Zones.	Reject
OS124.1	FS221.26	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS124.2		Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That land zoned Mount Cardrona Station Special Zone and Ski Area Sub Zone within the Cardrona Valley ONL priority area be removed.	Reject
OS124.2	FS221.27	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS124.3		Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the Cardrona Valley ONL Priority Area Landscape Schedule 21.22.18 be removed from Mount Cardrona Station Limited land.	Reject
OS124.3	FS221.28	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS124.4		Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That features/associations of importance identified in the landscape schedules for example Heritage or Wahi Tupuna should be identified and addressed in the provisions of topic chapters (e.g. Chapter 39 Wahi Tupuna), and otherwise deleted.	Reject
OS124.4	FS221.29	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS124.5		Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules	Oppose	That the rating scale for landscape capacities within the landscape schedules be amended to exclude 'no capacity' and be replaced with either 'extremely low capacity' or 'unlikely to have capacity' or other similar phrasing.	Accept in part
OS124.5	FS221.30	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS124.6		Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules	Oppose	That the extent of the capacity rating scale should be confirmed within the Landscape Schedules, and that the rating scale be clarified in how it interrelates with wording in Chapter 3 provisions.	Accept in part
OS124.6	FS221.31	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS124.7		Maddy FAMILTON on behalf of Mount Cardrona Station Limited	Landscape Schedules	Oppose	That defined terms should be used where possible.	Accept
OS124.7	FS221.32	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept

OS125.1		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is opposed and should be rejected as notified.	Reject
OS125.2		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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 <u>Alpine Avenue</u> .	Reject
OS125.3		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	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'.	Reject
OS125.4		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Accept in part
OS125.5		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Accept in part
OS125.6		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to remove the capacity rating of 'no capacity' on the basis that none of the Priority Areas have been examined in sufficient detail to justify a rating of 'no capacity'.	Accept in part
OS125.7		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules	Oppose	That alternatively to removing the capacity rating of 'no capacity' in the landscape schedules 21.22 and 21.23 until sufficient analysis is undertaken that the rating of 'no capacity' is deleted as an option and the remaining three tiers of capacity rating are used as notified only.	Accept in part
OS125.8		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include the extent of the capacity rating scales within the landscape schedules themselves. It should be clear from the rating scale how these interrelate with the wording used in the provisions in Chapter 3.	Accept in part
OS125.9		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedules should utilise defined terms.	Accept
OS125.10		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules	Oppose	That in the alternative to the relief set out in this submission additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including modifications to the landscape schedule or any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in part
OS125.11		Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules	Oppose	That if the landscape schedules are not amended to address the relief sought in this submission that they are withdrawn.	Reject
OS126.1		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is opposed and be amended to remove land within the Northlake Special Zone so that the Dublin Bay priority area aligns with the outstanding natural landscape boundary.	Accept
OS126.2		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay be amended to clarify the circumstances in which applicants, decision makers and other involved in Resource Management Act processes will utilise the information in the <u>landscape schedules</u> .	Accept in part
OS126.3		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay be amended to clarify in what instances plan users processing resource consents will refer back to the Chapter 3 provisions and utilise the landscape schedules as a result.	Accept in part
OS126.3	FS235.24	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS126.3	FS236.24	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS126.4		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay be amended to clarify whether an application seeking consent under a District Wide rule only will be required to address the matters in the landscape schedules.	Accept in part
OS126.4	FS235.25	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS126.4	FS236.25	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS126.5		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay be amended to remove new features as being protected. Features and associations of importance should be identified and addressed in the provisions of other chapters such as Chapter 26 Historic Heritage and Chapter 39 Wahi Tupuna.	Reject
OS126.5	FS235.26	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS126.5	FS236.26	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS126.6		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.22 Dublin Bay be amended to remove the capacity rating of 'no capacity' unless all potential individual sites within the priority area have been examined in detail. This assessment has not been carried out within the Dublin Bay landscape schedule so the lowest rating of 'no capacity' should be amended to reflect 'very limited capacity'.	Accept in part
OS126.7		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to remove the capacity rating of 'no capacity' unless every individual site has been examined in detail regarding its capacity.	Accept in part
OS126.8		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 be amended to delete the 'no capacity' tier and use the remaining three tiers of capacity only.	Accept in part
OS126.9		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended so the extent of the capacity rating scale should be confirmed within the landscape schedules themselves. It should also be clear from the rating scale how these interrelate with the wording used in the provisions in Chapter 3.	Accept in part
OS126.10		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay be amended as the landscape schedules should identify a landscape capacity for those activities that fall outside of the specified criteria.	Reject
OS126.11		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay be amended at point xii to remove the words 'in the rural living area of Dublin Bay', replace the words 'generally not discernable' with 'reasonably difficult to see', and to remove the words 'be of a modest scale'.	Accept in part
OS126.11	FS219.7	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS126.11	FS235.27	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS126.11	FS236.27	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS126.12		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedule, particularly those in the landscape capacity assessment, should utilise defined terms.	Accept
OS126.13		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended to remove the priority area from land zoned as Northlake Special Zone under the Operative District Plan.	Accept

OS126.14		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That alternatively to the relief sought additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including modifications to the landscape schedule or any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in part
OS126.15		Maddy FAMILTON on behalf of Northlake Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That alternatively if the relief sought in this submission is not granted that the landscape schedule 21.22.22 Dublin Bay is withdrawn.	Reject
OS127.1		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River be amended to clarify the circumstances in which applicants, Council planners, landscape architects decision-makers and others involved in Resource Management Act processes on consent applications will utilise the information in the landscape schedules.	Accept in part
OS127.2		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to clarify in what instances plan users will refer back to the Chapter 3 provisions and utilise these landscape schedules.	Accept in part
OS127.3		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to clarify whether an application seeking consent under a district wide rule only will be required to address the matters in the landscape schedules.	Accept in part
OS127.4		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to remove the 'no capacity' rating unless individual sites within the priority area have been examined in detail. The submitter seeks that the lowest rating of 'no capacity' is amended to reflect this, such as by using terminology such as 'extremely low capacity' or 'unlikely to have capacity'.	Accept in part
OS127.5		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to confirm the extent of the capacity rating scale within the landscape schedules themselves and to clarify from the rating scale how these interrelate with the wording used in the provisions in Chapter 3.	Accept in part
OS127.6		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules	Oppose	That the Section 32 report for the proposed landscape schedules 21.22 and 21.23 is rejected as notified and be undertaken again to adequately evaluate the costs, benefits, efficiency and effectiveness of the options or of the landscape schedules' provisions or method of implementation.	Reject
OS127.7		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules	Oppose	That the consultation undertaken for the proposed landscape schedules 21.22 and 21.23 be rejected as notified and undertaken again as it did not seek meaningful input in relation to, for example, rating of the landscapes' capacities for change.	Reject
OS127.8		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the values identified for the priority area reflect the level of existing rural living character of the area. The schedule should have a greater a greater acknowledgment about the presence and extent of rural living. Examples of this are seen in Paragraph 7, Paragraph 24, Paragraph 27, and Paragraph 30.	Reject
OS127.9		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the landscape capacity for small scale and low-key tourism related activities from 'Very limited' to 'limited'.	Reject
OS127.10		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the capacity for rural living from 'very limited' to 'limited'.	Reject
OS127.11		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedules, particularly those in the landscape capacity assessment should utilise defined terms.	Accept
OS127.12		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That alternatively to the relief sought in this submission additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in part

OS127.13		Maddy FAMILTON on behalf of Tony Berben	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That if the relief sought in this submission is not granted that the landscape schedules are rejected and withdrawn.	Reject
OS128.1		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to clarify the circumstances in which applicants, Council planners, landscape architects decision-makers and others involved in the Resource Management Act processes on consent applications will utilise the information in the landscape schedules.	Accept in part
OS128.2		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to clarify in what instances plan users will refer back to the Chapter 3 provisions and utilise these landscape schedules as a result.	Accept in part
OS128.3		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to clarify whether an application seeking consent under a district wide rule only will be required to address the matters in the landscape schedules.	Accept in part
OS128.4		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to remove the capacity rating of 'no capacity' as individual sites within the priority areas have not been examined in detail.	Accept in part
OS128.5		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to confirm the extent of the capacity rating scale within the landscape schedules themselves.	Accept in part
OS128.6		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules	Oppose	That the Section 32 report for the landscape schedules 21.22 and 21.23 be rejected as notified as it is deficient as it does not evaluate the costs, benefits, efficiency and effectiveness of the options or of the landscape schedules' provisions, or method of implementation.	Reject
OS128.7		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules	Oppose	That the consultation for the landscape schedules 21.22 and 21.23 was deficient and needs to be undertaken again to include meaningful input in relation to, for example, rating of the landscapes' capacities for change.	Reject
OS128.8		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include a greater acknowledgement about the presence and extent of rural living in the priority area. Examples raised in this submission are in Paragraph 7, Paragraph 24, Paragraph 27, and Paragraph 30.	Reject
OS128.9		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the capacity of small scale and low-key tourism related activities from 'very limited' to 'limited'.	Reject
OS128.10		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the capacity of rural living in the priority area from 'very limited' to 'limited'.	Reject
OS128.11		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedules, particularly those in the landscape capacity assessment should utilise defined terms.	Accept
OS128.12		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That alternatively to the relief sought in this submission additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in part
OS128.13		Maddy FAMILTON on behalf of Bernard Kennedy	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That if the relief sought in this submission is not granted that the landscape schedules are rejected and withdrawn.	Reject
OS129.1		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is rejected as notified or amended to address that it fails to recognise the extent and scale of existing permitted and consented activities being undertaken in the wider area and the effects these activities have on the landscape.	Accept in part
OS129.1	FS223.3	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS129.1	FS228.3	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.2		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to clarify the circumstances in which applicants, Council planners, landscape architects, decision-makers and others involved in Resource Management Act processes on consent applications will utilise the information in the landscape schedules.	Accept in part
OS129.2	FS223.4	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.2	FS228.4	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.3		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to clarify in what instances plan users will refer to the Chapter 3 provisions and utilise these landscape schedules.	Accept in part
OS129.3	FS223.5	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.3	FS228.5	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.4		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to clarify whether an application seeking consent under a district wide rule only will be required to address the matters in the landscape schedules.	Accept in part
OS129.4	FS223.6	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.4	FS228.6	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.5		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to remove archaeological/historic heritage and mana whenua features/associations from the values of the landscape schedule.	Reject
OS129.5	FS223.7	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.5	FS228.7	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.6		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to remove the capacity rating of 'no capacity' as the individual sites within the priority area have not been examined in detail.	Accept in part
OS129.6	FS223.8	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.6	FS228.8	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.7		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to confirm the extent of the capacity rating scale within the landscape schedules themselves.	Accept in part

OS129.7	FS223.9	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS129.7	FS228.9	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS129.8		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the capacity of visitor accommodation and tourism related activities from 'no capacity' to limited landscape capacity', and to include the words 'for activities that are set back from SH6, integrate with and complement/enhance existing features and are located to optimise the screening and/or camouflaging benefit of natural landscape elements'.	Accept in part
OS129.8	FS223.10	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.8	FS228.10	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.9		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include the words 'or where these are necessary to provide for roading, infrastructure or utilities' into the landscape capacity for earthworks section of the landscape schedule.	Reject
OS129.9	FS223.11	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.9	FS228.11	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.10		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include the words 'or larger scale roading where necessary for regional connectivity' in the landscape capacity for transport infrastructure in the landscape schedule.	Reject
OS129.10	FS223.12	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.10	FS228.12	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.11		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to replace the word 'and' with ' or replaces existing infrastructure (including roading), or' into the landscape capacity for utilities and regionally significant infrastructure section of the landscape schedule.	Reject
OS129.11	FS223.13	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.11	FS228.13	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.12		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedules, particularly those in the landscape capacity assessment should utilise defined terms.	Accept
OS129.12	FS223.14	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept

OS129.12	FS228.14	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS129.13		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That alternatively to the relief sought in this submission additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in part
OS129.13	FS223.15	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.13	FS228.15	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS129.14		Maddy FAMILTON on behalf of Gibbston Highway Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That if the relief sought in this submission is not granted that the landscape schedules are rejected and withdrawn.	Reject
OS129.14	FS223.16	Laura McLaughlan on behalf of Rock Supplies Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS129.14	FS228.16	Laura McLaughlan on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS130.1		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to clarify the circumstances in which Council planners will utilise the information in the landscape schedules and to clarify in what instances Council planners processing resource consents will refer back to Chapter 3 provisions and utilise the landscape schedules.	Accept in part
OS130.2		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to clarify the extent of the capacity rating scale within the landscape schedules. It should be clear from the rating scale how these interrelate with the wording used in the provisions from Chapter 3.	Accept in part
OS130.3		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the Section 32 report for the landscape schedule is deficient in that it does not adequately evaluate the costs, benefits, efficiency and effectiveness of the options or of the landscape schedules' provisions and should be rejected as notified.	Reject
OS130.4		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the consultation undertaken for the landscape schedules was deficient and should be undertaken again.	Reject
OS130.5		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended at Paragraph 40 to provide additional clarity to the landscape schedule.	Accept in part
OS130.6		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended at Paragraph 41 to remove the words 'skifield roads, Cardrona Alpine Resort and' from the landscape schedule.	Reject
OS130.7		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to delete the sentence under landscape capacity (xii) 'Very limited landscape capacity for rural living development close to Cardrona Village or Mount Cardrona Special Zone within cumulative adverse effects on the rural character and naturalness of the PA'.	Reject
OS130.8		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That alternatively to the relief sought in this submission additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject
OS130.9		Maddy FAMILTON on behalf The Roberts Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That if the relief sought in this submission is not granted that the landscape schedules are rejected and withdrawn.	Reject

OS131.1		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimaikau Shotover River be retained as notified.	Accept in part
OS131.1	FS224.71	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS131.1	FS237.212	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS131.2		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS131.2	FS224.72	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS131.2	FS237.213	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS131.3		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS131.3	FS224.73	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS131.3	FS237.214	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS131.4		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimaikau Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS131.4	FS224.74	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS131.4	FS237.215	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS131.5		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS131.5	FS224.75	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS131.5	FS237.216	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS131.6		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS131.6	FS224.76	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS131.6	FS237.217	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS131.7		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS131.7	FS224.77	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS131.7	FS237.218	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS131.8		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS131.8	FS224.78	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS131.8	FS237.219	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS131.9		Justine Lee	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS131.9	FS224.79	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS131.9	FS237.220	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS131.10		Justine Lee	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS131.10	FS224.80	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed	Accept
OS131.10	FS237.221	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS132.1		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS132.2		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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).	Reject

OS132.3		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 be amended to recognise and provide for existing uses, their likely and anticipated future upgrade, replacement, or redevelopment.	Reject
OS132.4		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That landscape schedule 21.22.17 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.	Reject
OS132.5		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS132.6		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules 21.22 be amended to recognise and provide for benefits of change, enhancement or remediation to landscape and other values, such as biodiversity.	Reject
OS132.7		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules	Oppose	That any other additional, amended or consequential changes be made to the landscape schedules necessary to achieve the relief sought in the submission.	Accept in part
OS132.8		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That if the relief sought in the submissions is not made that the landscape schedules be deleted or otherwise withdrawn.	Reject
OS132.9		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > General Description of the Area	Oppose	That landscape schedule 21.22.17 Victoria Flats be amended to add the words: 'this area contains significant landscape modifications through consented and established activities such as residential development, major quarry and extraction operations, tourism activities, and associated landscaping, earthworks, and signage. These modified flats exhibit a character more closely aligned with a visual amenity landscape that an outstanding natural landscape' after the word landfill; and add the following at the end of the paragraph: 'The mapped PA ONF boundaries follow those topographical edges of the Kawarau Riverine system which demarcate the upper extent of the River gorge with adjacent land of a latter and different character'.	Accept in part
OS132.10		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Physical Attributes and Values	Oppose	That the Kawarau River as set out in paragraph 2 of Important landforms and land types in 21.22.17 be deleted.	Reject
OS132.11		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Physical Attributes and Values	Oppose	That Important ecological features and vegetation types in 21.22.17 be amended at paragraph 7 to read: 'Mainly unimproved rank or degraded pasture on the flats, with a high density of invasive species such as sweet brier, elderberry and broom. There is an opportunity to enhance these low biodiversity values through district plan provisions or other legal mechanisms, associated with subdivision and development proposals. The quarry site within the flats is devoid of ecological features or vegetation'; and amend paragraph 12 to read: 'Recognise the ability to effectively control animal pest species include rabbits, stoats, ferrets, rats and mice through district plan provisions or other legal mechanisms, associated with subdivision and development proposal'.	Reject
OS132.12		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.17 land use patterns and features be amended at paragraph 13 as follows: add lifestyle/residential activities associated with Victoria flats; amended clause a. through identifying Gibbston Character zoning as an exception zone and add the sentence 'The influence of associated amenity effects such as from dust, bird attraction, smell and noise, extend beyond the Site to other areas of the flats'; amended clause b. by adding Major before Quarry and add the words 'has significantly modified character of the flats' at the end of clause b.; add a new clause c. that reads 'Consented residential/lifestyle platforms exist adjacent to the quarry site as well as consented distillery and commercial operations.'; add a new clause d. that reads 'The above sites are subject to future rezoning proposals to create industrial/service zoning.'; and amend existing clause c. to clause e.	Accept in part
OS132.13		Rosie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Associative Attributes and Values	Oppose	That 21.22.17 important shared and recognised attributes be amended to add and additional paragraph that reads: 'Access and recreation opportunities through improved cycle trail opportunities, and important service land for grave and future commercial/industrial zoned land'.	Reject

OS132.14		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Associative Attributes and Values	Oppose	That 21.22.17 Important recreation attributes and values be amended at paragraph 27 to add 'and aggregate supply' to the end of the sentence.	Reject
OS132.15		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Particularly important view to and from the area at paragraph 32 be amended to read: 'Limited views from SH6 across the flats to the enclosing mountain ranges and hills due to the significant mounding and landscaping activities. Moderate built development is evident in view, as the landfill, quarry, and other activities on the flats are (or will be) partly screened by mounding and planting. The flats appear relatively unkept and degraded with rough pasture and predominantly exotic patterns of vegetation spread (mainly sweet brier and elderberry) and are dominated and strongly enclosed by the dry rugged slopes of the mountains. There is a strong contrast between the rough rural, and modified character of the flats with viticulture/manicured landscapes of the main Gibbston Valley west of Nevis Bluff' and add the additional sentence: 'The Gibbston Character Zoning/proposed industrial rezoning of the flats is expected to change and develop the character and values of the area in the future'.	Accept in part
OS132.16		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Important views to and from the area at paragraph 33 be amended to add 'and residential and lifestyle development' after Oxbow Adventure facility at line 3 of the paragraph.	Reject
OS132.17		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Naturalness attributes and values at paragraph 34 be amended to add the sentence 'The flats themselves exhibit a very low naturalness value'.	Reject
OS132.18		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Naturalness attributes and values at paragraph 35 be amended to delete from low-moderate level of naturalness to low level of naturalness, delete however in the second sentence, delete the words 'remains relatively high, as most activities are effectively screened', and add the words: 'is largely influenced by mounding and landscaping activities. These sites have the potential for future development and enhancement of landscape values through subdivision and rezoning proposals.	Reject
OS132.19		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Memorability attributes and values paragraph 36 be deleted.	Reject
OS132.20		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Transient attributes and values at paragraph 27 be amended to add an additional sentence that reads: 'However, this exotic vegetation exhibits very low biodiversity value, and the potential to enhance biodiversity through future subdivision and development is recognized.'	Reject
OS132.21		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Remoteness and wildness attributes and values at paragraph 38 be amended to delete 'remoteness and wildness', and replace with 'industrial commercial, and degraded values'.	Reject
OS132.22		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.17 Aesthetic attributes and values: - Be amended at paragraph 40 to include the words 'although largely influenced by State Highway Landscaping'; - Be amended at paragraph 41(b) so that it reads 'The sense of relative commercialization and industrial nature of the flats and the contrast with the more tamed and inhabited Gibbston Valley'; and - Be amended at paragraph 41(c) so that it reads 'The relatively low level of naturalness perceived from the highway, with the most development effectively screened by mounding and/or planting, and modified patterns of vegetation (largely exotic weeds) apparent.	Reject
OS132.23		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Summary of Landscape Values	Oppose	That 21.22.17 Summary of landscape values be amended to add a new clause (c) that reads: Very low - low physical and associative values associated with the more modified flats; and amend existing clause (c)iii. to read: relatively low impression of naturalness arising from the dominance visible built development including significant state highway landscaping and mounding.	Accept in part

OS132.24		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.17 Commercial recreational activities be amended from some to high landscape capacity, delete 'are setback from SH6', amend camouflaging to mitigation, add modified so that it is 'benefit of natural and modified landscape elements', amend from sympathetic scale to appropriate scale; delete the words 'and protect the area's ONL values' and replace with 'and reflect the areas values which exhibit a modified visual amenity landscape character.	Reject
OS132.25		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.17.ii Visitor accommodation and tourism related activities be amended for no landscape capacity to high landscape capacity, with addition of the words: 'for activities that integrate with and complement/enhance existing development'.	Accept in part
OS132.26		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.17.iii Urban expansions be amended for no landscape capacity to moderate landscape capacity, with addition of the words: 'for activities that integrate with and complement/enhance existing development'.	Accept in part
OS132.27		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.17.v. Earthworks be amended from limited to high landscape capacity, delete protect and change to provide for historic, naturalness and expressiveness attributes and values, delete the word natural from existing landform patterns, and add the words 'including mounding modifications to screen views from the State Highway'.	Reject
OS132.28		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.17.vi Farm buildings be amended from limited to moderate landscape capacity.	Reject
OS132.29		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.17.vii Mineral extraction be amended from some to high landscape capacity for mineral extraction, delete 'screens' and amend to 'mitigate views from SH6 by landform modification, and delete 'and is mitigated to enhance the naturalness and aesthetic values of the ONL'.	Reject
OS132.30		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.17 be amended by adding and additional clause 21.22.17.viii Industrial zoning and development - high landscape capacity for future industrial zoning and development/service activities which reflect the need for such zoning supply across the District, and provide for a coherent co-location with existing development in the area of the flats.	Reject
OS132.31		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	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.	Reject
OS132.32		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	Oppose	That 21.22.17 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.	Reject
OS132.33		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Associative Attributes and Values	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.	Reject
OS132.34		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	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.	Reject
OS132.34	FS245.1	Maddy FAMILTON on behalf of Bridesdale Farm Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS132.35		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	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.	Reject

OS132.36		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	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.	Reject
OS132.37		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	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.	Reject
OS132.37	FS245.2	Maddy Familton on behalf of Bridesdale Farm Developments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS132.38		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.9.v Earthworks be amended form limited landscape capacity to moderate landscape capacity.	Reject
OS132.39		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	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 values', and add the words 'particularly within the existing quarry site at Victoria Flats'.	Reject
OS132.40		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules 21.22 only describe those values which contribute to a feature being outstanding, with values and other descriptions within the schedules that do not meet that purpose deleted.	Reject
OS132.41		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedules 21.22 Important ecological features and vegetation types sections be more specific as to areas of identified ecological and habitat values.	Reject
OS132.42		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedules 21.22 Important ecological features and vegetation types that reference pest flora and fauna species be deleted or amended to align with the Proposed District Plan assessment matters that recognise the opportunity and benefit of legal mechanism to achieve such outcomes, secured through development proposals by way of offset/positive effect/compensation.	Accept in part
OS132.43		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules	Oppose	That the landscape capacity section for schedule 21.22.17 Victoria Flats and 21.22.9 Kawarau be deleted.	Reject
OS132.44		Rosie Hill on behalf of Rock Supplies NZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape capacity be amended to reflect existing and planned development opportunities and associated amenities and utilities.	Reject
OS133.1		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to remove the submitters land from the priority area.	Reject
OS133.2		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to remove the submitters land from the priority area.	Reject
OS133.3		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to recognise and provide for anticipated development appropriately.	Reject
OS133.4		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to recognise and provide for anticipated development appropriately.	Reject
OS133.5		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Accept in part
OS133.6		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to provide for the 'exception regime' provided for in the Gibbston Character Zone of the Proposed District Plan in the landscape schedule.	Accept in part
OS133.7		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject

OS133.8		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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).	Reject
OS133.9		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is opposed and should be rejected as notified as the site is significantly degraded and dominated by human modification.	Reject
OS133.10		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is opposed and rejected as notified as the zoning of the site as Gibbston Character Zone historically under the Operative District Plan effectively provided for an exemption status to outstanding natural landscape classification and this should be formally recognised in the Proposed District Plan framework.	Reject
OS133.11		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS133.12		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats 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.	Reject
OS133.13		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to recognise a range of consented activities in the priority area.	Accept
OS133.14		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS133.15		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to more accurately recognise and provide for existing uses, their likely and anticipated future upgrade, replacement or redevelopment.	Reject
OS133.16		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to recognise and provide for benefits of change, enhancement and remediation.	Reject
OS133.17		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to recognise and provide for benefits of change, enhancement and remediation.	Reject
OS133.18		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to identify degradation and opportunities to remedy identified degradation.	Reject
OS133.19		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to identify degradation and opportunities to remedy identified degradation.	Reject
OS133.20		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS133.21		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Falls is amended so the terminology used is consistent with that used in Chapter 24 of the Proposed District Plan.	Reject
OS133.22		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to revise capacity ratings used in the priority area.	Accept in part
OS133.23		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Falls is amended to revise capacity ratings used in the priority area.	Accept in part
OS133.24		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Accept in part

OS133.25		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That any additional, amended, consequential, or further relief in respect of the landscape schedule 21.22.17 Victoria Falls reflects the intent of the matters raised in this submission.	Accept in part
OS133.26		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS133.27		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That if the mentioned amendments in this submission regarding landscape schedule 21.22.17 Victoria Falls are not included that the schedule is deleted or withdrawn from the variation to Chapter 21.	Reject
OS133.28		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include information in the General Description of the Area regarding landscape modifications through consented and established activities which exhibit a character more closely aligned with a visual amenity landscape and information about the priority areas boundaries.	Reject
OS133.29		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to remove mention of the Kawarau Gorge as an important landform and landtype.	Reject
OS133.30		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 8 to include the words 'rank or degraded' regarding the pasture on the flats and to include the sentence 'There is an opportunity to enhance these low biodiversity values through district plan provisions or other legal mechanisms, associated with subdivision and development proposals'.	Reject
OS133.31		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include a point that states 'The quarry site within the flats is devoid of ecological features and vegetation' under the section Important ecological features and vegetation types.	Reject
OS133.32		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 12 to state 'Recognise the ability to effectively control animal pest species include rabbits, stoats, ferrets, rats and mice through district plan provisions or other legal mechanisms, associated with subdivision and development proposals'.	Reject
OS133.33		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 13 to include the words 'lifestyle/residential' and 'including'.	Accept in part
OS133.34		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 13 (a) to include the sentence 'The influence of associated amenity effects such as from dust, bird attraction, smell and noise, extend beyond the Site to other areas of the flats'.	Reject
OS133.35		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 13 (b) to change the reference to the quarry to 'major quarry', and to include the words 'which is an exception zone), 'has significantly modified character of the flats'.	Reject
OS133.36		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 13 to include the sentence 'Consented residential/lifestyle platforms exist adjacent to the quarry site as well as consented distillery and commercial operations' as point 13 (c).	Accept in part
OS133.37		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 13 to include the sentence 'The above sites are subject to future rezoning proposals to create industrial/service zoning.	Reject
OS133.38		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended under the title important shared and recognised attributes and values to include the point 'Access and recreation opportunities through improved cycle trail opportunities, and important service land for gravel and future commercial/industrial zoned land'.	Reject
OS133.39		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 27 to include the words 'and aggregate supply' regarding the destination for commercial and community recreation activities.	Reject

OS133.40		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 32 to change the word 'views' with 'limited views', include the words 'due to significant mounding and landscaping activities', replace the word 'little' with 'moderate' regarding built development, to include reference to the quarry and how views are 'partly' screened, to include reference to the flats being 'degraded' and the pasture being 'exotic' rather than 'natural', include reference to the 'modified' and 'manicured' character of the flats. Also to include the sentence 'The Gibbston Character Zone/proposed industrial rezoning of the flats is expected to change and develop character and values of the area in the future'.	Accept in part
OS133.41		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 33 to include reference to residential and lifestyle development in regard to views from Mount Rosa.	Reject
OS133.42		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 34 to include reference to the flats exhibiting a 'very low naturalness level' themselves.	Reject
OS133.43		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 35 to remove the words 'moderate' and 'however', and to replace the sentence 'remains relatively high, as most activities are effectively screened' with 'is largely influenced by mounding and landscaping activities. These sites have the potential for future development and enhancement of landscape values through submission and rezoning proposals'.	Accept in part
OS133.44		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to remove point 36 from the landscape schedule.	Reject
OS133.45		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 37 to include the sentence 'However, this exotic vegetation exhibits very low biodiversity value, and the potential to enhance biodiversity through future subdivision and development is recognized'.	Reject
OS133.46		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to replace the words 'remoteness and wildness' with 'industrial, commercial, and degraded values'.	Reject
OS133.47		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include reference to how the landscape is largely influenced by State Highway landscaping.	Accept in part
OS133.48		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended at point 40 (b) to replace the words 'remoteness and wildness' with 'commercialization and industrial nature of the flats'.	Reject
OS133.49		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the rating of the schedules naturalness from 'high' to 'low', change the word 'natural' to 'modified' and remove the word 'albeit'.	Accept in part
OS133.50		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include a point under the summary of landscape values stating the 'very low-low' physical and associative values associated with the more modified flats.	Accept in part
OS133.51		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the rating for the impression of naturalness from 'high' to 'low', to remove the words 'of the more natural landscape over', and to include the words 'including significant state highway landscaping and mounding'.	Accept in part
OS133.52		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the landscape capacity for commercial recreational activities from 'some' to 'high', remove the reference to the set back from State Highway 6, replace the word 'camouflaging' with 'mitigation', include reference to the land being modified, changing the word 'sympathetic' with 'appropriate', and to replace the words 'and protect the area's ONL values' with 'and reflect the areas values which exhibit a modified visual amenity landscape character'.	Reject

OS133.53		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the landscape capacity of visitor accommodation and tourism related activities from 'no' capacity to 'high' capacity and to include the words 'for activities that integrate with and complement/enhance existing recreation and tourism development'.	Accept in part
OS133.54		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the landscape capacity of urban expansions from 'no' capacity to 'moderate', and to include the words 'for activities that integrate with and complement/enhance existing development'.	Accept in part
OS133.55		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the landscape capacity for earthworks from 'limited' to 'high', replace the word 'protect' with 'provide for', remove the word 'natural', and include the words 'including mounding modifications to screen views from the State Highway'.	Reject
OS133.56		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the landscape capacity for farm buildings from 'limited' to 'moderate'.	Reject
OS133.57		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to change the landscape capacity for mineral extraction from 'some' to 'high', include the word 'mineral', replace the words 'is screened' with 'mitigates views', include the word 'modification', and remove the words 'and is remedied to enhance the naturalness and aesthetic values of the ONL'.	Reject
OS133.58		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include a point for the landscape capacity for industrial zoning and development.	Reject
OS133.59		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Reject
OS133.60		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Reject
OS133.61		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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 an aggregate resource and enhanced recreation and trail access opportunities in the area of the Victoria Flats'.	Reject
OS133.62		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Reject
OS133.63		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Reject
OS133.64		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS133.65		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Reject
OS133.66		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.9 Kawarau River is amended to change the capacity for earthworks from 'limited' to 'moderate'.	Reject
OS133.67		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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'.	Reject

OS133.68		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS133.69		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended so the schedule only describes values which contribute to a feature as being outstanding.	Reject
OS133.70		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Reject
OS133.71		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That the landscape schedule 21.22.17 Victoria Flats 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.	Reject
OS133.72		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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.	Accept in part
OS133.73		Rosie Hill on behalf of The Station at Waitiri Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.17 Victoria Flats is amended to include the scale of potential developments in regard to the landscape capacity for different activities within the priority area.	Accept in part
OS134.1		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	The deletion of the landscape schedules in 21.22 and 21.23. Or Amendments to the Landscape Schedules 21.22.24 Lake McKay Station and & Environs and 21.23.1 Cardrona River/Mount Barker Road; and Removal of the Criffel Deer Limited property from the Lake McKay Station PA.	Reject
OS134.2		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That Criffel Deer Limited property be removed from the Lake McKay Station PA.	Reject
OS134.3		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That 21.22.1 be amended so that landscape components are further distinguished through more refined identification of particular parts of the priority area, including by way of the subdivision of the priority area into units based on shared landscape attributes such as landscape character units.	Reject
OS134.4		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	That new definitions be created to provide for the intent of capacity in landscapes with different ability to absorb appropriate development.	Accept in part
OS134.5		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	That capacity ratings of the schedules be revised and include a corresponding scale of development.	Accept in part
OS134.6		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	That the schedules be amended to recognise and provide for the dynamics of landscape change while managing an appropriate level of amenity through appropriate design outcomes.	Accept in part
OS134.6	FS240.6	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS134.7		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	That the landscape values and landscape capacity components of the schedules should identify degradation and opportunities to remedy identified degradation.	Accept in part
OS134.7	FS240.7	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS134.8		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	That the Priority Areas (PA) and in particular the Upper Clutha PAs are further distinguished by identifying the various landscape areas or units with the PA.	Reject
OS134.9		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	That the landscape schedules identify the key attributes and distinguishing features within each landscape area or unit of the Priority Area.	Reject

OS134.10		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules	Oppose	That the schedule is accompanied by a map of each Priority Area that identifies the distinguishable landscape units within it and the related landscape capacity of each of those areas.	Reject
OS134.11		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That in the Upper Clutha Rural Character Landscape (RCL) Priority Area (PA) within each landscape unit the measurable spatial limits of rural living subdivision and development are identified.	Reject
OS134.12		Maree Baker-Galloway on behalf of Criffel Deer Ltd, Ballantyne Barker Holdings Ltd, Mt Acernus Holdings Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the boundary of the Lake McKay PA be amended on its western boundary to either follow the natural ridgeline, or simply excluded the Criffel Deer Limited property.	Reject
OS135.1		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the variation be rejected.	Reject
OS135.2		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That 21.22.13 be amended to include an additional description under 'important land-use patterns and features' as follows: 16. The location of wharves/jetties and kiosks in and around Queenstown Bay, and their use for recreation and commercial recreation activity, and the presence of public infrastructure, such as stormwater outfalls and pumps stations.	Accept in part
OS135.3		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That 21.22.13 be amended to include an additional description under 'important land-use patterns and features' as follows: <u>17. The "all structures and moorings non complying" demarcation in Queenstown Bay.</u>	Reject
OS135.4		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That 21.22.13 be amended to include an additional description under 'important historic attributes and values' as follows: 39. The historic presence of jetties and wharves in Queenstown Bay and surrounds.	Reject
OS135.5		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That 21.22.13 be amended to include an additional description under 'important recreation attributes and values' as follows: 49. Commercial recreation activities, including the use of wharves and jetties.	Accept in part
OS135.6		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That number 54 in 21.22.13 be amended to read as follows: The general lack of structures along the lake edge within the PA as directed by the "all structures and moorings non complying" demarcation in Queenstown Bay, with the exception of Queenstown Bay and its surrounds which contains a number of wharves with kiosks facilitating commercial recreation activities and the jetties and boat sheds, etc. on the south side of Te Kararo (Queenstown Gardens).	Reject
OS135.7		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That 58 in 21.22.13 be amended to read as follows: Human activity on the lake and its margins, including vessels.	Accept in part
OS135.8		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That 62.b ii in 21.22.13 be amended to: The general absence of structures and the dominance of vegetation along the lake edges with the exception of Queenstown Bay and its immediate surrounds.	Reject
OS135.9		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That a new limb be added to 62 in 21.22.13 which states: The influence of the activities and built form in and around Queenstown Bay and its surrounds.	Accept in part
OS135.10		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That 65d in 21.22.13 be amended to: A localised sense of remoteness and wildness along the lake edge trails outside of Queenstown Bay where view to nearby urban development are screened by landforms and/or vegetation.	Accept in part

OS135.11		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That i in the 'landscape capacity' section of 21.22.13 be amended to read as follows: Commercial recreation activities - moderate landscape capacity for 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; enhance public access; and protect the area's ONL values. High landscape capacity in Queenstown Bay and its immediate surrounds.	Reject
OS135.12		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That ii in the 'landscape capacity' section of 21.22.13 be amended to: Visitor accommodation and tourism related activities - moderate landscape capacity. High capacity in Queenstown Bay and its immediate surrounds.	Reject
OS135.13		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That iii. in the 'landscape capacity' section of 21.22.13 be amended to: Urban expansions - low to moderate landscape activity.	Reject
OS135.14		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That 21.22.13.viii. landscape capacity be amended to read as follows: Transport infrastructure - very limited landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the areas ONF values. No landscape capacity for other transport infrastructure, except wharves and jetties in Queenstown Bay, outside of the non-complying structures and mooring demarcation.	Reject
OS135.15		Brett Giddens on behalf of Hydro Attack Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That xiii. in the 'landscape capacity' section of 21.22.13 be amended to read as follows: Jetties, wharves and boatsheds - very limited to moderate landscape capacity for additional jetties and boatsheds that are co-located with existing features, located within the Queenstown Bay environs designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement (where possible); enhance public access; and protect the values of the wider ONL.	Reject
OS136.1		Barbara Lusk	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimaikau Shotover River be retained as notified.	Accept in part
OS136.1	FS224.81	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.1	FS237.223	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.2		Barbara Lusk	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS136.2	FS224.82	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.2	FS237.224	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.3		Barbara Lusk	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS136.3	FS224.83	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS136.3	FS237.225	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.4		Barbara Lusk	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS136.4	FS224.84	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.4	FS237.226	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.5		Barbara Lusk	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS136.5	FS224.85	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.5	FS237.227	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.6		Barbara Lusk	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS136.6	FS224.86	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.6	FS237.228	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS136.7		Barbara Lusk	Landscape Schedules	Support	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS136.7	FS224.87	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS136.7	FS237.222	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS137.1		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the West Wanaka Priority Area and boundary of the Outstanding Natural Landscape be amended to exclude more modified parts of the Submitter Land.	Reject
OS137.1	FS239.43	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept
OS137.2		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That an appropriate exception regime under the Outstanding Natural Landscape schedule be provided for.	Reject
OS137.3		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the more developed parts of the Submitter Land (Lot 2-3 DP 53917 - ROT 878794, Lot 1 DP 533917 - ROT 878793, Lot 7 DP 564796, Lot 6, 8 DP 457489, Section 2, 18-19, 22-23 SO 347712 - ROT 1007146, and Lot 5 DP 457489, Lot 4 543116 - ROT 917004) are provided for as a separate character unit in landscape schedule 21.22.21.	Accept in part
OS137.3	FS239.44	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part

OS137.4		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That landscape schedule 21.22.21 be deleted in its entirety.	Reject
OS137.4	FS239.45	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept
OS137.5		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be amended to give appropriate recognition for existing commercial, recreational, farming, and living opportunities within the land such that their future consolidation, enhancement, upkeep and extension can be adequately provided for.	Accept in part
OS137.5	FS239.47	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS137.6		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That in 21.22.21 the term 'no landscape capacity' should be deleted.	Accept in part
OS137.7		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be amended so that farmers and landowners are incentivised to promote the biodiversity of their land and transition towards more sustainable land use activities and/or practices without excessive regulations and expenses.	Reject
OS137.7	FS239.46	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept
OS137.8		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the following features of the Submitter Land (Lot 2-3 DP 53917 - ROT 878794, Lot 1 DP 533917 - ROT 878793, Lot 7 DP 564796, Lot 6, 8 DP 457489, Section 2, 18-19, 22-23 SO 347712 - ROT 1007146, and Lot 5 DP 457489, Lot 4 543116 - ROT 917004) and wider Priority Area be included in landscape schedule 21.22.21: Historical farming uses, fences, farm buildings, existing accessways and stock tracks, roads, the Airstrip on Lot 7 DP 564796, walking and biking trails and associated commercial activities, campground facilities, access to Lake Wanaka, introduced and recently planted vegetation, residential development and domestic curtilages, and residential activities associated with the existing dwellings.	Accept in part
OS137.8	FS239.48	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS137.9		Vanessa Rob on behalf of Robert and Pamela McRae	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity rating for visitor accommodation and tourism earthworks, farm buildings, transport infrastructure, rural living and lake structures and moorings be amended to 'some' or 'moderate' to provide for the existing uses.	Reject
OS138.1		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to more accurately recognise that the submitters land and surrounding valley floor at Gorge Road exhibits a range of established and historical activities and is significantly more modified than the elevated hills and mountain peaks of the majority of the priority area. The schedule needs to be amended to either exclude the site or to more accurately recognise and provide for these existing uses, their likely and anticipated future upgrade, replacement, or redevelopment.	Accept in part
OS138.1	FS241.31	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS138.2		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to ensure that if the landscape capacity ratings are retained within the schedules that they include a corresponding scale of development to guide the implementation of this. The term "no landscape capacity" should be deleted.	Accept in part

OS138.2	FS241.32	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS138.3		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to recognise and provide for the benefits of change, enhancement and remediation of land in the landscape schedule.	Reject
OS138.3	FS241.33	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS138.4		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended in order for landscape values and capacity components to identify degradation and opportunities to remedy identified degradation.	Reject
OS138.4	FS241.34	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS138.5		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include particular attributes and features existing at and around the submitters land. These are (a) Historical and existing farming uses, (b) Fences, (c) Roads, (d) Earthworks (e) Introduced and native vegetation, (f) Introduced species (particularly goats), (g) Pest control, (h) Rural-residential development, (i) Proximity to urban development, and (j) The realignment and modified nature of Horn Creek.	Reject
OS138.5	FS241.35	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS138.6		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the priority area overlay included within landscape schedule 21.22.12 Western Whakatipu Basin is revised to exclude the submitters land and surrounding valley floor from the schedule, or that landscape schedule 21.22.12 and PA overlay be deleted.	Reject
OS138.6	FS241.36	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS138.7		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the 'Important landforms and land types' section of landscape schedule 21.22.12 Western Whakatipu Basin is amended to exclude the Gorge Road valley floor including the submitters land, or if the landscape schedule is to be retained as notified, that the low-lying and highly modified Gorge Road and valley floor is excluded from the landscape schedule.	Accept in part
OS138.7	FS241.37	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OS138.8		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the 'Land use patterns and features' section of landscape schedule 21.22.12 Western Whakatipu Basin is amended to further particularise the broader list of established activities occurring within the outstanding natural landscape which are historically recognised as appropriate and in keeping with the landform. These activities include but are not limited to farming activities, earthworks, rural-residential living and adventure tourism activities.	Accept in part

OS138.8	FS241.38	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OS138.9		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to delete reference to vegetation such as pasture, plant pest species and animal pest species from the schedule.	Accept in part
OS138.9	FS241.39	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OS138.10		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That paragraph 71 which specifies the Glenorchy-Queenstown Road and Gorge Road as key scenic routes is deleted from landscape schedule 21.22.12 Whakatipu Basin.	Reject
OS138.10	FS241.40	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.11		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so that the landscape values for physical values (paragraph 103), associative values (paragraph 104) and perceptual values (paragraph 105) are moderate rather than high.	Reject
OS138.11	FS241.41	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed.	Accept
OS138.12		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That if the overall landscape values for landscape schedule 21.22.12 Western Whakatipu Basin are not amended and the Gorge Road valley floor is not excluded from the Schedule (as per submission points #138.7 and #138.11), the values be amended to assign a low ranking to the lower-lying land, including the submitters land (Lot 1 DP 26780, Section 17 and 17 Block XX SD, and Sections 2-6 SO 24761).	Reject
OS138.12	FS241.42	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed.	Accept
OS138.13		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so the landscape capacity includes an indication of at what scale such potential activities have been considered and specific examples and analysis, or if the landscape capacities cannot be amended the landscape capacity section should be deleted from the schedule.	Reject
OS138.13	FS241.43	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS138.14		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin is amended to ensure that the landscape capacity classifications are consistent with the Whakatipu Basin Landscape Character Units. The term "no landscape capacity" should be deleted from the schedule.	Reject

OS138.14	FS241.44	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS138.15		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin is amended to ensure that if the landscape capacity sections are retained the submitters land should either be excluded from the schedule, or the schedule be amended to take into account the scale of existing lawfully established activities occurring on the site (including existing and planned rural living opportunities, adventure tourism activities and associated utilities) and also likely future development associated with these existing land uses.	Accept in part
OS138.15	FS241.45	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS138.16		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules	Oppose	That any other consequential changes be made to the landscape schedules that are necessary to achieve the relief sought in the submission.	Accept in part
OS138.16	FS241.46	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS138.17		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > General Description of the Area	Oppose	That the 'General Description of the Area' included in landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove reference to "and the western/north-western backdrop to Gorge Road..." included in the third sentence of this section.	Accept in part
OS138.17	FS241.47	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > General Description of the Area	Oppose	That the relief sought is opposed.	Accept in part
OS138.18		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin should be amended at paragraph 15 to read: "The steeply incised and highly modified Horn Creek (or Bush Creek), McCheesney Creek, Domestic Creek.....".	Reject
OS138.18	FS241.48	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.19		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at subsection b of paragraph 21 to delete reference to areas of pasture adjacent to Gorge Road / Watties track.	Reject
OS138.19	FS241.49	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.20		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at paragraph 23 to delete reference to "and adjacent Gorge Road...".	Reject

OS138.20	FS241.50	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.21		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to delete paragraph 24.	Reject
OS138.21	FS241.51	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.22		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin is amended to delete paragraph 25 from the landscape schedule.	Reject
OS138.22	FS241.52	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.23		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin is amended to delete paragraph 26.	Reject
OS138.23	FS241.53	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.24		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to delete paragraph 27.	Reject
OS138.24	FS241.54	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.25		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at paragraph 33 to replace the words 'excepting a scattering at the north-western end of Arthurs Point, 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 the Waipuna (Lake Johnson)' with 'elevated mountainous part of the PA'.	Accept in part
OS138.25	FS241.55	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OS138.26		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin is amended at paragraph 40 to correct a typographical error and spelling of 'McChesney'.	Accept

OS138.26	FS241.56	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Reject
OS138.27		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.12 Whakatipu Basin is amended at paragraph 89 (first sentence) to read: 'The 'seemingly' undeveloped character of the elevated parts of the Western Whakatipu Basin PA..'	Reject
OS138.27	FS241.57	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.28		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at paragraph 100 to delete the words 'along Gorge Road' from the landscape schedule.	Reject
OS138.28	FS241.58	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS138.29		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.12 Whakatipu Basin is amended at paragraph 105 (subsection b) to delete reference to 'and Gorge Road' from the second sentence.	Reject
OS138.29	FS241.59	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed.	Accept
OS138.30		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for visitor accommodation and tourism related activities from 'no' capacity to 'some' capacity.	Accept in part
OS138.30	FS241.60	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS138.31		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so the landscape capacity for urban expansions is changed from "no landscape capacity" to "some landscape capacity in the lower-lying parts of the PA, including Gorge Road valley floor. No capacity in the elevated parts of the PA".	Accept in part
OS138.31	FS241.61	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS138.32		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so that the landscape capacity for earthworks is changed from 'very limited' capacity to "Some/high landscape capacity in the lower-lying parts of the PA, including Gorge Road valley floor", and to include the words "In the other parts of the PA".	Accept in part
OS138.32	FS241.62	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject

OS138.33		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for farm buildings from 'very limited' capacity to 'some' capacity.	Reject
OS138.33	FS241.63	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS138.34		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for transport infrastructure from 'limited' capacity to 'some' capacity.	Reject
OS138.34	FS241.64	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS138.35		Maree Baker-Galloway on behalf of Off Road Adventures Queenstown Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so the landscape capacity for urban expansions is changed from "no landscape capacity" to "some landscape capacity in the lower-lying parts of the PA, including Gorge Road valley floor. No capacity in the elevated parts of the PA".	Accept in part
OS138.35	FS241.65	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS139.1		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to recognise and provide for the development of the flats of Ladies Mile and amend the priority area boundaries in these locations.	Accept in part
OS139.2		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to reclassify the lower foothills as a rural lifestyle zone/section7 amenity landscape.	Reject
OS139.3		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the southern boundary line of the landscape schedule 21.22.6 Slope Hill is amended to be further up Slope Hill and particularly to exclude landform modifications on the lower flanks.	Reject
OS139.4		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to provide for the desired outcomes of the submitter through an appropriate exception regime under the landscape schedules.	Reject
OS139.5		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to provide for the lower slopes of the outstanding natural feature as a separate character uni/lifestyle transition area under the schedule.	Reject
OS139.6		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is rejected as notified if the outcomes desired by the submitter are not incorporated into the landscape schedule.	Reject
OS139.7		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remap the bottom flanks of the priority area further up the slop to both exclude modified landholdings not warranting section 6 classification and protection.	Reject
OS139.8		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to account for the dense urban and mixed use development under the Ladies Mile masterplan so that lawful development of this land is not affected or implicated in the future by the adjacent landscape schedule values.	Accept in part
OS139.9		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to account for the adjacent residential development anticipated and zoned to occur, including through either the Ladies Mile masterplan, Rural Lifestyle Zoning, or development under the Wakatipu Basin Rural Amenity Zone.	Accept in part
OS139.10		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to acknowledge that the zoning and development raised in point 139.9 should not be limited by the values contained within the adjacent Slope Hill outstanding natural feature.	Reject

OS139.11		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to provide for the lower slopes of the outstanding natural feature to be effectively a lifestyle transition area between lower more intensive development and the more upper natural slopes.	Reject
OS139.12		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to use new definitions to provide for the intent of capacity in landscapes with a different ability to absorb development.	Accept in part
OS139.13		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to revise the capacity ratings as well as a corresponding scale of development to guide the implementation of this.	Accept in part
OS139.14		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to recognise and provide for the benefits of change, enhancement, and remediation of land within the landscape schedule.	Reject
OS139.15		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That if the landscape schedule 21.22.6 Slope Hill fails to respond to the imperative to remedy degraded landscapes and in both the landscape values and landscape capacity comments, the schedules should identify degradation and opportunities to remedy identified degradation.	Reject
OS139.16		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to more accurately recognise and provide for existing uses, their likely and anticipated upgrade, replacement, or development within the priority area.	Reject
OS139.17		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to recognise particular attributes present within the priority area listed in this submission as part of the values and character of the outstanding natural feature within the schedule so as to identify these human elements of the landscape.	Reject
OS139.18		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That, without derogating from the generality of the points raised in this submission, the submitter seeks any additional, amended, consequential, or further relief in respect of the schedules reflects the matters raised in this submission.	Accept in part
OS139.19		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That if the amendments raised in this submission are not included within the schedule, then the submitter seeks that the landscape schedule is deleted or otherwise removed from the proposed variation to Chapter 21.	Reject
OS139.20		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so the starting point of the schedule is to only describe those values which contribute to a feature as being outstanding.	Reject
OS139.21		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to only include vegetation types which are protected under the Proposed District Plan as those which contribute to outstandingness.	Reject
OS139.22		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove references of the requirement of the removal or eradication of pest flora and fauna species from the landscape schedule.	Accept in part
OS139.23		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so the land use patterns and features section of the schedule particularises a broader list of established activities occurring within the outstanding natural feature which are historically recognised as appropriate.	Reject
OS139.24		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so the rankings within the naturalness attributes and values section are 'low' to 'moderate' rather than 'high'.	Reject
OS139.25		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That if the overall ranking within the naturalness attributes and values section of the landscape schedule 21.22.6 Slope Hill are not amended then the lower flanks should be specifically amended to include low to moderate values.	Reject
OS139.26		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to be contextualised by further describing the future ability to consolidate and enhance or develop existing uses over time.	Reject
OS139.27		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to recognise that the property in question for this submission continues as a working farm today, and associated modification to landform and values are anticipated from the continuation of this permitted activity.	Reject

OS139.28		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to additionally recognise that some views to lower flanks of Slope Hill will change and be affected by future development and zoning.	Accept
OS139.29		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the particular units of the outstanding natural feature are further particularised to describe more accurately differences in naturalness, such as the lower slopes adjacent to Ladies Mile.	Reject
OS139.30		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to delete the summary of landscape values section from the landscape schedule.	Reject
OS139.31		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove the important hydrological features from the landscape schedule.	Reject
OS139.32		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to include a sentence under point 8 which states 'modified pasture, fencing, farming uses, rural living and amenity planting across the lower slopes.	Reject
OS139.33		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 8(b) to remove the words 'the two', and replace 'and wetland on the north side' with 'and their curtilage areas'.	Reject
OS139.34		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 8(c) to include the words 'resulting from lifestyle subdivision and development'.	Reject
OS139.35		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 9 to include the words 'Opportunities for their control are supported through future subdivision and development proposals'.	Reject
OS139.36		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 10 to change the capacity rating of important land-use features and to amend references within the paragraph. Also, that a sentence is included regarding the lower slopes being characterised as a transition or lifestyle area.	Accept in part
OS139.37		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove the important shared and recognised attributes and values from the landscape schedule unless they are more accurately specified within the landscape schedule.	Reject
OS139.38		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to include a point under the title legibility and expressiveness attributes and values which states 'Remaining working farm and lifestyle practices including associated with irrigation races, infrastructure, access, modified pasture and landform, earthworks, and shelter/amenity planting.	Reject
OS139.39		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 18 to include the words 'resulting from rural lifestyle subdivision and development' and to replace the words 'and seemingly more spacious 'rural' landscape beyond Queenstown/Frankton' with 'framed within the urban context of the foreground flats'.	Reject
OS139.40		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 19 to include reference to lifestyle developments on the lower slopes of Slope Hill.	Reject
OS139.41		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove point 20 from the landscape schedule.	Reject
OS139.42		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 21 to include the words 'of the upper slopes' in reference to attractive long-range views present, remove reference to the eastern end of Slope Hill Road and parts of the Queenstown Trail, remove reference to the undeveloped nature of the land, replace reference to the 'marked contrast' with 'transition of', and include reference to the steeper upper slopes of the priority area.	Accept in part
OS139.43		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 22 to include reference to the attractive long-range views of the upper slopes from the Remarkables Ski Field Access Road.	Reject

OS139.44		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove point 23 from the landscape schedule.	Reject
OS139.45		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 24 to remove reference to the dominance of the natural landscape elements, include reference to the upper slopes of the outstanding natural feature, replace the words 'generally subservient nature of with 'attractive', remove reference to the built environments contract with the surrounding land with reference to the land being a lifestyle transition with a flatter developed landscape in the 'foreground'.	Reject
OS139.46		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 26 to reference the pastoral and farming character of the area, amending the high perception of naturalness of the area to a moderate perception and naturalness and domestication, remove reference to modifications related to pastoral use being in low numbers, and references to the 'naturalness' of the area.	Reject
OS139.47		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 27 to reference the upper slopes of Slope Hill and to remove reference of the area being undeveloped.	Reject
OS139.48		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 28 to include the words 'resulting from rural lifestyle subdivision and development'.	Reject
OS139.49		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 30 to include the word 'important'.	Reject
OS139.50		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 31(a) to remove reference to the undeveloped nature of the landscape, include reference to the upper slopes of the 'roche moutonnee' landform, include reference to the landscape being a transitions of rural living on the lower slopes and the adjacent flats.	Reject
OS139.51		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 31(b)ii to include the words 'resulting from its use as a working farm'.	Reject
OS139.52		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 31(b)iii to replace the words 'very limited level' with 'attractiveness of lifestyle', and to include the words 'lower flanks'.	Reject
OS139.53		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 31(b)iv to include the words 'and which have resulted from rural lifestyle subdivision and development'.	Reject
OS139.54		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the rating for physical landscape values from 'very high' to 'high' and to remove the words 'habitats, species, hydrological values and mana whenua features in the area.	Reject
OS139.55		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 33(b) to include reference to farming in relation to the historic associations of the area.	Reject
OS139.56		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove point 33(d) from the landscape schedule.	Accept
OS139.57		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 35(a) to include reference to the physical values of the priority area being associated with the upper slopes of the priority area.	Reject
OS139.58		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 34(b) to remove reference to the visibility of the priority area from different locations within the District.	Reject

OS139.59		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at point 34(c) to include reference to the lower slopes of the priority area as being a lifestyle transition area between Ladies Mile and the upper slopes of the priority area, and remove reference to the natural landscape backdrop and the western and central portion of Wakatipu Basin.	Reject
OS139.60		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove point 34(d) from the landscape schedule.	Reject
OS139.61		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the capacity rating for commercial recreational activities from 'very limited' to 'limited', replace reference to the screening and/or camouflaging of natural landscape elements with 'integrate with', remove reference to developments being designed to be of a sympathetic scale, appearance, character and to remove reference to integrating 'appreciable landscape restoration and enhancement and to enhance public access to the area.	Reject
OS139.62		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the capacity rating for visitor accommodation and tourism related activities from 'no' capacity to 'limited', and to include the sentence 'landscape capacity for activities that: integrate with, and complement/enhance existing land uses; and are located to integrate with natural landscape elements and provide for the area's ONF values'.	Accept in part
OS139.63		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the landscape capacity of urban expansion from 'no' capacity to 'limited'.	Accept in part
OS139.64		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to remove the landscape capacity rating for intensive agriculture.	Accept in part
OS139.65		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the capacity rating for earthworks from 'very limited' to 'limited', include reference to current lifestyle development and remove reference to protecting naturalness and expressiveness attributes and values.	Reject
OS139.66		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the capacity for farm buildings from 'very limited' to 'limited', remove reference to this capacity rating to areas of the outstanding natural landscape with pastoral land uses and include the words 'or serve a purpose to support farming activities'.	Accept in part
OS139.67		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the landscape capacity for transport infrastructure from 'very limited' to 'limited' and to remove the words 'and protect the area's ONF values. No landscape capacity for other transport infrastructure'.	Reject
OS139.68		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to change the capacity rating for rural living from 'no' capacity to 'moderate' and to include the words 'within the lower flanks/foothills of the ONF for activities that: integrate with, and complement/enhance existing land uses, provide for a transition between urban development of the adjacent flats; and are located to integrate with natural landscape elements'.	Accept in part
OS139.69		Rosie Hill on behalf of Grant Stalker Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.6 Slope Hill is amended to remove references to private views, such as from Lakes Hayes houses from identification as particularly important views.	Accept in part
OS140.1		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill, PA overlay and ONF boundary is amended to recognise and provide for future development and change within the foothills of the Slope Hill ONF.	Reject
OS140.2		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the proposed southern boundary line of the Slope Hill ONF is amended and moved further up Slope Hill to exclude the lower flanks where modified landholdings are located that do not warrant section 6 classification and protection.	Reject

OS140.3		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the northern and western boundary of the Slope Hill ONF is amended to exclude the significantly modified and developed land located on the lower flanks of Slope Hill and follow a clear topographical or geomorphological boundary that is consistent with the findings of the Environment Courts topic 2.1 decision (Hawthenden).	Reject
OS140.4		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That if the Outstanding Natural Feature (ONF) boundary line and priority area overlay contained within landscape schedule 21.22.6 Slope Hill is not amended as sought by submission points #140.2 and #140.3 that: (a) an exception regime is provided to exclude the lower flanks of Slope Hill and/or; (b) The lower slopes of Slope Hill are identified as a separate character unit / lifestyle transition area; or (c) landscape schedule 21.22.6 Slope Hill is deleted in its entirety from the landscape schedules.	Reject
OS140.5		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 is amended to provide for interface issues with the adjacent Ladies Mile or Rural Lifestyle / Wakatipu Basin Amenity Zoned land which is anticipated to become dense urban and mixed use development in accordance with the Ladies Mile Masterplan. The landscape schedule needs to be amended to account for this and ensure that anticipated future development of the Ladies Mile land will not be affected or implicated by the scheduled values of landscape schedule 21.22.6 Slope Hill.	Accept in part
OS140.5	FS211.1	Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS140.6		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to acknowledge that upon development the Ladies Mile will significantly change in character. The schedule therefore needs to be amended to: (a) Account for the adjacent residential development anticipated and zoned to occur (either via the Ladies Mile Masterplan, Rural Lifestyle Zoning (southern boundary of ONF), or development under the Wakatipu Basin Rural Amenity Zone (western and northern boundaries of ONF)); (b) Acknowledge that such zoning and future development of the Ladies Mile area should not be limited by the values contained within the adjacent Slope Hill ONF and will not impact on those values; and (c) Provide for the lower slopes of the ONF to effectively be a lifestyle transition area between lower more intensive development and the more upper natural slopes of the ONF.	Accept in part
OS140.6	FS211.2	Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS140.7		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the capacity ratings, if retained within landscape schedule 21.22.6 Slope Hill are amended to provide for the full spectrum of available land uses anticipated and to include a corresponding scale of development to guide implementation of these capacity ratings.	Accept in part
OS140.7	FS211.3	Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS140.8		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape values included within landscape schedule 21.22.6 Slope Hill are amended to identify degradation and opportunities to remedy identified degradation.	Reject
OS140.9		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacities included within landscape schedule 21.22.6 Slope Hill are amended to identify degradation and opportunities to remedy identified degradation.	Reject
OS140.10		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill be amended to more accurately recognise and provide for the full range of historical, established and existing activities and uses and their likely and anticipated future upgrade, replacement, or redevelopment.	Reject

OS140.11		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to acknowledge that properties along the lower flanks of the Outstanding Natural Feature (ONF) have developed over time and that these contribute to the overall character, values, and history of the proposed ONF including its farming, lifestyle, and associative and historical attributes. Particular attributes and features that need to be recognised within the schedule include: (a) Existing accessways and stock tracks; (b) Walking trails; (c) Historical farming uses and structures including irrigation races; (d) Fences and retaining walls / earthworks; (e) Introduced and recently planted vegetation from subdivision and development; (f) Pest control; (g) Water storage and supply; (h) Supply of other utilities (power, wastewater, stormwater); and (i) Residential dwellings and domestic courtyards.	Reject
OS140.12		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That any additional, amended, consequential, or further relief in respect of the landscape schedule 21.22.6 Slope Hill reflects the intent of the matters raised in this submission.	Accept in part
OS140.13		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That if the relief sought and suggested amendments in this submission regarding landscape schedule 21.22.6 Slope Hill are not included that the schedule is deleted or withdrawn from the variation to Chapter 21.	Reject
OS140.14		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that only values that contribute to a feature as being outstanding are included (as per Environment Court Decision 2.2 and the Partially Operative Otago RPS 2019, chapter 3). Values and other descriptors within this landscape schedule that do not meet this purpose should be deleted.	Reject
OS140.14	FS211.4	Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS140.15		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	Amend landscape schedule 21.22.6 Slope Hill so that only vegetation types which are protected under the Proposed District Plan (either through a Significant Natural Area (SNA) overlay or tree protection rules) are identified as those which contribute to the natural feature being considered "outstanding".	Reject
OS140.16		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That if human elements are to be included as ecological features and vegetation types within the landscape schedule 21.22.6 Slope Hill, that these are further particularized by the following: (a) Grazed pasture, shelter belts, amenity planting...[etc.] all contribute to character and context of the ONF. These practices exist historically within the landscape and contribute to its distinctive sense of place and historical association as a working farm; and (b) Perceived values include the ability to continue to operate, undertake, modernize, develop and consolidate such activities within the landscape.	Reject
OS140.16	FS211.5	Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Reject
OS140.17		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That if the 'important ecological features and vegetation types' section is retained within landscape schedule 21.22.6 Slope Hill, these attributes need to be specified more accurately with respect to areas of identified ecological and habitat value so that they can be inform future development applications.	Reject
OS140.18		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.6 Slope Hill is amended to either delete the requirement to remove or eradicate pest flora and fauna species or that this section is reworded to align with the PDP assessment matters which recognise the opportunity and benefit of legal mechanisms to achieve such outcomes and reduce pest species secured through development proposals by way of offset/positive effect/compensation.	Accept in part
OS140.19		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.6 Slope Hill is amended to further particularise the broader list of established activities occurring within the Slope Hill ONF and which are historically recognised as appropriate and in keeping with the landform.	Reject

OS140.20		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.6 Slope Hill is either amended to change the level of naturalness from 'high' to 'medium' or 'low' to recognise that the lower flanks of the ONF have been highly modified by established residential and farming activities or: If the level of naturalness is not changed as above that the values included for the Slope Hill landscape schedule are amended to acknowledge the modification of the landscape by farming activities and associated introduced pests, accessways, recreation, fencing, utilities and services.	Reject
OS140.21		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.6 is amended to contextualise the existing forms of modification and development within the Outstanding Natural Feature (ONF) by further describing the future ability of the landscape to consolidate and enhance or develop these uses over time. For example, farming practices established within the ONF has modified the land as well as provided a human association and intimate connection to the land. Other important land use patterns and features to be included within this landscape schedule include: (a) Amenity planting from subdivision and land use consent proposals; (b) Ancillary farming activities such as stock water, fences, and utilities; (c) Infrastructure and access connections; and (d) Pest control operations.	Reject
OS140.22		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Associative Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 14 relating to 'important historical attributes and values' to recognise that this property continues as a working farm today and associated modifications to landform and values are anticipated from the continuation of this permitted activity.	Reject
OS140.23		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.6 Slope Hill is amended to delete paragraph 15 on 'Important shared and recognised values'.	Reject
OS140.24		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.6 Slope Hill is amended at paragraph 18 to recognise that some views towards the lower flanks of Slope Hill will be affected by future development and zoning and in particular on Ladies Mile, and that such change will not undermine or detract from the recognized values of the landscape schedule / ONF.	Accept
OS140.25		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to delete all references to private views such as from Lake Hayes houses.	Accept in part
OS140.26		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to identify the particular units of the ONF and describe more accurately the differences in the naturalness of values and attributes.	Reject
OS140.27		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That landscape schedule 21.22.6 Slope Hill is amended so that the landscape values are consistent with, and supported by the summary statements.	Reject
OS140.28		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to delete the 'Summary of Landscape Values' section, or: If this section is to be retained within the landscape schedule, it is to be amended to reflect the modified character of different units within the ONF, such as the lower flanks.	Reject
OS140.28	FS211.6	Blair Devlin on behalf of Milstead Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS140.29		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to delete the 'Landscape Capacity' section.	Reject

OS140.30		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That if the landscape capacities identified within the landscape schedule 21.22.6 Slope Hill are retained, these are amended to recognise existing and planned rural living opportunities and associated amenities and utilities within the lower flanks of the ONF (where the boundary has also been disputed by the submitter).	Reject
OS140.31		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That if the landscape capacities identified within the landscape schedule 21.22.6 Slope Hill are retained, then much of the lower flanks of Slope Hill need to be amended to moderate or high capacity for additional rural living, farming, earthworks and associated and ancillary activities.	Reject
OS140.32		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > General Description of the Area	Oppose	That the landscape schedule 21.22.6 Slope Hill is further refined into character units and including the lower slopes being identified as a transition or lifestyle character unit.	Reject
OS140.33		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to either delete the 'important hydrological features' section of the schedule, OR: More precisely describe what each of these specific values contribute to making the Slope Hill landscape outstanding.	Reject
OS140.34		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 8 to add an additional subsection (b) to read: Modified pasture, fencing, farming uses, rural living and amenity plantings across the lower slopes.	Reject
OS140.35		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 8(b) to read: Amenity and shelter plantings around dwellings and their curtilage areas.	Reject
OS140.36		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 8(c) to read: Poplar plantings around the flanks resulting from lifestyle subdivision and development.	Reject
OS140.37		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to add the following sentence to the existing paragraph 9: 'Opportunities for their control are supported through future subdivision and development proposals'.	Reject
OS140.38		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.5 Slope Hill is amended at paragraph 10 to read the following: 'Slope Hill is predominately in pastoral use with rural living use peppered across the lower slopes. Modification includes a network of farm tracks across the landform, a trig point and communication tower on the highpoint, other infrastructure and utilities, dwellings and their associated curtilages and farm buildings on the northern sides of Slope Hill. Built development is generally characterised by carefully located and designed buildings, accessways, and infrastructure, which is well integrated by a mix of established and more recent vegetation features and enhances the 'natural' landscape patterns'.	Reject
OS140.39		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the landscape schedule 21.22.5 Slope Hill is amended at paragraph 10 to include the following additional sentence at the end of the 'Important land use and features' section: 'The lower slopes are characterised as a transition or lifestyle area between the foreground of more development on the flats (including anticipated and zoned future urban development) and lifestyle / Arcadian character of the lower slopes'.	Reject
OS140.40		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.5 Slope Hill is amended to include the following additional paragraph (new paragraph 17) at the end of the 'Legibility and expressiveness attributes and values' section: 'Remaining working farm and lifestyle practices including those associated with irrigation races, infrastructure, access, modified pasture and landform, earthworks, and shelter / amenity planting'.	Reject
OS140.41		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.5 Slope Hill is amended at paragraph 18, second sentence to include the following after 'Lombardy poplars': 'resulting from rural lifestyle subdivision and development' .	Reject

OS140.42		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 18, final sentence to read the following: 'Overall, the outlook impresses as an engaging and memorable gateway to the Wakatipu Basin framed within the urban context of the foreground flats'.	Reject
OS140.43		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 19, second sentence to read the following: 'The open pastoral character of the rough 'plucked' slopes of the landform in this view forms a bold contrast with the exotic vegetation and lifestyle development across lower slopes, and the building-dominated low-lying terraces of Ladies Mile and Frankton to the left of the view'.	Reject
OS140.44		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to delete paragraph 20.	Reject
OS140.45		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 21 to read the following: 'Attractive mid to long-range views of the upper slopes from the eastern side of the Wakatipu Basin (including Tuckers Beach, Domain Road, Hawthorn Triangle, Dalefield, parts of the Shotover River corridor, the Hawthorn Triangle, to the more rugged north-western flanks). From this orientation the landform forms a transition of rural living development between the context in the foreground view, and the steeper upper slopes'.	Reject
OS140.46		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 22 to read the following: 'Attractive long range view of the upper slopes from the Remarkables Ski Field Access Road (and lookouts), the Queenstown Trail on Christine's Hill and from Arrowtown Lake Hayes Road at McIntyre's Hill to Slope Hill beside the highly attractive glacial lake of Waiwhakaata (Lake Hayes) and viewed within a broader ONL mountain context'.	Reject
OS140.47		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended to delete paragraph 23.	Reject
OS140.48		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 24 to read the following: 'In all of the views, the 'natural' landscape elements, patterns, and processes are more evident within the upper slopes of the ONF, along with the attractive built development within the ONF as a lifestyle transition with the flatter 'developed' landscape in the foreground'.	Reject
OS140.49		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 26 to read the following: 'The pastoral and farming character of Slope Hill which conveys a moderate perception of naturalness and domestication, including a number of buildings across the lower flanks, and a series of tracks and infrastructure influence on the character of the landform'.	Reject
OS140.50		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 27, first sentence to read the following: 'The appealing and engaging views of the upper slopes to the legible roche moutonnee landform of Slope Hill'.	Reject
OS140.51		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 28 to read the following: 'Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation resulting from rural lifestyle subdivision and development'.	Reject
OS140.52		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 30 to read the following: 'The experience of the values identified above from a wide range of important public viewpoints'.	Reject
OS140.53		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 31, subsection 'a.' to read: 'The highly attractive large-scale composition created by the distinctive upper slopes of the roche moutonnee landform, juxtaposed beside a transition of rural living on the lower slopes and urban context on the adjacent flats'.	Reject

OS140.54		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 31, subsection 'b.' to read: 'At a finer scale, the following aspects contribute to the aesthetic appeal: i. the clearly legible roche moutonnee landform profile and character; ii. the open and pastoral character of Slope Hill resulting from its use as a working farm; iii. the attractiveness of lifestyle built modification evident through the ONF lower flanks; and iv. the poplars around the flanks of Slope Hill, which contribute to the scenic appeal despite not being native, and which have resulted from rural lifestyle subdivision and development'.	Reject
OS140.55		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 32 to read: 'High physical values due to the high-value landforms, and vegetation features'.	Reject
OS140.56		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 33, subsection 'b.' to read: 'The historic associations of the area, including farming'.	Reject
OS140.57		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 33 to delete subsection 'd.'	Accept
OS140.58		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 34, subsection 'a.' to read: 'The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes particularly associated with the upper slopes that enable a clear understanding of the landscape's formative processes'.	Reject
OS140.59		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 34, subsection 'b.' to read: 'The very high aesthetic and memorability values of the area as a consequence of its distinctiveness and appealing composition of natural landscape elements.'	Reject
OS140.60		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 34, subsection 'c.' to read: 'The identity of the lower slopes of the roche moutonnee as a lifestyle transition area between Ladies Mile and the upper slopes, and as a gateway feature to Queenstown / the Wakatipu Basin'	Reject
OS140.61		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended at paragraph 34, to delete subsection 'd.'	Reject
OS140.62		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the landscape capacity for Commercial recreational activities reads as follows: i. Commercial recreational activities - limited landscape capacity for activities that: integrate with, and complement/enhance existing recreation features and area located to integrate with natural landscape elements and provide for the area's ONF values'.	Reject
OS140.63		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the landscape capacity for Visitor accommodation and tourism related activities reads as follows: 'ii. Visitor accommodation and tourism related activities - Limited landscape capacity for activities that: integrate with, and complement/enhance existing land uses: and are located to integrate with natural landscape elements and provide for the area's ONF values'.	Reject
OS140.64		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the landscape capacity for Urban expansions is 'limited' and not 'no' landscape capacity.	Accept in part

OS140.65		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the activity of Intensive agriculture (iii) is deleted from the landscape capacity list.	Reject
OS140.66		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the landscape capacity for Earthworks reads as follows: 'iv. Earthworks - limited landscape capacity for earthworks associated with farm or public access tracks and current lifestyle development that is sympathetically designed to integrate with existing natural landform patterns'.	Reject
OS140.67		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the landscape capacity for Farm buildings reads as follows: 'v. Farm buildings - limited landscape capacity for modestly scaled buildings that reinforce existing rural character or serve a purpose to support farming activities'.	Accept in part
OS140.68		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the landscape capacity for Transport infrastructure reads as follows: 'vii. Transport infrastructure - limited landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement'.	Reject
OS140.69		Rosie Hill on behalf of Maryhill Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.6 Slope Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.6 Slope Hill is amended so that the landscape capacity for Rural living reads as follows: xi. Rural living - Moderate landscape capacity within the lower flanks / foothills of the ONF for activities that integrate with, and complement/enhance existing land uses, provide for a transition between urban development of the adjacent flats; and are located to integrate with natural landscape elements'.	Reject
OS141.1		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to adequately provide for 'interface issues' between the priority area and the adjacent Allenby Large Lot Residential (LLR) B zoned land.	Reject
OS141.2		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to use new definitions to provide for the intent of capacity in landscapes with a different ability to absorb appropriate development. Revised capacity ratings are required if these are to be retained within the schedules.	Accept in part
OS141.3		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to more accurately recognise and provide for existing uses, their likely and anticipated future upgrade, replacement, or redevelopment.	Reject
OS141.4		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to limit visibility to and across the land in question of this submission to important public view points in the schedule.	Reject
OS141.5		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to recognise and provide for the benefits of change, enhancement, and remediation of land within the priority area.	Reject
OS141.6		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to identify degradation and opportunities to remedy identified degradation.	Reject
OS141.7		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to account for the adjacent residential development anticipated and zoned to occur.	Reject
OS141.8		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to acknowledge that the zoned residential development adjacent to the priority area should not be limited by the values contained within the adjacent Mount Iron Outstanding Natural Feature/ will not impact upon those values.	Reject
OS141.9		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to recognise that adjacent Outstanding Natural Feature land which is modified in its own right, can provide an effective rural living transition of development between the Large Lot Residential (LLR) B zoned land and the upper natural slopes of the Outstanding Natural Feature.	Reject

OS141.10		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to recognise that there is capacity to include further rural lifestyle development within the existing bush setting, as well as the upgrade, extension, and consolidation of existing lifestyle/residential activities.	Accept in part
OS141.11		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to recognise the particular attributes existing in the area outlined in point 27 of the submission as part of the values and character of the Outstanding Natural Feature.	Reject
OS141.12		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to exclude the land in question of this submission from the landscape schedule.	Reject
OS141.13		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to otherwise provide for a separate character unit within the schedule for the land related to this submission as a lifestyle transition area.	Reject
OS141.14		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That if the mapping of the landscape schedule 21.22.11 Mount Iron is not amended that the landscape schedule be deleted.	Reject
OS141.15		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the capacity ratings of the landscape schedule 21.22.11 Mount Iron are amended in terms of their descriptions linked to further anticipated development available to occur.	Reject
OS141.16		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That without derogating from the generality of the submission, the submitter seeks any additional, amended, consequential, or further relief in respect to the schedules reflects the matters raised in this submission.	Accept in part
OS141.17		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is not amended to accommodate the submission points contained within this submission that the schedule be deleted or otherwise withdrawn from the variation.	Reject
OS141.18		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended so the important landforms and types section of the schedule only describes features within the priority area.	Reject
OS141.19		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended in the important and ecological features and vegetation types section to just refer to areas identified in the Proposed District Plan.	Reject
OS141.20		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at the important ecological features and vegetation types to be specified more accurately with respect to areas of identified ecological and habitat value.	Reject
OS141.21		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to remove the requirement of the removal or eradication of pest flora and fauna species.	Reject
OS141.22		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the naturalness attributes and values from 'high' to 'moderate' or 'low'.	Reject
OS141.23		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That in 21.22.11 if the overall ranking of the naturalness attributes and values are not amended then the schedule be amended to include the stated values and low naturalness ranking of the submitters land (Lot 1 DP 539413 and Lot 4 DP 471320).	Reject
OS141.24		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to delete the landscape capacity section from the schedule.	Reject
OS141.25		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That if the landscape capacity sections are to be retained in the landscape schedule, then much of the proposed Outstanding Natural Feature lower slopes need to be amended to have moderate or high capacity for additional subdivision, industrial and service activities, lifestyle, earthworks and associated and ancillary activities.	Reject
OS141.26		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at the general description of the area to include reference to the northern slopes of the priority area containing significant landscape modifications through consented and established activities such as residential developments. Also to include reference to the traditional farming land use of the priority area.	Accept in part

OS141.27		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 1 to remove the sentence 'The landform feature extends beyond the PA into urban areas on the western and northern flanks'.	Reject
OS141.28		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to specifically define the areas included in relation to important ecological features and vegetation types.	Reject
OS141.29		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 4 to make minor typographical changes and to include the sentence 'Opportunities to further enhance and support these should be encouraged through future subdivision and development applications'.	Reject
OS141.30		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 6 to make minor typographical amendments and to replace the words 'if not controlled' with 'These should be effectively controlled through district plan provisions or other legal mechanisms, associated with subdivision and development proposals'.	Reject
OS141.31		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 6 to include the words 'Recognise the ability to effectively control pest' and 'through district plan provisions or other legal mechanisms, associated with subdivision and development proposals'.	Reject
OS141.32		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to include a point under the title important ecological landforms and vegetation types regarding the lower northern slopes of the Outstanding Natural Feature containing indigenous vegetation types planted by the landholder and parts of the priority area being a working operational farm.	Reject
OS141.33		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 8 to remove mention to the point being applicable to the majority of the priority area and instead being in reference to 'parts' of it. Also that reference is included in point 8 of conservation reserve or Significant Natural Overlay 'as defined in District Plan Maps' and to include reference to the modified curtilage areas, access roads, fencing and infrastructure associated with them.	Accept in part
OS141.34		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 13 to change the year of completion of the Mount Iron summit track to 1906.	Accept
OS141.35		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 14 to include reference to 'the more prominent upper slopes' regarding important values and to also reference the lower northern flanks in private ownership.	Reject
OS141.36		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 16 to include the sentence 'Lower northern flanks provide for an effective rural living transition area between urban development and the more natural upper slopes of the ONF'.	Reject
OS141.37		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 17 to reference how the upper slopes of the priority area provide a prominent and distinctive component of views from surrounding areas, and to include the sentence 'Viewpoints from the northern side are within the context of urban development and area influenced by existing rural living development on the ONF from Hidden Hills'.	Reject
OS141.38		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 18 to remove the words 'slopes and'.	Reject
OS141.39		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 19 to include reference to the 'high level of naturalness' on the upper prominent slopes of the Outstanding Natural Feature.	Reject
OS141.40		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended under the title naturalness attributes and values to include a point about the low to moderate level of naturalness on the lower northern flanks of the priority area.	Reject

OS141.41		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended under the title naturalness attributes and values to include a point about the lower northern flanks of the priority area being highly modified through long established residential and farming activities.	Reject
OS141.42		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended under the title aesthetic attributes and values to include a point regarding the moderate aesthetic attributes within the lower northern flanks which exhibit established residential dwellings and associated curtilage areas.	Reject
OS141.43		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended at point 23(c) to include the reference to a rural lifestyle transition area of the lower northern flanks of the priority area in regard to the high degree in contrast with the priority area and the surrounding urban area.	Reject
OS141.44		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the very high rating of physical values associated with the priority area to only apply to the upper slopes of the Outstanding Natural Feature and to reference 'Identified Significant Natural Areas.	Accept in part
OS141.45		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the rating of associative values relating to the mana whenua associations of the area from 'very high' to 'high'. Also to include reference to 'existing residential and historic farming uses.	Accept in part
OS141.46		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to include the words 'the upper parts of the hill excluding the lower north-western flanks and areas adjacent to the urban zoning' in the landscape values relating to legibility, visual prominence, memorability and naturalness of the priority area.	Reject
OS141.47		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the landscape capacity rating for visitor accommodation and tourism related activities from 'very limited' to 'moderate'. Also to include capacity for the replacement, or existing curtilage areas.	Reject
OS141.48		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the capacity for urban expansions to be 'moderate capacity for such rural living expansions on the lower northern flanks which reads as a lifestyle transition area between urban areas and the more natural upper slopes of the ONF'.	Reject
OS141.49		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the capacity for earthworks to 'moderate' within the lower northern flanks of the priority area, while maintaining a limited capacity for the rest of the landscape schedule.	Reject
OS141.50		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the capacity for utilities and regionally significant infrastructure as moderate for utilities given that existing water supply and storage is already established and will likely need maintenance, upgrade, and development in the future.	Reject
OS141.51		Rosie Hill on behalf of Allenby Farms Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That the landscape schedule 21.22.11 Mount Iron is amended to change the capacity of rural living from 'no capacity' to 'moderate' for rural living in the lower northern flanks as a transition between urban development and the more natural upper slopes of the Outstanding Natural Feature.	Reject
OS142.1		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedule 21.22.2 Ferry Hill is amended to more accurately recognise that the submitters land exhibits a range of established and historical activities and is significantly more modified than the cone-like peak of the Ferry Hill outstanding natural feature. The schedule needs to provide for these existing uses, their likely and anticipated future upgrade, replacement, or redevelopment.	Reject
OS142.2		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu Basin is amended to more accurately recognise that the submitters land exhibits a range of established and historical activities and is significantly more modified than the elevated parts of the Western Whakatipu outstanding natural landscape. The landscape schedule needs to provide for these existing uses, their likely and anticipated future upgrade, replacement, or redevelopment.	Accept in part
OS142.3		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the priority area, outstanding natural landscape and outstanding natural feature annotations included within landscape schedule 21.22.2 Ferry Hill are removed from the lower, already developed parts of the outstanding natural landscape and outstanding natural feature.	Reject

OS142.3	FS212.1	Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS142.4		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'Important landforms and land types' section of landscape schedule 21.22.2 Ferry Hill is amended to distinguish between the elevated cone-like peak of Ferry Hill and the lower slopes, or if the landscape schedule is to be retained as notified, that the lower slopes including the submitters land is excluded from the landscape schedule.	Reject
OS142.5		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'Land use patterns and features' section of landscape schedule 21.22.2 Ferry Hill is amended to further particularise the broader list of established activities occurring within the outstanding natural feature which are historically recognised as appropriate and in keeping with the landform.	Accept in part
OS142.6		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'important ecological features and vegetation types' of landscape schedule 21.22.2 Ferry Hill is amended to delete references to vegetation types such as pasture, plant pest species and animal pest species from the important ecological and vegetation types section.	Accept in part
OS142.7		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the section on 'important archaeological and heritage features and their locations' (paragraph 16) of landscape schedule 21.22.2 Ferry Hill is deleted.	Reject
OS142.8		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That paragraph 23 which specifies the SH6 as a key scenic route is deleted from landscape schedule 21.22.2 Ferry Hill.	Reject
OS142.9		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.2 Ferry Hill is amended so that the landscape values for physical values (paragraph 39), associative values (paragraph 40) and perceptual values (paragraph 41) are low or moderate rather than high.	Reject
OS142.9	FS212.2	Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS142.10		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That if the overall landscape values for landscape schedule 21.22.2 Ferry Hill are not amended (as per submission point #142.9), the values need to be amended to assign a low naturalness ranking to the submitters site and other lower-lying slopes.	Reject
OS142.11		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.2 Ferry Hill is amended so the landscape capacity includes an indication of at what scale such potential activities have been considered and specific examples and analysis, or if the landscape capacities cannot be amended the landscape capacity section should be deleted.	Accept in part
OS142.11	FS212.3	Blair Devlin on behalf of Woodlot Properties Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS142.12		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That if the landscape capacities for landscape schedule 21.22.2 Ferry Hill section are retained as notified, then for the submitters site, this should be amended to recognise and provide for likely future development associated with existing land uses.	Reject
OS142.13		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the 'Important landforms and land types' section of landscape schedule 21.22.12 Western Whakatipu Basin is amended to distinguish between the elevated part of Ben Lomand and Queenstown Hill and the lower, highly modified, flatter land which is characterised by farming and rural residential living, or if the landscape schedule is to be retained as notified, that the low-lying land including the submitters land is excluded from the landscape schedule.	Reject

OS142.14		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That the 'Land use patterns and features' section of landscape schedule 21.22.12 Western Whakatipu Basin is amended to further particularise the broader list of established activities occurring within the outstanding natural landscape which are historically recognised as appropriate and in keeping with the landform.	Accept in part
OS142.15		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so that the landscape values are low or moderate rather than high.	Reject
OS142.16		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That if the overall landscape values for landscape schedule 21.22.12 Western Whakatipu Basin are not amended (as per submission point #142.15), the values need to be amended to assign a low naturalness ranking to the submitters site and other low-lying slopes.	Reject
OS142.17		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so the landscape capacity includes an indication of at what scale such potential activities have been considered and specific examples and analysis, or if the landscape capacities cannot be amended the landscape capacity section should be deleted.	Reject
OS142.18		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That if the landscape capacities for landscape schedule 21.22.12 Western Whakatipu Basin section are retained as notified, then for the submitters land, this should be amended to recognise and provide for likely future development associated with existing land uses.	Reject
OS142.19		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That any other consequential changes be made to the landscape schedules that are necessary to achieve the relief sought in the submission.	Accept in part
OS142.20		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'Important hydrological features' section (paragraphs 4 and 5) of landscape schedule 21.22.2 Ferry Hill is deleted.	Reject
OS142.21		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'Important ecological features and vegetation types' (paragraphs 6-9) of landscape schedule 21.22.2 Ferry Hill are deleted.	Accept in part
OS142.22		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That paragraph 10 relating to 'Important land-use patterns and features' of landscape schedule 21.22.2 Ferry Hill is amended as follows: Grazed pasture which is the dominant land use across the PA. Associated with this activity is a network of farm tracks, fencing, farm buildings, and sheds.	Accept in part
OS142.23		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That paragraph 12 relating to 'Important land-use patterns and features' of landscape schedule 21.22.2 Ferry Hill is amended as follows: "Rural residential development and farm buildings in rural zoned areas in the lower-lying parts of the PA ONF".	Accept in part
OS142.24		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the 'Naturalness attributes and values' section (paragraph 31) of landscape schedule 21.22.2 Ferry Hill is amended as follows: The 'seemingly undeveloped character of the elevated cone-like peak of the Ferry Hill PA ONF set within an urban or rural living context, which conveys a relatively high perception of naturalness. While modifications related to pastoral and infrastructure uses are visible, the very low number of buildings, the relatively modest scale of tracks and the limited visibility of infrastructure limits their influence on the character of the area as a natural landscape element.	Reject
OS142.25		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That subsection 'b' of paragraph 38 on 'Aesthetic qualities and values' within landscape schedule 21.22.2 Ferry Hill is amended as follows: b. At a finer scale, the following aspects contribute to the aesthetic appeal: i. The distinctly rugged character of the west, northwest, north and northeast sides of the roche moutonnee landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns. ii. The pastoral character of Ferry Hill. iii. The cone-like peak landform of Ferry Hill. iv. The level of built modification evident through the ONF.	Accept in part

OS142.26		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for visitor accommodation and tourism related activities included within landscape schedule 21.22.2 Ferry Hill is amended as follows: ii. Visitor accommodation and tourism related activities - no landscape capacity in the cone-like peak of the ONF. Some landscape capacity in the lower slopes.	Accept in part
OS142.27		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for urban expansions included within landscape schedule 21.22.2 Ferry Hill is amended as follows: iii. Urban expansions - no landscape capacity in the cone-like peak of the ONF. Some landscape capacity in the lower slopes.	Reject
OS142.28		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for earthworks included within landscape schedule 21.22.2 Ferry Hill is amended as follows: v. Earthworks - very limited landscape capacity for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns in the cone-like peak of the ONF. Some landscape capacity in the lower-lying slopes.	Reject
OS142.29		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for farm buildings included within landscape schedule 21.22.2 Ferry Hill is amended as follows: vi. Farm buildings - very limited landscape capacity for modestly scaled buildings that reinforce existing rural character in the cone-like peak of the ONF. Some landscape capacity in the lower-lying slopes.	Reject
OS142.30		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for transport infrastructure included within landscape schedule 21.22.2 Ferry Hill is amended as follows: vii. Transport infrastructure - some limited landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONF values. Limited landscape capacity for other transport infrastructure.	Reject
OS142.31		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for rural living included within landscape schedule 21.22.2 Ferry Hill is amended as follows: xii. Rural living - no landscape capacity in the cone-like peak of the ONF. Some landscape capacity in the lower slopes of the ONF.	Accept in part
OS142.32		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > General Description of the Area	Oppose	That the 'General Description of the Area' included in landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove the second sentence that states: "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)".	Reject
OS142.33		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That paragraphs 11 and 12 are deleted from the 'Important ecological features and vegetation types' section included in landscape schedule 21.22.12 Western Whakatipu Basin.	Reject
OS142.34		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That subsections d - f of paragraph 21 on other distinctive vegetation types are deleted from landscape schedule 21.22.12 Western Whakatipu Basin.	Reject
OS142.35		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That subsection g of paragraph 21 on other distinctive vegetation types included within landscape schedule 21.22.12 Western Whakatipu Basin is amended as follows: 'Amenity and shelter plantings around the rural residential living environment at the southern end of Waipuna (Lake Johnson) and on the north-western side of Sugar Loaf'.	Accept in part
OS142.36		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That paragraph 26 on 'Important land-use patterns and features' included within landscape schedule 21.22.12 Western Whakatipu Basin is amended to include reference to 'farm buildings' as follows: '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, farm buildings and sheds'	Accept

OS142.37		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That paragraphs 43 and 44 of 'Important archaeological and heritage features and their locations' are deleted from landscape schedule 21.22.12 Western Whakatipu Basin.	Reject
OS142.38		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That paragraph 52 on 'Important historic attributes and values' included within landscape schedule 21.22.12 Western Whakatipu Basin is amended to add the word 'ongoing' as follows: 'Early and ongoing farming around Waipuna (Lake Johnson).	Reject
OS142.39		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That paragraph 86 on 'Particularly important views to and from the area' is deleted from landscape schedule 21.22.12 Western Whakatipu Basin.	Reject
OS142.40		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That subsection e of paragraph 105 is deleted from landscape schedule 21.22.12 Western Whakatipu Basin.	Reject
OS142.41		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That paragraph ii on the landscape capacity for 'Visitor accommodation and tourism related activities' included within landscape schedule 21.22.12 Western Whakatipu Basin is amended as follows: 'Visitor accommodation and tourism related activities - no landscape capacity in the elevated parts of the ONL. High landscape capacity in the lower lying parts of the ONL, including the land around Lake Johnson'.	Accept in part
OS142.42		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That paragraph iii on the landscape capacity for 'Urban expansions' included within landscape schedule 21.22.12 Western Whakatipu Basin is amended as follows: 'Urban expansions - no landscape capacity in the elevated parts of the ONL. High landscape capacity in the lower lying parts of the ONL, including the land around Lake Johnson'.	Reject
OS142.43		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That paragraph vi on the landscape capacity for 'Farm buildings' included within landscape schedule 21.22.12 Western Whakatipu Basin is amended from 'very limited' to 'some' as follows: 'Farm buildings - in those areas of the ONL with pastoral land uses, some landscape capacity for modestly scaled buildings that reinforce existing rural character'.	Reject
OS142.44		Maree Baker-Galloway on behalf of Hansen Family Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That paragraph xi on the landscape capacity for 'Rural living' included within landscape schedule 21.22.12 Western Whakatipu Basin is amended as follows: 'Rural living - no landscape capacity in the elevated parts of the ONL. High landscape capacity in the lower lying parts of the ONL, including the land around Lake Johnson'.	Accept in part
OS143.1		Diane Lesley Kenton	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the Landscape Schedules need to be more thoroughly assessed and capture more of the existing environment.	Reject
OS143.2		Diane Lesley Kenton	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the Landscape Schedules (particularly 21.23.3) need to be updated to say that wilding pines and bracken fernland do not provide any landscape value, and their inclusion in the Schedules is contrary to other PDP chapters.	Accept in part
OS143.3		Diane Lesley Kenton	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the Landscape Schedules be amended to say: where there are instances of plant pests, tree weeds and animal pests that compromise native regrowth, there should be a requirement for them to be eliminated, as a condition, supporting a subdivision application being approved.	Reject
OS143.4		Diane Lesley Kenton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That 21.23.3 d. be rejected.	Reject
OS143.5		Diane Lesley Kenton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That 21.23.3 (11) be more explicit about what types of trees are acceptable for production forestry in scattered woodlots.	Reject
OS143.6		Diane Lesley Kenton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That 21.23.3 be updated to reflect that there is no landscape capacity for production forestry.	Reject

OS143.7		Diane Lesley Kenton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the Landscape Schedules be amended to acknowledge that in some instances, rural living may be appropriately located close to roads or public tracks, subject to comprehensive, site-specific landscape assessment by a Landscape Architect.	Reject
OS143.8		Diane Lesley Kenton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the 'no landscape capacity for production forestry in the Hawea South Grandview area' under the heading 'important land use patterns and features' in landscape schedule 21.22.23 be retained as notified.	Reject
OS143.9		Diane Lesley Kenton	Landscape Schedules	Oppose	That the use of the terms related to pines and wildings such as woodlots, plantation or production forestry need to be reviewed and refined to be aligned with parts of the PDP which do not support wilding pines.	Accept in part
OS143.10		Diane Lesley Kenton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the inclusion of bracken fernland in 21.23.3 should be removed from being included alongside genuine natives such as kanuka and manuka.	Reject
OS143.11		Diane Lesley Kenton	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That bracken fernland should be referenced as a plant pest species.	Accept in part
OS144.1		Scott Edgar on behalf of Jonathan Wallis, Andrew Haseldine and Alice Wallis as trustees of the Blackcurry Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.1vii. rural living be amended from very limited to some landscape for well-considered rural living development within the wider priority area.	Reject
OS144.1	FS214.1	Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS145.1		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That Council's GIS PDP maps and the priority area and rural character landscape map included in landscape schedule 21.22.2 Ferry Hill is amended to identify the correct outstanding natural feature boundary determined by the Environment Court and subsequent resource consent decision RM190049. The proposed new boundary is included in Appendix 1 of the submission.	Reject
OS145.2		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That the priority area boundary included in landscape schedule 21.22.2 Ferry Hill is moved further up the hill to the 500masl contour where the slope changes and the cone-like peak begins to form to enable the land lower than the 500masl to be excluded from the outstanding natural feature and landscape schedule 21.22.2 (link to submission point #145.4).	Reject
OS145.3		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That both the landscape values and landscape capacity components of landscape schedule 21.22.2 Ferry Hill are updated to identify degradation and opportunities to remedy identified degradation.	Accept in part
OS145.4		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'important landforms and land types' section of landscape schedule 21.22.2 Ferry Hill is amended to distinguish between the elevated cone-like peak of Ferry Hill and the lower slopes. Land lower than 500masl is to be excluded from the outstanding natural feature and landscape schedule 21.22.2 (as per submission point #145.2).	Reject
OS145.5		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'Land use patterns and features' section of landscape schedule 21.22.2 Ferry Hill is amended to further particularise the broader list of established activities occurring within the outstanding natural feature which are historically recognised as appropriate and in keeping with the landform.	Accept in part
OS145.6		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'important ecological features and vegetation types' of landscape schedule 21.22.2 Ferry Hill is amended to delete references to vegetation types such as pasture, plant pest species and animal pest species from the important ecological and vegetation types section.	Accept in part
OS145.7		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the section on 'important archaeological and heritage features and their locations' (paragraph 16) of landscape schedule 21.22.2 Ferry Hill is deleted.	Reject
OS145.8		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the section on 'important recreation attributes and values' (paragraph 23) of landscape schedule 21.22.2 Ferry Hill is deleted.	Reject

OS145.9		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Summary of Landscape Values	Oppose	That the landscape schedule 21.22.2 Ferry Hill is amended so that the landscape values are low or moderate rather than high.	Reject
OS145.10		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That if the overall landscape values for landscape schedule 21.22.2 Ferry Hill are not amended (as per submission point 145.9), the values need to be amended to assign a low naturalness ranking to the submitters site and other lower-lying slopes.	Reject
OS145.11		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.2 Ferry Hill is amended so the landscape capacity includes an indication of at what scale such potential activities have been considered and specific examples and analysis, or if the landscape capacities cannot be amended the landscape capacity section should be deleted.	Reject
OS145.12		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That if the landscape capacities for landscape schedule 21.22.2 Ferry Hill section are retained as notified, then for the submitters site, this should be amended to recognise and provide for historical and future farming activities.	Reject
OS145.13		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS145.14		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'Important hydrological features' section (paragraphs 4 and 5) of landscape schedule 21.22.2 Ferry Hill is deleted.	Reject
OS145.15		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That the 'Important ecological features and vegetation types' (paragraphs 6 - 9) of landscape schedule 21.22.2 Ferry Hill are deleted.	Accept in part
OS145.16		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That paragraph 10 relating to 'Important land-use patterns and features' of landscape schedule 21.22.2 Ferry Hill is amended as follows: Grazed pasture which is the dominant land use across the PA. Associated with this activity is a network of farm tracks, shelter trees, fencing, farm buildings, and sheds.	Reject
OS145.17		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Physical Attributes and Values	Oppose	That paragraph 12 relating to 'Important land-use patterns and features' of landscape schedule 21.22.2 Ferry Hill is amended as follows: "Rural residential development and farm buildings in rural zoned areas in the lower-lying parts of the PA ONF".	Reject
OS145.18		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the 'Naturalness attributes and values' section (paragraph 31) of landscape schedule 21.22.2 Ferry Hill is amended as follows: The 'seemingly' undeveloped character of the elevated cone-like peak of the Ferry Hill PA ONF set within an urban or rural living context, which conveys a relatively high perception of naturalness. While modifications related to pastoral and infrastructure uses are visible, the very low number of buildings, the relatively modest scale of tracks and the limited visibility of infrastructure limits their influence on the character of the area as a natural landscape element.	Reject
OS145.19		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That subsection 'b' of paragraph 38 on 'Aesthetic qualities and values' within landscape schedule 21.22.2 Ferry Hill is amended as follows: b. At a finer scale, the following aspects contribute to the aesthetic appeal: i. The distinctly rugged character of the west, northwest, north and northeast sides of the roche moutonnee landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns. ii. The pastoral character of Ferry Hill. iii. The cone-like peak landform of Ferry Hill. iv. The level of built modification evident through the ONF.	Accept in part

OS145.20		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for visitor accommodation and tourism related activities included within landscape schedule 21.22.2 Ferry Hill is amended as follows: ii. Visitor accommodation and tourism related activities - no landscape capacity in the cone-like peak of the ONF. Some landscape capacity in the lower slopes of the ONF.	Accept in part
OS145.21		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for urban expansions included within landscape schedule 21.22.2 Ferry Hill is amended as follows: iii. Urban expansions - no landscape capacity in the cone-like peak of the ONF. Some landscape capacity in the lower slopes of the ONF.	Reject
OS145.22		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for farm buildings included within landscape schedule 21.22.2 Ferry Hill is amended as follows: vi. Farm buildings - some landscape capacity for modestly scaled buildings that reinforce existing rural character.	Reject
OS145.23		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for transport infrastructure included within landscape schedule 21.22.2 Ferry Hill is amended as follows: viii. Transport infrastructure - some limited landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONF values. Limited landscape capacity for other transport infrastructure.	Reject
OS145.24		Maree Baker-Galloway on behalf of Jon Waterston	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.2 Ferry Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for rural living included within landscape schedule 21.22.2 Ferry Hill is amended as follows: xii. Rural living - no landscape capacity in the cone-like peak of the ONF. Some landscape capacity in the lower slopes of the ONF.	Accept in part
OS146.1		Scott Edgar on behalf of Alpine Deer NZ LP	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to exclude the Rural Industrial Subzone land at Church Road from the priority area, or if the subzone is not removed from the schedule that the landscape schedule is amended to better reflect and provide for the existing and zoned rural industrial activities along the eastern side of Church Road.	Accept in part
OS146.2		Scott Edgar on behalf of Alpine Deer NZ LP	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to better acknowledge rural industrial activities within the descriptions of important land use patterns and features, shared and recognised attributes and values, particularly important views, naturalness and remoteness values and attributes, in the event that the Rural Industrial Sub-zoned land is not removed from the schedules area.	Accept in part
OS146.3		Scott Edgar on behalf of Alpine Deer NZ LP	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscapes capacity 21.23.4 be amended to address rural industrial activities and rural industrial buildings (being two distinct activities) within the Rural Industrial Sub-Zoned and wider landscape priority area.	Accept
OS146.4		Scott Edgar on behalf of Alpine Deer NZ LP	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.4 be amended to provide for high landscape capacity for substantial buildings and associated rural industrial activities within the Rural Industrial Sub-zone to reflect the permitted activity status of these buildings.	Reject
OS147.1		Ben Gresson on behalf of SYZ Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedules in 21.22 are deleted or amended to address concerns raised throughout the submission. Concerns raised in the submission relate to how the schedules will be used by Council when assessing resource consent applications, landscape absorption capacity and an inadequate Section 32 Report.	Accept in part
OS147.2		Ben Gresson on behalf of SYZ Investments Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That landscape schedules in 21.23 are deleted or amended to address concerns raised throughout the submission. Concerns raised in the submission relate to how the schedules will be used by Council when assessing resource consent applications, landscape absorption capacity and an inadequate Section 32 Report.	Accept in part
OS147.3		Ben Gresson on behalf of SYZ Investments Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.4 Morven Hill is deleted or amended to address concerns raised throughout the submission. Concerns raised in the submission relate to how the schedules will be used by Council when assessing resource consent applications, landscape absorption capacity and an inadequate Section 32 Report.	Accept in part

OS148.1		Ben Gresson on behalf of Trustees of Fisher Reid Family Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That landscape schedules in 21.22 are deleted or amended to address concerns raised throughout the submission. Concerns raised in the submission relate to how the schedules will be used by Council when assessing resource consent applications, contradictory classification of pests/weeds and landscape absorption capacity ratings contained within the schedules.	Accept in part
OS148.2		Ben Gresson on behalf of Trustees of Fisher Reid Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That landscape schedules in 21.23 are deleted or amended to address concerns raised throughout the submission. Concerns raised in the submission relate to how the schedules will be used by Council when assessing resource consent applications, contradictory classification of pests/weeds and landscape absorption capacity ratings contained within the schedules.	Accept in part
OS148.3		Ben Gresson on behalf of Trustees of Fisher Reid Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That landscape schedule 21.23.3 west of Hawea River is deleted or amended to address concerns raised throughout the submission. Concerns raised in the submission relate to how the schedule will be used by Council when assessing resource consent applications, contradictory classification of pests/weeds and landscape absorption capacity ratings contained within the schedule.	Accept in part
OS149.1		Scott Edgar on behalf of UCT Properties Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to exclude the Rural Industrial Subzone land at Church Road from the priority area, or if the subzone is not removed from the schedule that the landscape schedule is amended to better reflect and provide for the existing and zoned rural industrial activities along the eastern side of Church Road.	Accept in part
OS149.2		Scott Edgar on behalf of UCT Properties Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to better acknowledge rural industrial activities within the descriptions of important land use patterns and features, shared and recognised attributes and values, particularly important views, naturalness and remoteness values and attributes, in the event that the Rural Industrial Sub-zoned land is not removed from the schedules area.	Accept in part
OS149.3		Scott Edgar on behalf of UCT Properties Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscapes capacity 21.23.4 be amended to address rural industrial activities and rural industrial buildings (being two distinct activities) within the Rural Industrial Sub-Zoned and wider landscape priority area.	Accept in part
OS149.4		Scott Edgar on behalf of UCT Properties Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.4 be amended to provide for high landscape capacity for substantial buildings and associated rural industrial activities within the Rural Industrial Sub-zone to reflect the permitted activity status of these buildings.	Reject
OS150.1		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified.	Accept in part
OS150.1	FS224.88	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.1	FS237.229	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.2		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS150.2	FS224.89	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.2	FS237.230	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.3		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part

OS150.3	FS224.90	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.3	FS237.231	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.4		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiti River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS150.4	FS224.91	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS150.4	FS237.232	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS150.5		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS150.5	FS224.92	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS150.5	FS237.233	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS150.6		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS150.6	FS224.93	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS150.6	FS237.234	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS150.7		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti River be retained as notified to implement Policy 3.3.42.	Accept in part
OS150.7	FS224.94	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.7	FS237.235	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.8		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part

OS150.8	FS224.95	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.8	FS237.236	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.9		Tracey van Herel	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS150.9	FS224.96	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.9	FS237.237	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS150.10		Tracey van Herel	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS150.10	FS224.97	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS150.10	FS237.238	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS151.1		Dan Curley	Landscape Schedules	Oppose	That the proposed variation be rejected.	Reject
OS151.2		Dan Curley on behalf of Sustainable Prospects Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedules in 21.22 be deferred until the methodology is reconsidered and applied, or if the assessment methodology remains as notified, that a robust disclaimer/statements is included which reinforces the broad-brush approach applied to the landscape assessment in the Priority Area to enable greater levels of information to be considered for resource consents.	Accept in part
OS151.3		Dan Curley on behalf of Sustainable Prospects Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the schedule be amended so that landscape values within the ONL are further distinguished by identifying attributes and locations with the Priority Area.	Accept in part
OS151.4		Dan Curley on behalf of Sustainable Prospects Ltd	Landscape Schedules	Oppose	That the terminology adopted by the schedules be consistent with the wording applied by the Proposed District Plan.	Accept in part
OS151.5		Dan Curley on behalf of Sustainable Prospects Ltd	Landscape Schedules	Oppose	That landscape capacities should be removed from the schedule of attributes and values and assessed within consenting.	Accept in part
OS151.6		Dan Curley on behalf of Sustainable Prospects Ltd	Landscape Schedules	Oppose	That wording be carefully chosen to provide contemplation for suitable land use development applied by way of resource consent (enabling detailed site and proposal specific landscape and/or wider scope of matter analysis).	Accept in part
OS152.1		Dan Curley on behalf of Medius Wanaka Ltd	Landscape Schedules	Oppose	That the landscape schedule variation to Ch 21 be deferred until methodology is re-considered and applied.	Reject
OS152.2		Dan Curley on behalf of Medius Wanaka Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That 21.23.2 be amended so that landscape values are further distinguished by identifying particular attributes and locations within their Priority Areas to enable a more accurate determination of indicative capacity.	Reject
OS152.2	FS217.20	Gus Griffin on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That the relief sought is opposed.	Accept
OS152.3		Dan Curley on behalf of Medius Wanaka Ltd	Landscape Schedules	Oppose	That each schedule include a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment within Priority Areas.	Accept in part
OS152.4		Dan Curley on behalf of Medius Wanaka Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That landscape capacity conclusions should be assessed on a case by case basis during a consent process and not within the landscape schedules, and should the schedules be upheld, the wording should be suitably considered for resource consents.	Reject
OS153.1		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and their adoption should be deferred until methodology is re-considered and applied.	Reject

OS153.1	FS221.133	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS153.2		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended as outlined in this submission before being adopted.	Accept in part
OS153.2	FS221.134	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS153.3		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona Valley Mt Barker Road is amended as outlined in this submission before being adopted.	Accept in part
OS153.3	FS221.135	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS153.4		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules	Oppose	That all and any necessary changes as a consequence of the relief sought, and/or including any topic of matters raised within the scope of the variation as notified are adopted.	Accept in part
OS153.4	FS221.136	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS153.5		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to more appropriately identify various landscape types that are nested within each priority area, identify their landscape attributes, values and related capacity.	Reject
OS153.5	FS221.137	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS153.6		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected as notified as the conclusions reached to describe the related capacity of potential land uses are too conclusive.	Accept in part
OS153.6	FS221.138	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS153.7		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to change the landscape capacity for tourism related activities outside of the Settlement zone and Mount Cardrona special zone.	Accept
OS153.7	FS221.139	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept
OS153.8		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to change the landscape capacity for farm buildings.	Reject
OS153.8	FS221.140	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS153.9		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to change the landscape capacity for earthworks.	Reject
OS153.9	FS221.141	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject

OS153.10		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to change the landscape capacity for intensive agriculture.	Reject
OS153.10	FS221.142	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS153.11		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to change the landscape capacity for rural living.	Reject
OS153.11	FS221.143	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS153.12		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected as notified or amended to address that overall, the schedules do not properly reflect the landscape capacity of each priority area, nor in founding assessment, the environment anticipated by the District Plan, or outcome related to the existing/consented environment.	Accept in part
OS153.12	FS221.144	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS153.13		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected as notified as the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable future land uses within parts of each priority area.	Accept in part
OS153.13	FS221.145	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS153.14		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to not consider ski area roads as public places.	Reject
OS153.14	FS221.146	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS153.15		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so terminology adopted by the schedules is required to be consistent with wording applied by the Proposed District Plan.	Accept in part
OS153.15	FS221.147	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS153.16		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to change the landscape capacity so it is explicitly stated that these categories do not apply to Ski Area Sub Zones. Accordingly, the Cardrona Ski Area Sub Zone cannot be mapped to form part of a priority area.	Accept in part
OS153.16	FS215.1	Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS153.16	FS221.148	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS153.17		Dan Curley on behalf of Cardrona Valley Farms Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected as notified as it is inappropriate to re-assess areas of landscapes that stretch beyond those identified under the proposed Wahi Tupuna mapping exercise.	Reject
OS153.17	FS221.149	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS154.1		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 are opposed and should be deferred until the methodology is reconsidered and applied.	Reject

OS154.2		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules	Oppose	That the landscape schedule 21.22 and 21.23 are amended to give effect to the submitters' relief outlined in this submission.	Accept in part
OS154.3		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules	Oppose	That all and any necessary changes as a consequence of the relief sought, and/or including any topic of matters raised within the scope of the variation as notified are adopted.	Accept in part
OS154.4		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules	Oppose	That the capacity ratings be amended to identify opportunities for greater capacity for rural living development where associated attributes, values and rural amenity have already moved toward being dominated by such.	Accept in part
OS154.5		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to more appropriately identify various landscape types that are nested within the priority area, identify their landscape attributes and values as perceived and related capacity.	Reject
OS154.6		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the assessment should not only seek to limit capacity/restrain land use, but where it is found to be appropriate, capacity ratings should identify opportunities for greater capacity at those location where associated attributes, values and rural amenity have moved toward being dominated by such.	Reject
OS154.7		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to identify that many parts of the priority area offer landscapes that area able to absorb and consolidate effects related to further rural living development.	Reject
OS154.8		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved developments in the assessment of the current landscape attributes at a micro level.	Reject
OS154.9		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include effects related to further development of these areas to be considered as incremental additions to those environments rather than effects on the broader notions of amenity that is offered by the priority area.	Reject
OS154.10		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address capacity for commercial recreational activities.	Reject
OS154.11		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect statement of no capacity for tourism related activities.	Accept in part
OS154.12		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that it is inappropriate to re-assess areas of landscapes that stretch beyond those identified under the proposed Wahi Tupuna mapping exercise.	Reject
OS154.13		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area.	Accept in part
OS154.14		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while ratings related to commercial recreational and tourism related activities appears nonsensical given the priority areas proximity to Hawea, Albert Town and Wanaka.	Accept in part
OS154.15		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that capacity needs to be considered at a micro/landscape unit level, and the final wording for capacity ratings requires to be carefully chosen to provide contemplation for suitable cases approved by resource consent.	Reject
OS154.16		Dan Curley on behalf of Camp Hill Road Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected as notified or amended to address that each schedule requires a more robust disclaimer/statement that reinforces the very broad-brush approach that has been applied.	Accept in part
OS155.1		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 is opposed and its adoption should be deferred until the methodology is re-considered and applied.	Reject
OS155.2		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended as outlined in this submission before being adopted.	Accept in part

OS155.3		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules	Oppose	That all and any necessary changes as a consequence of the relief sought, and/or including any topic of matters raised within the scope of the variation as notified are adopted.	Accept in part
OS155.4		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended so the capacity ratings identify opportunities for greater capacity for rural living development where associated attributes, values and rural amenity have already moved toward being dominated by such.	Accept in part
OS155.5		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to more appropriately identify various landscape types that are nested within the priority area, identify their landscape attributes and values as perceived and related capacity.	Reject
OS155.6		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so where is found appropriate, capacity ratings should identify opportunities for greater capacity at those locations where associated attributes, values and rural amenity have already moved toward being dominated by such.	Reject
OS155.7		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the schedule identifies many parts of the priority area as offering landscapes that are able to absorb and consolidate effects related to further rural living development.	Reject
OS155.8		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved development in the assessment of current landscape attributes at a micro level.	Reject
OS155.9		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so effects related to further development of these areas requires to be considered as incremental additions to those environments rather than effects on the broader notions of amenity.	Reject
OS155.10		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS155.11		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while the ratings related to commercial recreational and tourism related activities also appear nonsensical considering the priority areas proximity to Hawea, Albert Town and Wanaka.	Accept in part
OS155.12		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so capacity is considered at a micro/landscape unit level, and final wording for capacity ratings is required to be carefully chosen to provide contemplation for suitable cases approved by resource consent.	Reject
OS155.13		Dan Curley on behalf of Brodie & Phillips Pender	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended so each schedule requires to include a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied.	Accept in part
OS156.1		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 is opposed and its adoption should be deferred until the methodology is re-considered and applied.	Reject
OS156.2		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended as outlined in this submission before being adopted.	Accept in part
OS156.3		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules	Oppose	That all and any necessary changes as a consequence of the relief sought, and/or including any topic of matters raised within the scope of the variation as notified are adopted.	Accept in part
OS156.4		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the assessment does not only seek to limit/ restrain land use, but where found appropriate, capacity ratings should identify opportunities for greater capacity and consolidation.	Reject
OS156.5		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to more appropriately identify various landscape types that are nested within the priority area, identify their landscape attributes and values as perceived and related capacity.	Reject
OS156.5	FS216.1	Carey Vivian on behalf of Heron Investments Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Support	That the relief sought is supported.	Reject

OS156.6		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include, where it is found appropriate, capacity ratings identifying opportunities for greater capacity at locations where landscape attributes, values and rural amenity provide for further establishment and consolidation of uses alternate to traditional agriculture.	Reject
OS156.7		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to identify that many parts of the priority area as offering landscapes that are able to absorb and consolidate effects related to further rural living development.	Reject
OS156.8		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved developments in the assessment of the current landscape attributes at a micro level.	Reject
OS156.9		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include effects related to further development to be considered as incremental additions to those developments rather than effects on the broader notions of amenity.	Reject
OS156.10		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of there being very little capacity for commercial recreational activities.	Reject
OS156.11		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of no capacity for tourism related activities.	Accept in part
OS156.12		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS156.13		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while the ratings related to commercial recreational and tourism activities appears nonsensical given the proximity to Hawea, Albert Town and Wanaka.	Accept in part
OS156.14		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to consider capacity at a micro/landscape unit level, and final wording for capacity ratings requires to be carefully chosen to provide contemplation for suitable cases approved by resource consent.	Reject
OS156.15		Dan Curley on behalf of John and Colleen Leith	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment within priority areas.	Accept in part
OS157.1		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 is opposed and its adoption should be deferred until the methodology is re-considered and applied.	Reject
OS157.2		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended as outlined in this submission before being adopted.	Accept in part
OS157.3		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules	Oppose	That all and any necessary changes as a consequence of the relief sought, and/or including any topic of matters raised within the scope of the variation as notified are adopted.	Accept in part
OS157.4		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the assessment does not only seek to limit capacity/ restrain land use, but where found appropriate, capacity ratings should identify opportunities for greater capacity for rural living development.	Reject
OS157.5		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to more appropriately identify various landscape types that are nested within the priority area, identify their landscape attributes and values as perceived and related capacity.	Reject
OS157.6		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so, that where it is found appropriate, capacity ratings should identify opportunities for greater capacity at those locations where associated attributes, values and rural amenity have already moved toward being dominated by such.	Reject
OS157.7		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to identify that many parts of the priority area offer landscapes that are able to absorb and consolidate effects related to further rural living development.	Reject

OS157.8		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved development in the assessment of the current landscape attributes at a micro level.	Reject
OS157.9		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include effects related to further development of these areas to be considered as incremental additions to those environments rather than as effects on the broader notions of amenity that is offered by the priority area at a macro level.	Reject
OS157.10		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of there being very little capacity for commercial recreational activities.	Reject
OS157.11		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of no capacity for tourism related activities.	Accept in part
OS157.12		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS157.13		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while the ratings related to commercial recreational and tourism activities appears nonsensical given the proximity to Hawea, Albert Town and Wanaka.	Accept in part
OS157.14		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to consider capacity at a micro/landscape unit level, and final wording for capacity ratings requires to be carefully chosen to provide contemplation for suitable cases approved by resource consent.	Reject
OS157.15		Dan Curley on behalf of Cameron Michael Jowitt	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to include a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment within priority areas.	Accept in part
OS158.1		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 is opposed and should be deferred until methodology is re-considered and applied.	Reject
OS158.2		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to give effect to the submitter's relief outlined in this submission.	Accept in part
OS158.3		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules	Oppose	That all and any necessary changes as a consequence of the relief sought, and/or including any topic of matters raised within the scope of the variation as notified are adopted.	Accept in part
OS158.4		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so the schedule is required to include a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to the landscape assessment within priority areas.	Accept in part
OS158.4	FS214.2	Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS158.5		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to more appropriately identify various landscapes that are nested within each priority area, identify their landscape attributes and values and related capacity.	Reject
OS158.6		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is rejected as notified or amended to address that the conclusions reached to describe the related capacity of potential land uses are too conclusive.	Accept in part

OS158.7		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of each priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS158.8		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is rejected as notified or amended to address that the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable land uses within each priority area. As such wording requires to be carefully chosen to provide contemplation for suitable cases approved by resource consent.	Accept in part
OS158.9		Dan Curley on behalf of PK Ventures Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so the assessment does not only seek to limit capacity/ restrain land use based on the broad perceptual/experiential factors observed across the extent of the priority areas but, where it is found appropriate, capacity ratings should identify opportunities for greater capacity for such activities as visitor accommodation, tourism related activities and rural living development.	Reject
OS158.9	FS214.3	Blair Devlin on behalf of Ian Ferguson Farrant and the Estate of MC Farrant	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS159.1		Dan Curley on behalf of Ann Lockhart and Blyth Adams	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is opposed and should be deferred until the methodology is re-considered and applied.	Reject
OS159.2		Dan Curley on behalf of Ann Lockhart and Blyth Adams	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to give effect to the submitter's relief in this submission.	Accept in part
OS159.3		Dan Curley on behalf of Ann Lockhart and Blyth Adams	Landscape Schedules	Oppose	That all and any necessary changes as a consequence of the relief sought, and/or including any topic of matters raised within the scope of the variation as notified are adopted.	Accept in part
OS159.4		Dan Curley on behalf of Ann Lockhart and Blyth Adams	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so each schedule includes a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment in the priority area.	Accept in part
OS159.5		Dan Curley on behalf of Ann Lockhart and Blyth Adams	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified as the conclusions reached in the schedule to describe the related capacity of potential land uses are too conclusive.	Accept in part
OS159.6		Dan Curley on behalf of Ann Lockhart and Blyth Adams	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to not consider ski area roads as public places. Views of future development from these privately owned properties should not be considered as views from a public place.	Reject
OS159.7		Dan Curley on behalf of Ann Lockhart and Blyth Adams	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so the terminology adopted by the schedules is consistent with wording applied by the Proposed District Plan.	Accept in part
OS160.1		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 is opposed and should be deferred until the methodology is re-considered and applied.	Reject
OS160.2		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona Valley Mt Barker Road is amended to give effect to the submitters relief outline in this submission.	Accept in part
OS160.3		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make all and any necessary changes as a consequence of the relief sought, and/or including any topic or matters raised.	Accept in part
OS160.4		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so each schedule includes a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment in the priority area.	Accept in part
OS160.5		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is rejected as notified or amended to address that the conclusions reached in the schedule to describe the related capacity of potential land uses are too conclusive.	Accept in part

OS160.6		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected as notified as they do not properly reflect the landscape capacity of each priority area, not in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS160.7		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is rejected as notified or amended to address that the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable future land uses within parts of the priority area.	Accept in part
OS160.8		Dan Curley on behalf of Fiona and Ross Howie	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so that the assessment does not only seek to limit/restrain land use based on the broad perceptual/experiential factors observed across the extent of the priority area, but where it is appropriate, capacity ratings should identify opportunities for greater capacity for such activities as visitor accommodation, tourism related activities and rural living development.	Reject
OS161.1		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedule 21.23 is opposed and should be deferred until the methodology is re-considered and applied.	Reject
OS161.2		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona Valley Mt Barker Road is amended to give effect to the submitters relief outline in this submission.	Accept in part
OS161.3		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make all and any necessary changes as a consequence of the relief sought, and/or including any topic or matters raised.	Accept in part
OS161.4		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so each schedule includes a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment in the priority area.	Accept in part
OS161.5		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is rejected as notified or amended to address that the conclusions reached in the schedule to describe the related capacity of potential land uses are too conclusive.	Accept in part
OS161.6		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are rejected as notified or amended to address that they do not properly reflect the landscape capacity of each priority area, not in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS161.7		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is rejected as notified or amended to address that the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable future land uses within parts of the priority area.	Accept in part
OS161.8		Dan Curley on behalf of Duncan Callum Fraser	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so that the assessment does not only seek to limit/restrain land use based on the broad perceptual/experiential factors observed across the extent of the priority area, but where it is appropriate, capacity ratings should identify opportunities for greater capacity for such activities as visitor accommodation, tourism related activities and rural living development.	Reject
OS162.1		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 is opposed and should be deferred until the methodology is re-considered and applied.	Reject
OS162.2		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended to give effect to the submitters relief outline in this submission.	Accept in part
OS162.3		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make all and any necessary changes as a consequence of the relief sought, and/or including any topic or matters raised.	Accept in part
OS162.4		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended so each schedule includes a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment in the priority area.	Accept in part
OS162.5		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended so the schedule can identify variations in landscape types that are nested within the priority area, identify their landscape attributes and values and related capacity.	Reject

OS162.6		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is rejected as notified as the conclusions reached in their respective schedule to describe the related capacity of potential land uses are too conclusive.	Accept in part
OS162.7		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is rejected as notified as the schedules do not properly reflect the landscape capacity of the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS162.8		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended so the assessment should not only seek to limit capacity/restrain land use based on the broad perceptual/experiential factors observed, but where appropriate, capacity ratings should identify opportunities for greater capacity for rural living development.	Reject
OS162.9		Dan Curley on behalf of Phillip and Rosalee Gilchrist	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is rejected as notified as the stated capacity is too conclusive, lacking sufficient contemplation of potentially suitable future land uses within parts of the priority area.	Accept in part
OS163.1		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 is opposed and should be deferred until the methodology is re-considered and applied.	Reject
OS163.2		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended to give effect to the submitters relief outline in this submission.	Accept in part
OS163.3		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make all and any necessary changes as a consequence of the relief sought, and/or including any topic or matters raised.	Accept in part
OS163.4		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended so each schedule includes a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment in the priority area.	Accept in part
OS163.5		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended so the schedule can identify variations in landscape types that are nested within the priority area, identify their landscape attributes and values and related capacity.	Reject
OS163.6		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is rejected as notified or amended to address that the conclusions reached in the respective schedules to describe the related capacity of potential land uses are too conclusive.	Accept in part
OS163.7		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS163.8		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is rejected as notified or amended to address that the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable future land uses within parts of the priority area.	Accept in part
OS163.9		Dan Curley on behalf of Lake McKay Limited Partnership Ltd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and Environs is amended so the terminology adopted by the schedules is required to be consistent with wording applied by the Proposed District Plan.	Accept in part
OS164.1		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and should be deferred until the methodology is re-considered and applied.	Reject
OS164.2		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to give effect to the submitters relief outline in this submission.	Accept in part
OS164.3		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make all and any necessary changes as a consequence of the relief sought, and/or including any topic or matters raised.	Accept in part
OS164.4		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so each schedule includes a more robust disclaimer/statement that reinforces the very broad brush approach that has been applied to landscape assessment in the priority area.	Accept in part
OS164.4	FS215.2	Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS164.5		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is rejected as notified as the conclusions reached in the schedule to describe the related capacity of potential land uses are too conclusive.	Accept in part
OS164.6		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so cumulative effects do not form part of the capacity rating for rural living in the landscape schedule.	Reject
OS164.7		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley be amended to address that the schedules do not properly reflect the landscape capacity of the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS164.7	FS215.3	Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS164.8		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley be amended to address that the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable future land uses within parts of the priority area.	Accept in part
OS164.8	FS215.4	Carey Vivian on behalf of Anderson Branch Creek Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS164.9		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended to not consider ski area roads as public places.	Reject
OS164.10		Dan Curley on behalf of James and Jane Paterson (Robrosa Station)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the landscape schedule 21.22.18 Cardrona Valley is amended so the terminology adopted by the schedules is required to be consistent with wording applied by the Proposed District Plan.	Accept in part
OS165.1		Ben Farrell on behalf of NZSki Limited	Landscape Schedules	Support	That the landscape schedules be retained as notified, except for amendments sought through submission 165.	Reject
OS165.1	FS221.33	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS165.2		Ben Farrell on behalf of NZSki Limited	Landscape Schedules	Oppose	That the landscape schedules be amended to acknowledge that ski areas are used all year round for a range of activities, not just winter-based activities.	Accept in part
OS165.2	FS221.34	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS165.3		Ben Farrell on behalf of NZSki Limited	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in submission 165.	Accept in part
OS165.3	FS221.35	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS165.4		Ben Farrell on behalf of NZSki Limited	Landscape Schedules	Oppose	That landscape capacity identified as some capacity be amended to High landscape capacity with the description amended to: Typically this corresponds to permitted, controlled, or restricted discretionary activities or a situation in which a careful or measured amount of sensitively located and designed development of this type will not materially compromise the identified landscape values.	Reject
OS165.4	FS221.36	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS165.5		Ben Farrell on behalf of NZSki Limited	Landscape Schedules	Oppose	That Limited landscape capacity be amended to Moderate landscape capacity whilst retaining the same description.	Reject
OS165.5	FS221.37	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS165.6		Ben Farrell on behalf of NZSki Limited	Landscape Schedules	Oppose	That Very limited landscape capacity be amended to Low landscape capacity whilst retaining the same description.	Reject

OS165.6	FS221.38	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS165.7		Ben Farrell on behalf of NZSki Limited	Landscape Schedules	Oppose	That No landscape capacity be amended to Very Low landscape capacity with the description amended to replace 'will' with 'may' so that it reads: This corresponds to a situation where development of this type may materially compromise the identified landscape values.	Reject
OS165.7	FS221.39	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS165.8		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > General Description of the Area	Oppose	That landscape schedule 21.22.14 paragraph 9 be amended to delete reference to the series of small tarns in the vicinity of Remarkables Ski Field to read: Various tarns.	Reject
OS165.8	FS221.40	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > General Description of the Area	Support	That the relief sought is supported.	Reject
OS165.9		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Physical Attributes and Values	Oppose	That landscape schedule 21.22.14 Important Land-use patters and features at paragraph 16 be amended to add '; and various communication infrastructure on exposed ridgelines.' at the end of the sentence.	Accept in part
OS165.9	FS221.41	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS165.10		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Oppose	That landscape schedule 21.22.14 Important shared and recognised values at paragraph 34 be amended to read: The popularity of the mountain slopes as an inspiration for education, conferencing, art, filming and photography and as a 'key outlook' from Queenstown. The very close proximity of this recreational feature to Queenstown's urban areas and its visibility from much of the Whakatipu Basin play an important a role.	Accept in part
OS165.10	FS221.42	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS165.11		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Oppose	That landscape schedule 21.22.14 important shared and recognised values at paragraph 35 be amended to remove reference to 'recreational' so that it reads: The high popularity of the 'features' listed below.	Reject
OS165.11	FS221.43	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Support	That the relief sought is supported.	Reject
OS165.12		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Oppose	That landscape schedule 21.22.14 important recreation attributes and values at paragraph 36 Remarkables Ski Field description be amended to: The Remarkables Ski Area Sub Zone which provides for the ongoing use and development of that area.	Reject

OS165.12	FS221.44	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Support	That the relief sought is supported.	Reject
OS165.13		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Oppose	That landscape schedule 21.22.14 Important recreation attributes and values at paragraph 37 be amended to include access tracks and read as follows: The Remarkables Ski Area Access Road, access tracks (and lookouts) and SH 6 as key scenic routes either within the PA or in close proximity.	Accept
OS165.13	FS221.45	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS165.14		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.14 Naturalness attributes and values at paragraph 55 be amended to reference the ski area access road, not ski field road as set out in the third sentence of the paragraph.	Accept
OS165.14	FS221.46	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept
OS165.15		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.14 Memorability attributes and values have an additional paragraph after paragraph 57 that reads: 57A Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable.	Accept
OS165.15	FS221.47	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept
OS165.16		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Summary of Landscape Values	Oppose	That landscape schedule 21.22.14 Very High associative values at paragraph 65d. and e. are amended to read: d. the very strong and significant recreational attributes. e. The very strong and significant scenic values associated with the Remarkables Ski Area and Access Road.	Accept in part
OS165.16	FS221.48	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Summary of Landscape Values	Support	That the relief sought is supported.	Accept in part
OS165.17		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Summary of Landscape Values	Oppose	That landscape schedule 21.22.14 Very High perceptual values at paragraph 66b. be amended to include accessibility as follows: ... key gateways/scenic routes, accessibility and popular recreational features... .	Accept
OS165.17	FS221.49	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Summary of Landscape Values	Support	That the relief sought is supported.	Accept

OS165.18		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 67 commercial recreational activities be amended to delete the words 'and protect the area's ONL values'.	Accept in part
OS165.18	FS221.50	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.19		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 68 visitor accommodation and tourism related activities be amended from no landscape capacity to read: Some landscape capacity on the mountain slopes and fans associated with the Remarkables Ski Area.	Reject
OS165.19	FS221.51	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS165.20		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 71 earthworks be amended from limited to some and read: Earthworks - Some landscape capacity for earthworks associated with Remarkables Ski Area, farming, viticulture, recreation activities, or public access tracks, that are sympathetically designed to integrate with existing natural landform patterns.	Accept in part
OS165.20	FS221.52	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.21		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape schedule 21.22.14 paragraph 72 farm buildings be amended from limited to some landscape capacity for modestly scales buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.	Reject
OS165.21	FS221.53	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS165.22		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 74 Transport infrastructure be amended to change from very limited to some landscape capacity and include the words: associated with commercial recreation including Gondolas, and delete the words 'and protect the area's ONF values' and 'No landscape capacity for other transport infrastructure.	Reject
OS165.22	FS221.54	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS165.23		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 75 Utilities and significant infrastructure be amended from limited to some landscape capacity.	Reject
OS165.23	FS221.55	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Reject

OS165.24		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 76 Renewable energy generation be amended from no and limited to some landscape capacity and read: Some landscape capacity for small and community scale renewable energy generation.	Accept in part
OS165.24	FS221.56	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.25		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 79 Gondolas be amended from limited to some landscape capacity with the following words deleted: provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape, and protect the area's ONL values.	Reject
OS165.25	FS221.57	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS165.26		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.14 paragraph 20 be amended to include structures, infrastructure and associated earthworks as follows: ...south facing slopes of Coronet Peak where the ski area (inclusive of carparks, buildings, structures, infrastructure, roading (including Skippers Road, which provides access to the Skippers Bungy site, outside the PA) and associated earthworks are located;... .	Accept in part
OS165.26	FS221.58	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS165.27		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.15 Important land-use patterns and features paragraph 23 be amended to add the bracketed words to read: Coronet Ski Area (inclusive of all associated activities and development).	Accept in part
OS165.27	FS221.59	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS165.28		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.15 Important land-use patterns and features at paragraph 26 ne amended to read: Infrastructure is evident within the corridor and includes: electricity and communication systems traversing the steep slopes up to Coronet Ski Area and Coronet Peak; telecommunication masts at the top of Mount Dewer; other ski area infrastructure, forestry tracks; farm fencing; and farm tracks.	Accept
OS165.28	FS221.60	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS165.29		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.15 Important land-use patterns and features at paragraph 28 be amended to delete the description of ski field related activities and read: The Coronet Peak Ski Area Sub Zone which provides for the ongoing use and development of that area.	Accept
OS165.29	FS221.61	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS165.30		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.15 Important historic attributes and values at paragraph 41 be amended from one of the earliest to the first commercial ski field in New Zealand, so that it reads: The historic significance of Coronet Peak (New Zealand's first commercial ski field).	Accept

OS165.30	FS221.62	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS165.31		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.15 be amended to change references from ski field to ski area at paragraph 44, 56, 67, 71, 78.vi, and 81.b.	Accept
OS165.31	FS221.63	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS165.32		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.15 Important recreation attributes and values at paragraph 48 be amended to include general reference to outdoor recreation and read: Very popular year-round destination for outdoor recreation including skiing, walking, mountain biking, paragliding, hiking and enjoying the view from the various lookouts and café/restaurant facilities at Coronet Peak.	Accept in part
OS165.32	FS221.64	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS165.33		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.15 Particularly important view to and from the area at paragraph 61 be amended to add the word particularly so that it reads: The engaging and early evening views from Frankton and the airport to the Coronet Peak Ski Area particularly when the ski field is lit for night skiing.	Accept in part
OS165.33	FS221.65	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS165.34		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.15 Naturalness attributes and values at paragraph 67 be amended to remove the words 'During the ski season' from the last sentence so that it reads: The patterning of lights throughout the groomed slopes forms an engaging element.	Reject
OS165.34	FS221.66	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS165.35		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.15 Transient attributes and values be amended to make clear it is referencing Coronet Peak Ski area and delete 'during winter months' so that it reads: Night lighting of the Coronet Peak ski area.	Accept in part
OS165.35	FS221.67	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS165.36		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Oppose	That landscape schedule 21.22.15 Very high associative values at paragraph 80.d. include the words 'very strong' so that it reads: The very strong and significant recreational attributes of Coronet Peak Ski Area, Skippers Road and the network of walking and biking tracks in the area.	Reject
OS165.36	FS221.68	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject

OS165.37		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.15.i Commercial recreational activities be amended from limited to some capacity, delete the word existing, add the word activities, remove and delete the words 'and protects the area's ONL values' so that it reads: some landscape capacity for activities that integrate with and complement/enhance recreation features and activities; ...; and enhance public access.	Accept in part
OS165.37	FS221.69	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.38		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.15.ii Visitor accommodation and tourism related activities be amended from no landscape capacity for tourism related activities to some, amend from very limited landscape capacity for visitor accommodation to some and delete the words 'and protects the area's ONL values'.	Accept in part
OS165.38	FS221.70	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.39		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.15.v. Earthworks be amended from very limited to some landscape capacity, include for association with Coronet Peak Ski Area, delete the word existing from recreational facilities, and delete the words protect naturalness and expressiveness attributes and values so that it reads: Earthworks - some landscape capacity for earthworks associated with the Coronet Peak Ski Area, farming, recreational facilities, or public access tracks that are sympathetically designed to integrate with natural landform patterns.	Accept in part
OS165.39	FS221.71	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.40		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.15.i Transport infrastructure be amended from very limited to some landscape capacity, include infrastructure transport associated with Coronet Peak Ski Area, delete the words 'and protect the area's ONF values', and delete no landscape capacity for other transport infrastructure, so that it reads: Transport infrastructure - some landscape capacity for infrastructure associated with the Coronet Peak Ski Area; and trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement.	Accept in part
OS165.40	FS221.72	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.41		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.15.viii Utilities and regionally significant infrastructure be amended from limited to some landscape capacity, add reference to association with Coronet Peak Ski Area and add the words 'reasonably practicable' in reference to being designed and located, so that it reads: Utilities and regionally significant infrastructure - some landscape capacity for infrastructure that is associated with Coronet Peak Ski area, or 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 as reasonably practicable so that they are not visually prominent and/or co-located with existing infrastructure.	Reject
OS165.41	FS221.73	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS165.42		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.15.ix. Renewable energy generation be amended from no landscape capacity to some landscape capacity with the addition of small and community scale so that it reads: Renewable energy - some landscape capacity for small and community scale renewable energy generation.	Accept in part

OS165.42	FS221.74	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS165.43		Ben Farrell on behalf of NZSki Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.14 Northern Remarkables be amended to change references from ski field to ski area.	Accept
OS165.43	FS221.75	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area	Support	That the relief sought is supported.	Accept
OS166.1		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs be amended to clarify which (if any) of the TSS Earnslaw facilities and services are located within the priority area.	Reject
OS166.1	FS221.76	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS166.1	FS224.332	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS166.1	FS237.239	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS166.2		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs be amended to recognise the iconic and important role of the TSS Earnslaw, inclusive of all associated facilities and services.	Accept in part
OS166.2	FS221.77	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS166.2	FS224.333	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS166.2	FS237.240	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS166.3		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in submission 166.	Accept in part
OS166.3	FS221.78	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS166.3	FS224.334	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS166.3	FS237.241	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part

OS166.4		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules	Oppose	That landscape capacity identified as some capacity be amended to High landscape capacity with the description amended to: Typically this corresponds to permitted, controlled, or restricted discretionary activities or a situation in which a careful or measured amount of sensitively located and designed development of this type will not materially compromise the identified landscape values.	Reject
OS166.4	FS221.79	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.4	FS224.335	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.4	FS237.242	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.5		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules	Oppose	That Limited landscape capacity be amended to Moderate landscape capacity whilst retaining the same description.	Reject
OS166.5	FS221.80	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.5	FS224.336	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.5	FS237.243	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.6		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules	Oppose	That Very limited landscape capacity be amended to Low landscape capacity whilst retaining the same description.	Reject
OS166.6	FS221.81	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.6	FS224.337	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.6	FS237.244	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.7		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules	Oppose	That No landscape capacity be amended to Very Low landscape capacity with the description amended to replace 'will' with 'may' so that it reads: This corresponds to a situation where development of this type may materially compromise the identified landscape values.	Reject
OS166.7	FS221.82	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.7	FS224.338	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.7	FS237.245	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS166.8		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.3 Important ecological features and vegetation types paragraph 11 and 12 are deleted to remove reference to animal and plant pest species.	Accept in part
OS166.8	FS221.83	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.8	FS224.339	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part

OS166.8	FS237.246	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.8	FS241.107	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed	Accept in part
OS166.9		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.3 Important land-use patterns and features paragraph 19 be amended to further describe activities beneath the Edith Cavell Bridge, including Queenstown Rafting, and delete reference to Canyon Brewing, to read: Morning Star Reserve area comprising a range of commercial and industrial activities and facilities beneath the Edith Cavell Bridge including Shotover Jet and Queenstown Rafting tourism operations and car parking.	Accept
OS166.9	FS221.84	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.9	FS224.340	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.9	FS237.247	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.9	FS241.108	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed	Reject
OS166.10		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.3 Important land-use patterns and features paragraph 23 add rafting.	Accept
OS166.10	FS221.85	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.10	FS224.341	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.10	FS237.248	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.10	FS241.109	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed	Reject
OS166.11		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.3 Important archaeological and heritage features and their locations have a paragraph added that reads: 36A. Shotover Jet and Queenstown Rafting Operations (Queenstown's first commercial jet boating and rafting operations).	Accept
OS166.11	FS221.86	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept

OS166.11	FS224.342	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.11	FS237.249	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.11	FS241.110	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed	Reject
OS166.12		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.3 Important historic attributes and values have a paragraph added that reads: 46A. Shotover Jet and Queenstown Rafting Operations (Queenstown's first commercial jet boating and rafting operations).	Reject
OS166.12	FS221.87	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.12	FS224.343	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.12	FS237.250	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.12	FS241.111	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed	Accept
OS166.13		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.3 Aesthetic qualities and values paragraph 78.d.ii. include commercial recreation activities, to read: the historic built development and commercial recreation activities that are seen in places.	Reject
OS166.13	FS221.88	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.13	FS224.344	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.13	FS237.251	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.13	FS241.112	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed	Accept
OS166.14		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.i Commercial recreational activities be amended to delete the words 'are located to optimise the screening and/or camouflaging benefit of natural landscape elements' and delete 'and protect the area's ONF values'.	Accept in part

OS166.14	FS221.89	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.14	FS224.345	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.14	FS237.252	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.14	FS241.113	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS166.15		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.ii Visitor accommodation and tourism related activities be amended from no capacity to some landscape capacity.	Accept in part
OS166.15	FS221.90	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.15	FS224.346	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.15	FS237.253	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.15	FS241.114	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS166.16		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.iii Urban expansion be amended to provide an exemption Morning Star Reserve Area so that it reads: Urban expansion - no landscape capacity except within and around the Morning Star Reserve Area where (sic) is some landscape capacity.	Reject
OS166.16	FS221.91	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.16	FS224.347	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.16	FS237.254	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.16	FS241.115	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept

OS166.17		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.v Earthworks have added at the end the words: Some landscape capacity within and around the Morning Star Reserve Area.	Reject
OS166.17	FS221.92	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.17	FS224.348	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.17	FS237.255	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.17	FS241.116	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS166.18		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.3.viii Transport infrastructure be amended to add the sentence at the end of the paragraph: except within and around the Morning Star Reserve Area where (sic) is some landscape capacity.	Reject
OS166.18	FS221.93	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.18	FS224.349	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.18	FS237.256	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.18	FS241.117	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS166.19		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.ix Utilities and regionally significant infrastructure be amended to add the sentence at the end of the paragraph: Some landscape capacity within and around the Morning Star Reserve Area.	Reject
OS166.19	FS221.94	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.19	FS224.350	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.19	FS237.257	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject

OS166.19	FS241.118	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS166.20		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.3.x Renewable energy generation be amended to add the words at the end of the paragraph; , except within and around the Morning Star Reserve Area.	Accept in part
OS166.20	FS221.95	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.20	FS224.351	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.20	FS237.258	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.20	FS241.119	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS166.21		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	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.	Accept in part
OS166.21	FS221.96	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.21	FS224.352	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.21	FS237.259	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.22		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.9 Aesthetic attributes and values at paragraph 44 be amended to add 'and recreation activities'.	Reject
OS166.22	FS221.97	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.22	FS224.353	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.22	FS237.260	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject

OS166.23		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.9.ii. visitor accommodation and tourism related activities be amended from no landscape capacity to some landscape capacity.	Accept in part
OS166.23	FS221.98	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.23	FS224.354	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.23	FS237.261	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.24		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.9.vii 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... .	Accept in part
OS166.24	FS221.99	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.24	FS224.355	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.24	FS237.262	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.25		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.9.ix utilities and regionally significant infrastructure be amended from some to limited 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).	Reject
OS166.25	FS221.100	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.25	FS224.356	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.25	FS237.263	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.26		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > General Description of the Area	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs general description have added at the last sentence in reference to the Priority Area excluding the Frankton Arm: (this exclusion applied to the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula, including existing buildings, structures, parking).	Reject

OS166.26	FS221.101	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > General Description of the Area	Support	That the relief sought is supported.	Reject
OS166.26	FS224.357	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > General Description of the Area	Support	That the relief sought is supported.	Reject
OS166.26	FS237.264	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > General Description of the Area	Support	That the relief sought is supported.	Reject
OS166.27		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.13 important ecological features and vegetation type paragraph 8 and 9 be deleted to remove reference to animal and plant pest species.	Accept in part
OS166.27	FS221.102	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.27	FS224.358	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.27	FS237.265	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.28		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.13 important land-use patterns and features paragraph 15 be amended to include the words '(including the lake margin)' after the word lake, add water-based transport to list of activities, and add TSS in front of Earnslaw, so that it reads: Uses on the lake (including the lake margin) including water-based transport, tourism and recreation-based activities (e.g. the TSS Earnslaw, kayaking, scenic cruising/touring, jet boating, sailing, parasailing and recreational boating, jet skiing and water sports, water taxis, barges).	Accept in part
OS166.28	FS221.103	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.28	FS224.359	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.28	FS237.266	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part

OS166.29		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.13 Important land-use patterns and features paragraph 16 have the following words added at the end of the final sentence: , the TSS Earnslaw slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.	Accept
OS166.29	FS221.104	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.29	FS224.360	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.29	FS237.267	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.30		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.13 Important historic attributes and values at paragraph 35 be amended to include tourism so that it reads: Historic use of the lake for transport and tourism.	Reject
OS166.30	FS221.105	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.30	FS224.361	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.30	FS237.268	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.31		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.13 Important historic attributes and values be amended to add an additional paragraph : 36A. The TSS Earnslaw and associated slipway and hard-stand facilities and infrastructure at Kelvin Peninsula.	Accept
OS166.31	FS221.106	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.31	FS224.362	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.31	FS237.269	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept

OS166.32		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.13 Important shared and recognised attributes and values at paragraph 39 be amended to include after water-based activities on the lake the words: ' including the internationally recognised and unique experiences provided by the TSS Earnslaw'.	Accept in part
OS166.32	FS221.107	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.32	FS224.363	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.32	FS237.270	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.33		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.2.13 Important recreation attributes and values at paragraph 45 be amended to include sightseeing in the water-based activities.	Accept
OS166.33	FS221.108	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.33	FS224.364	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.33	FS237.271	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.34		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.13 Particularly important views to and from the area add a paragraph: 51A. Iconic and postcard views of the above including recreational boating or the TSS Earnslaw in the foreground.	Accept in part
OS166.34	FS221.109	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.34	FS224.365	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.34	FS237.272	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part

OS166.35		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.13 Memorability attributes and values paragraph 55 be amended to add experience of use and delete 'the' from Whakatipu Waimaori, to read: the highly memorability views of, and experience associated with using, Whakatipu Waimaori (Lake Whakatipu) and its surrounding mountain frame.	Accept in part
OS166.35	FS221.110	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.35	FS224.366	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.35	FS237.273	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.36		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That landscape schedule 21.22.13 Memorability attributes and values have a paragraph added: 56A. The iconic and unique experiences associated with the TSS Earnslaw and its contribution to Queenstown's sense of place.	Reject
OS166.36	FS221.111	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.36	FS224.367	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.36	FS237.274	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Support	That the relief sought is supported.	Reject
OS166.37		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Oppose	That landscape schedule 21.22.13 Very High associative values at paragraph 61 be amended to add clause e. The TSS Earnslaw.	Reject
OS166.37	FS221.112	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS166.37	FS224.368	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS166.37	FS237.275	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject

OS166.38		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Oppose	That landscape schedule 21.22.13 High perceptual values be amended at paragraph 62.d. to add the words ' , and recreating on and within Whakatipu Waimaori (Lake Whakatipu)' at the end of the sentence.	Reject
OS166.38	FS221.113	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS166.38	FS224.369	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS166.38	FS237.276	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Summary of Landscape Values	Support	That the relief sought is supported.	Reject
OS166.39		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.13.i Commercial recreational activities be amended from limited to some landscape capacity, amend wording and delete the words 'and protect the area's ONL values', so that it reads: Commercial recreation activities - Some landscape capacity for activities that integrate with, and complement/enhance, recreation activities;....	Accept in part
OS166.39	FS221.114	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.39	FS224.370	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.39	FS237.277	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.40		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.13.ii Visitor accommodation and tourism related activities be amended to include the following words: except for limited landscape capacity if associated with the TSS Earnslaw.	Reject
OS166.40	FS221.115	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.40	FS224.371	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.40	FS237.278	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.41		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.13v. Earthworks be amended to add the words: 'recreation (including commercial recreation), or the TSS Earnslaw' after earthworks associated with public access tracks.	Accept in part

OS166.41	FS221.116	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.41	FS224.372	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.41	FS237.279	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.42		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.13.viii Transport infrastructure be amended by adding the words: Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	Accept in part
OS166.42	FS221.117	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.42	FS224.373	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.42	FS237.280	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.43		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.13ix. Utilities and regionally significant infrastructure be amended to add: Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	Reject
OS166.43	FS221.118	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.43	FS224.374	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.43	FS237.281	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.44		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.13x. renewable energy generation be amended to add after no landscape capacity; , except Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	Reject
OS166.44	FS221.119	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.44	FS224.375	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject

OS166.44	FS237.282	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.45		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.13xiii. Jetties and boatsheds be amended to add: Some landscape capacity if associated with water-based transport or the TSS Earnslaw.	Reject
OS166.45	FS221.120	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.45	FS224.376	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.45	FS237.283	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.46		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.18 Land use patterns and features paragraph 14 delete the words: 'all public and private access roads are unsealed'.	Accept in part
OS166.46	FS221.121	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.46	FS224.377	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.46	FS237.284	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.47		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.18 Important shared and recognised attributes and values at paragraph 33 be amended from national to international, and add high performance alpine sports so that it reads: An internationally recognised tourist, high performance alpine sport, and recreation destination.	Accept
OS166.47	FS221.122	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.47	FS224.378	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.47	FS237.285	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.48		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.18 Important recreation attributes and values paragraph 34 be amended to add 'inclusive of snowboarding' to the brackets after skiing in the first sentence.	Accept

OS166.48	FS221.123	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.48	FS224.379	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.48	FS237.286	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.49		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.18 Naturalness attributes and values paragraph 43 add ski areas to the final sentence so that it reads: The ski areas, village and special zones are nodes of human occupation and development within a landscape dominated by natural patterns and farming land use.	Accept
OS166.49	FS221.124	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.49	FS224.380	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.49	FS237.287	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept
OS166.50		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.18 Remoteness and wildness attributes and values paragraph 47 be amended to include Cardrona Alpine Resort so that it reads: A sense of remoteness and wilderness can be experienced from the mountains including the Cardrona Alpine Resort and on walking and mountain bike tracks within the landscape....	Accept in part
OS166.50	FS221.125	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.50	FS224.381	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.50	FS237.288	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS166.51		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.18 Commercial recreational activities be amended to add the words connected to, delete the words 'located to optimise the screening and/or camouflaging benefit of existing natural landscape elements' and delete 'and protect the area's ONL values', so that it reads: Commercial recreational activities - some landscape capacity for activities that integrate with and complement/enhance existing recreation features, particularly within or connected to the Ski Area Sub-Zones. Activities should be designed to be a sympathetic scale, appearance, and character, integrate appreciable landscape restoration and enhancement; enhance public access.	Accept in part
OS166.51	FS221.126	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part

OS166.51	FS224.382	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.51	FS237.289	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.52		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.ii Visitor accommodation and tourism related activities be amended to delete the words 'and protect the area's ONL values. No landscape capacity for tourism related activities outside the Settlement Zone and Mount Cardrona Special Zone'.	Accept in part
OS166.52	FS221.127	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.52	FS224.383	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.52	FS237.290	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.53		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.v Earthworks be amended to add the words: Some landscape capacity if associated with recreation (including commercial recreation) or within or connected to the Ski Area Sub-zones.	Accept in part
OS166.53	FS221.128	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.53	FS224.384	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.53	FS237.291	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS166.54		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.viii Transport infrastructure be amended to add: Some landscape capacity if associated with recreation (including commercial recreation) or within or connected to the Ski Area Sub-Zones, including Gondolas.	Reject
OS166.54	FS221.129	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.54	FS224.385	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.54	FS237.292	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject

OS166.55		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.ix Utilities and regionally significant infrastructure be amended to add: Some landscape capacity if associated with recreation (including commercial recreation) or within or connected to the Ski Area Sub-Zones.	Reject
OS166.55	FS221.130	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.55	FS224.386	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.55	FS237.293	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.56		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.x Renewable energy generation be amended to change commercial to large, limited capacity to some, and discretely located to small and community scale so that it reads: no landscape capacity for large scale renewable energy generation. Some landscape capacity for small and community-scale renewable energy generation.	Reject
OS166.56	FS221.131	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.56	FS224.387	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.56	FS237.294	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.57		Ben Farrell on behalf of RealNZ Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.xiii Gondolas be deleted in its entirety.	Reject
OS166.57	FS221.132	Laura McLaughlan on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.57	FS224.388	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS166.57	FS237.295	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS167.1		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to ensure that the landscape schedules do not preclude future development. Site-specific landscape assessments should be given more weight than the schedules.	Accept in part
OS167.1	FS237.296	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS167.2		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin landscape capacity section is amended to acknowledge that there is capacity for development within parts of the priority areas.	Accept in part

OS167.2	FS237.297	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS167.3		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to ensure that it is clear that the capacity for development identified on the schedules is not to be applied or interpreted at a site-specific level.	Accept in part
OS167.3	FS237.298	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS167.4		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to clarify that construction within existing building platforms, variations to building platforms and consented development is not restricted by the landscape schedule.	Accept in part
OS167.4	FS237.299	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS167.5		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to clarify that variations to existing building platforms should not be precluded by the schedule and instead be assessed on their individual merits.	Reject
OS167.5	FS237.300	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS167.6		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to add text to ensure that rural living and farming-related activities are not precluded by the schedules.	Accept in part
OS167.6	FS237.301	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS167.7		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to ensure that the text of the landscape schedule does not preclude residential visitor accommodation in existing or any future residential dwellings.	Accept in part
OS167.7	FS237.302	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS167.8		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to ensure that earthworks associated with residential or farming related activities are not unreasonably restricted by the landscape schedules.	Accept in part
OS167.8	FS237.303	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS167.9		Hayley Mahon on behalf of Chilcotin Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That any other consequential or alternative relief as may be necessary or appropriate to address the issues raised in this submission including changes that may arise from other submissions gives effect to the relief sought in this submission.	Accept in part
OS167.9	FS237.304	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS168.1		Lilly Manners Wood	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That landscape schedule 21.22.15 Central Whakatipu Basin is amended to provide for a smaller secondary dwelling to be placed on an existing site located at 101 Malaghans Road and within the Malaghans valley provided relevant bulk and location rules can be met, the dwelling fits into the natural landscape and isn't visible from the road.	Accept in part
OS169.1		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and should be deferred until the methodology is re-considered and applied.	Reject

OS169.2		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended to give effect to the submitters relief outline in this submission.	Accept in part
OS169.3		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make all and any necessary changes as a consequence of the relief sought, and/or including any topic or matters raised.	Accept in part
OS169.4		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so the schedule can identify variations in landscape types that are nested within the priority area, identify their landscape attributes and values and related capacity.	Reject
OS169.5		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the conclusions reached in the schedule to describe the related capacity of potential land uses are too conclusive.	Accept in part
OS169.6		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended to change the capacity rating for intensive agriculture in the landscape schedule.	Accept
OS169.7		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so the capacity rating for rural living does not include cumulative effects in the capacity rating.	Reject
OS169.8		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Accept in part
OS169.9		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable future land uses within parts of the priority area.	Accept in part
OS169.10		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so the terminology adopted by the schedules is required to be consistent with wording applied by the Proposed District Plan.	Reject
OS169.11		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so identified landscapes within the Wahi Tupuna Chapter are not reassessed in the landscape schedule and stretch beyond those identified under the proposed Wahi Tupuna mapping exercise.	Reject
OS169.12		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the cultural assessment undertaken appears to lack any assessment of activity landscape which contributes to landscape character units.	Reject
OS169.13		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so describing views of and over sites should include empirical accounts of visual characteristics such as colour, line, form, texture, actual focal points and scale.	Reject
OS169.14		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the proposed visual descriptions lack detail and therefore a determination of possible future activities that may maintain, develop or enhance current attributes and/or values.	Reject
OS169.15		Dan Curley on behalf of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that any form of conclusive landscape capacity rating will become outdated in potentially a very short time period, subject to human demand for land resource utility/strategic value. Landscape capacity is better assessed within the consenting process and removed from the schedule of attributes and values.	Accept in part

OS170.1		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and should be deferred until the methodology is re-considered and applied.	Reject
OS170.2		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended to give effect to the submitters' relief broadly outlined in this submission.	Accept in part
OS170.3		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to make all and any necessary changes as a consequence of the relief sought, and/or including any topic or matters raised.	Accept in part
OS170.4		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended so the assessment does not only seek to limit capacity/restrain land use based on the broad perceptual/experiential factors observed, but where it is found appropriate, capacity ratings should identify opportunities for greater capacity and consolidation.	Reject
OS170.5		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended to address that the founding methodology and assessment is broad and lacks meaningful detail.	Reject
OS170.6		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended to address that the conclusions reached in the schedule to describe the related capacity of potential land uses are too conclusive and lack sufficient contemplation of potentially suitable future land uses.	Accept in part
OS170.7		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended to find opportunities to increase capacity and or consolidate such in locations where landscape attributes enable such.	Reject
OS170.7	F5235.28	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS170.7	F5236.28	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS170.8		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended so the terminology adopted by the schedules is consistent with wording applied by the Proposed District Plan.	Accept in part
OS170.9		Dan Curley on behalf of Arne Gawn, Don and Joy Paterson, Angus Wilson & Barry Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the landscape schedule 21.22.22 Dublin Bay is amended to address that it re-assesses the importance and protection of landscapes related to the Wahi Tupuna chapter of the Proposed District Plan.	Reject
OS171.1		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Support	That paragraphs 4, 5, 6 and 7 of the covering statement for 21.22 Schedule of Landscape Values: Outstanding Natural Feature and Outstanding Natural Landscape Priority Areas is retained.	Accept in part
OS171.2		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	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.	Accept in part
OS171.3		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Physical Attributes and Values	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.	Reject
OS171.4		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Perceptual (Sensory) Attributes and Values	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".	Accept in part

OS171.5		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the landscape capacities included in landscape schedule 21.22.9 Kawarau River for commercial recreation activities (i), earthworks (v), transport infrastructure (vii), intensive agriculture (iv), farm buildings (vi), mineral extraction (vii), utilities and regionally significant infrastructure (ix) are retained as notified.	Accept in part
OS171.6		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	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.	Accept in part
OS171.7		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That paragraph v. relating to the 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.	Accept in part
OS171.8		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity for transport infrastructure (vii) in landscape schedule 21.22.9 Kawarau River is amended as follows: vii 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.	Accept in part
OS171.8	FS230.1	Maddy FAMILTON (Brown & Company Planning Group) on behalf of Kawarau Jet Services Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS171.9		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Physical Attributes and Values	Support	That paragraphs 14 and 15 of of landscape schedule 21.22.14 Northern Remarkables are retained as notified (with exception of amendment to 'feral red deer' proposed in submission 171.10) .	Accept
OS171.10		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Physical Attributes and Values	Oppose	That the term red deer used in paragraph 14 of landscape schedule 21.22.14 Northern Remarkables is amended to 'feral red deer' .	Accept
OS171.11		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Physical Attributes and Values	Oppose	That a further paragraph (new paragraph 20) is added to the section on 'Important land-use patterns and features' of of landscape schedule 21.22.14 Northern Remarkables to state the following: 20. Queenstown Park Station is a large intensively farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.	Accept in part

OS171.12		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Physical Attributes and Values	Oppose	That paragraphs 22 and 24 are moved further down the schedule to the 'Associative Attributes and Values' / 'Mana whenua associations and experience' of landscape schedule 21.22.14 Northern Remarkables.	Reject
OS171.13		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Oppose	That landscape schedule 21.22.14 Northern Remarkables paragraphs 27 and 28 and reference to ara tawhito, mahika kai and nohoaka identified in paragraph 29 relate to the Kawarau Outstanding Natural Feature and not the Remarkables Outstanding Natural Landscape and should be amended as follows: The mana whenua values associated with the ONL include, but may not be limited to, manuka, and wahi taoka.	Reject
OS171.14		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Associative Attributes and Values	Oppose	That the description of landscape schedule 21.22.14 Northern Remarkables as a 'key outlook' from Queenstown (paragraph 34) is deleted as this confuses the northern Remarkables with the iconic western Remarkables. The reworded paragraph 34 would read as follows: 34. The popularity of the mountain slopes as an inspiration/subject for art and photography.	Accept in part
OS171.15		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Perceptual (Sensory) Attributes and Values	Oppose	That paragraph 61 (second sentence) of landscape schedule 21.22.14 Northern Remarkables is amended as follows to recognise the influence of rural production on the south side of the River: '...Such feelings are less apparent near the valley floor, due to the more obvious influence of rural production, mostly on the South side and the presence of residential development along the northern edge of the ONL - most notably near Bridesdale, Lake Hayes Estate and Shotover Country....'	Accept in part
OS171.16		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Summary of Landscape Values	Oppose	That paragraph 64 of landscape schedule 21.22.14 Northern Remarkables is amended to the following: Very High physical values due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area, as well as pastoral and viticultural land uses, scattered farm dwellings, rural buildings, shelterbelts, woodlots, power lines, fencing, and tracks, and exotic plant species near the river.	Accept in part
OS171.17		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Support	That the landscape capacities included in landscape schedule 21.22.14 Northern Remarkables for commercial recreation activities (67), visitor accommodation and tourism related activities (68), earthworks (71), transport infrastructure (74), farm/vineyard-scale quarries (part of 73), farm buildings (72), utilities and regionally significant infrastructure (75), renewable energy generation (i), rural living (77), and gondolas (78) are retained as notified.	Accept in part
OS171.18		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That paragraph 68 on visitor accommodation and tourism related activities of landscape schedule 21.22.14 Northern Remarkables is amended as follows: Visitor accommodation and tourism related activities - some landscape capacity for activities on the easy contour and low-lying terraces and floodplains (including Chard Farm) that are: located to optimise the screening and/or camouflaging benefit of natural landscape elements; are of a sympathetic scale; have an appropriate 'non-urban' character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values. No landscape capacity on the steep mountain slopes and fans except for 'glamping' activities.	Accept in part
OS171.19		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That paragraph 71 of landscape schedule 21.22.14 Northern Remarkables relating to the landscape capacity for earthworks is amended to acknowledge that there is capacity for earthworks necessary to mitigate natural hazard risks as follows: 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.	Accept in part

OS171.20		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That paragraph 72 of landscape schedule 21.22.14 Northern Remarkables on farm buildings is amended as follows: Farm buildings - in those areas of the ONL with pastoral and viticultural land uses, limited landscape capacity for sympathetic scaled buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.	Accept in part
OS171.21		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That the reference to 'ONF' in paragraph 74 of landscape schedule 21.22.14 Northern Remarkables is corrected to 'ONL'	Accept
OS171.22		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That paragraph 77 of landscape schedule 21.22.14 Northern Remarkables on rural living is amended as follows: Rural living - some landscape capacity for activities on the easy contour and low-lying terraces that are: located to optimise the screening and/or camouflaging benefit of natural landscape elements; are of a sympathetic scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; and protect the area's ONL values. No landscape capacity on the steep mountain slopes and fans.	Reject
OS171.23		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area	Oppose	That the mapping of the Northern Remarkables Outstanding Natural Landscape is extended to match the reductions in the Outstanding Natural Feature as set out in Annexure B of the submission and relief sought by submission #171.6.	Reject
OS171.24		Rowan Ashton on behalf of Queenstown Park Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That any other consequential changes be made to 21.22 Schedule of Landscape Values that are necessary to achieve the relief sought in the submission.	Accept in part
OS172.1		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the landscape schedules apply at a priority area level to guide future development but not preclude it.	Accept in part
OS172.1	FS224.128	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS172.1	FS241.120	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS172.2		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That site specific landscape assessments be given more weight than the landscape schedules.	Reject
OS172.2	FS224.129	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS172.2	FS241.121	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Reject
OS172.3		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that the landscape capacity for development currently identified is not applied or interpreted at a site-specific scale.	Accept in part
OS172.3	FS224.130	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.3	FS241.122	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.4		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for 21.22.15 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that the landscape capacity for development currently identified is not applied or interpreted at a site-specific scale.	Accept in part

OS172.4	FS213.1	Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.4	FS224.131	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.4	FS241.123	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.5		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that construction within existing building platforms and consented development is not restricted by the landscape schedule.	Accept in part
OS172.5	FS224.132	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.5	FS241.124	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.6		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for 21.22.15 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that construction within existing building platforms and consented development is not restricted by the landscape schedule.	Accept in part
OS172.6	FS213.2	Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.6	FS224.133	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.6	FS241.125	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.7		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that clarity is provided that variations to existing building platforms should not be precluded by the landscape schedule and instead be assessed on their individual merits through associated site specific landscape assessments.	Accept in part
OS172.7	FS224.134	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.7	FS241.126	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.8		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for 21.22.15 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that clarity is provided that variations to existing building platforms should not be precluded by the landscape schedule and instead be assessed on their individual merits through associated site specific landscape assessments.	Accept in part

OS172.8	FS213.3	Blair Devlin on behalf of Sir Robert Stewart	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.8	FS224.135	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.8	FS241.127	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.9		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that text be added to landscape schedule to ensure that rural living is not precluded, with these assessed on their merits through site specific landscape assessments.	Accept in part
OS172.9	FS224.136	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.9	FS241.128	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.10		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity 21.22.15 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that text be added to landscape schedule to ensure that rural living is not precluded, with these assessed on their merits through site specific landscape assessments.	Accept in part
OS172.10	FS224.137	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.10	FS241.129	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.11		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that residential visitor accommodation and visitor accommodation be provided for within existing and consented development.	Accept in part
OS172.11	FS224.138	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.11	FS241.130	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.12		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity for 21.22.15 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that residential visitor accommodation and visitor accommodation be provided for within existing and consented development.	Reject
OS172.12	FS224.139	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject

OS172.12	FS241.131	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Reject
OS172.13		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that earthworks associated with visitor accommodation or residential activity is not unreasonably restricted.	Accept in part
OS172.13	FS224.140	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.13	FS241.132	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.14		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that earthworks associated with visitor accommodation or residential activity is not unreasonably restricted.	Accept in part
OS172.14	FS224.141	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS172.14	FS241.133	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS172.15		Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS172.15	FS224.142	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS172.15	FS241.134	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS173.1		Emma Ryder on behalf of Motiuihe Trustees Limited	Landscape Schedules	Oppose	That the landscape schedules apply at a priority area level to guide future development but not preclude it.	Accept in part
OS173.1	FS239.54	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS173.2		Emma Ryder on behalf of Motiuihe Trustees Limited	Landscape Schedules	Oppose	That site specific landscape assessments be given more weight than the landscape schedules.	Reject
OS173.3		Emma Ryder on behalf of Motiuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity 21.22.21 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that the landscape capacity for development currently identified is not applied or interpreted at a site-specific scale.	Accept in part
OS173.3	FS239.55	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS173.4		Emma Ryder on behalf of Motiuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity 21.22.21 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that the benefits of rural living, farm buildings, structures and moorings in the lake are recognised and appropriately anticipated, subject to good design and comprehensive landscape assessment.	Accept in part
OS173.4	FS239.56	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part

OS173.5		Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity 21.22.21 be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that text be added to ensure that rural living, farm buildings, lake structures and moorings are not precluded by the landscape schedule, with these assessed on their merits through site specific landscape assessments.	Accept in part
OS173.5	FS239.57	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS173.6		Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity section be amended to acknowledge that there is capacity for development within parts of the priority area, or alternatively that earthworks associated with rural living, farm buildings or access are not unreasonably restricted.	Accept in part
OS173.6	FS239.58	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS173.7		Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission.	Accept in part
OS174.1		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are opposed and be rejected as notified.	Accept in part
OS174.2		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That the landscape schedule 21.22 is opposed and be rejected as notified.	Accept in part
OS174.3		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is opposed and be rejected as notified.	Accept in part
OS174.3	FS237.305	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS174.4		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 be amended so the scale of development be a point of consideration for the landscape capacity summary.	Reject
OS174.5		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules	Oppose	That tourism activities be defined in Chapter 2 of the Proposed District Plan.	Accept
OS174.6		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended so the use of assessment matters for the schedules should be clarified to prevent interpretation and weighting issues at the resource consents stage.	Reject
OS174.7		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is rejected as the Ski Area Sub Zone cannot be part of the Central Whakatipu Basin priority area and should be made clear in the mapping of the priority areas.	Reject
OS174.8		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is rejected as notified as it fails to account that the south-eastern reaches of the priority area is a highly modified landscape highly influenced by human activities.	Accept in part
OS174.9		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is rejected as notified or amended to address that it incorrectly states at [18] that there are 'important ecological features and vegetation types' and lists features that do not have ecological importance.	Accept in part
OS174.10		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is rejected as notified or amended to address that at [19] under the heading important ecological features and vegetation types the schedule lists animal pest species.	Accept in part
OS174.11		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is rejected as notified or amended to address that at [36] under the heading important archaeological and heritage features and their locations the schedule incorrectly lists Coronet Peak Ski Area.	Reject
OS174.12		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is amended to clarify the relationship of mana whenua associations, Wahi Tupuna Chapter and consultation with mana whenua for applications.	Reject

OS174.13		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is rejected as notified or amended to address that at [65] under the heading naturalness attributes and values the schedule incorrectly states that the priority area conveys a relatively high perception of naturalness.	Reject
OS174.14		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.15 Central Whakatipu Basin is rejected as notified or amended to address that at [xii] landscape capacity it is stated that rural living has no capacity. In this case there may be capacity on specific sites, relative to the scale of rural living activity Or the activity proposed.	Accept in part
OS174.15		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules	Oppose	That the primarily relief sought is the rejection, refusal, or declining of the proposed landscape schedules.	Reject
OS174.16		Carey Vivian on behalf of Redemption Song LLC	Landscape Schedules	Oppose	That the alternative relief sought, if the variation is to be adopted, is to amend, vary or otherwise modify the variation and its schedules to address the concerns, issues, and other matters raised in this submission.	Accept in part
OS175.1		Scott Edgar on behalf of Silverlight Studios Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge is amended to exclude the Silverlight Studio site (707 Wanaka-Luggate Highway, Part Sections 64-67, Block IV Lower Wanaka SD, held in Record of Title OT14C/457).	Reject
OS175.1	FS217.21	Gus Griffin on behalf of SIO No 12 Lintied	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS175.2		Scott Edgar on behalf of Silverlight Studios Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge is amended better reflect the approved film studio and associated activities located centrally within the priority area should the Silverlight Studio site (707 Wanaka-Luggate Highway, Part Sections 64-67, Block IV Lower Wanaka SD, held in Record of Title OT14C/457) not be excluded from the landscape schedule.	Accept in part
OS175.2	FS217.22	Gus Griffin on behalf of SIO No 12 Lintied	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS175.3		Scott Edgar on behalf of Silverlight Studios Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbridge descriptions of important land use patterns and features, shared and recognised attributes and values, particularly important views, naturalness and remoteness values and attributes be amended better acknowledge the approved film studio development, should the Silverlight Studio site (707 Wanaka-Luggate Highway, Part Sections 64-67, Block IV Lower Wanaka SD, held in Record of Title OT14C/457) not be excluded from the landscape schedule.	Accept
OS175.3	FS217.23	Gus Griffin on behalf of SIO No 12 Lintied	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule	Support	That the relief sought is supported.	Accept
OS175.4		Scott Edgar on behalf of Silverlight Studios Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.2 Halliday Road Corbridge be amended to address the film studio and broad range of large scale development and activities that have been consented within the priority area.	Accept in part
OS175.4	FS217.24	Gus Griffin on behalf of SIO No 12 Lintied	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday RoadCorbrige PA RCL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Accept in part
OS176.1		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be amended to reflect the distinct landscape quality, character and visual amenity provided by existing development and the consented resort and golf course by either separating this area from the PA overlay, or otherwise providing for that within the schedule.	Reject
OS176.2		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the West Wanaka Schedule 21.22.21 be amended to more accurately recognise and provide for existing uses and their likely and anticipated future upgrade, replacement or development.	Reject

OS176.3		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be amended by changing the Priority Area boundary of the Outstanding Natural Landscape to exclude part of the landform associated within the Parkins Bay Development, in the alternative the schedule should be amended to reflect it.	Reject
OS176.3	FS239.1	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept
OS176.4		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be amended include an exception regime in the Outstanding Natural Landscape schedule for the landform associated with the Parkins Bay Development.	Reject
OS176.4	FS239.2	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept
OS176.5		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the Parkins Bay development portion of the Outstanding Natural Landscape be provided for as a separate character unit in the schedule, in the alternative the schedule should be amended to reflect it.	Reject
OS176.5	FS239.3	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS176.6		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be deleted.	Reject
OS176.7		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That new definitions are provided which consider the capacity of landscapes to absorb appropriate development.	Accept in part
OS176.8		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That revised capacity ratings are provided along with corresponding scale of development to guide implementation.	Accept in part
OS176.9		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That landscape schedule 21.22.21 be amended to address inconsistencies between the schedule and the landscape expert Joint Witness Statement prepared for this schedule.	Reject
OS176.10		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the schedules be amended to recognise the benefits of and provide for the dynamic of landscape change including mitigation of adverse effects achieving appropriate design outcomes.	Accept in part
OS176.10	FS240.8	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS176.11		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the schedules be amended to identify degradation and opportunities to remedy identified degradation.	Accept in part
OS176.11	FS240.9	Eleanor Linscott on behalf of Federated Farmers of NZ	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS176.11	FS239.4	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS176.12		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be amended to recognise and provide for human influence on the landscape of recreational, residential, lifestyle and associated activities including: 1. existing accessways and stock tracks, 2. walking and biking trails, 3. campground facilities, 4. access to Lake Wanaka, 5. historical farming uses, 6. introduced and recently planted vegetation, 7. residential dwellings and domestic curtilages, 8. The consented golf course and associated facilities such as the clubhouse, shearers quarters and visitor accommodation	Accept in part
OS176.13		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the consultation identified in the s32 was inadequate.	Reject
OS176.14		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the Values Identification Framework identified should be subject to proper community consultation to inform the plan change.	Reject
OS176.15		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the schedules plan change be amended to incorporate submitter feedback on important values.	Accept in part
OS176.16		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the identified values include explanation of what exactly contributes to the values.	Accept in part

OS176.17		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the landscape character be sufficiently detailed on its ability to absorb built form relative to topographic structure and spatial disposition and demonstrate clear links between existing character and capacity conclusions.	Reject
OS176.18		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That 21.22.21 be deleted from the variation.	Reject
OS176.19		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the Schedules be amended to describe only the values which contribute to a feature being outstanding, and values and descriptors which do not meet that purpose should be deleted.	Reject
OS176.19	FS235.29	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS176.19	FS236.29	Emma Ryder on behalf of Motuie Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS176.20		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 'important ecological features and vegetation types' in 21.22.21 be amended to add the following: Recognise that some of the area to the west of the Fern Burn has been retired from grazing and on its hummocky moraine landforms. Large areas of regenerating matagouri and bracken fernland are now found, together with some weeds. Some of the moraine area to the south of the Parkins Bay development continues to be extensively grazed, while within the homesite development area, native restoration planting has been established.	Accept in part
OS176.20	FS239.9	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS176.21		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 'important land-use patterns and features' be amended to recognise that most human modification is currently concentrated around Glendhu Bay, with its existing campground, woolshed wedding venue, Bike Glendhu facility and farm buildings, as well as Parkins Bays with its consented golf resort/visitor accommodation residences.	Reject
OS176.21	FS239.16	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept
OS176.22		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That in 21.22.21 the existing forms of modification and development with the Outstanding Natural Landscape be contextualised by describing the future ability to consolidate and enhance or develop existing uses over time.	Reject
OS176.23		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That 21.22.21 be amended to include specificity for activities including recreation use of the lake and lakeside and recognise the extent of these opportunities is significantly enhanced through consented development and for future opportunities to enhance these attributes further.	Reject
OS176.24		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the section 'particularly important views to and from the area' in 21.22.21 be amended to recognise the Glendhu Bay Campground and Parkins Bay resort, in particular the term "largely undeveloped lake margins".	Accept in part
OS176.24	FS239.21	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS176.25		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the section 'particularly important views to and from the area' in 21.22.21 be amended to promote consistency with the Joint Witness Statement agreed to by the landscape experts and recognise that the built from approved is an attractive visible characteristic of the area.	Accept in part
OS176.25	FS239.22	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Reject
OS176.26		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the 'summary of landscape values' section of 21.22.21 be amended to remove reference to sense of remoteness and wildness which are primarily experienced outside Glenhu and Parkins Bay.	Accept in part
OS176.26	FS239.28	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Reject

OS176.27		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the 'summary of landscape values' section of 21.22.21 be amended to reflect the reasonably modified nature of the vegetation and habitats.	Reject
OS167.27	FS239.29	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed	Accept
OS176.28		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the 'landscape capacity' section of 21.22.21 be amended to recognise all activities generally anticipated by or associated with the Parkins Bay Resort development.	Reject
OS176.29		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules	Oppose	That the 'landscape capacity' section of 21.22.21 be amended to recognise the existing consented dwellings within the landscape and the ability to add further to those through sensitive location, design and landscape mitigation treatment.	Reject
OS176.29	FS235.30	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS176.29	FS236.30	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Reject
OS176.30		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the 'landscape capacity' section of 21.22.21 be amended to specify the types of activities against which the capacity for the Outstanding Natural Landscape (ONL) to absorb or ranked or listed and at what scale.	Reject
OS176.31		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the 'landscape capacity' section of 21.22.21 be amended to include existing and planned development opportunities and associated amenities and utilities in capacity.	Reject
OS176.32		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That if the 'landscape capacity' is retained as notified, that much of the Outstanding Natural Landscape lower lying areas be amended to moderate or high capacity for additional subdivision, industrial and service activities, lifestyle, earthworks and associated and ancillary activities.	Reject
OS176.33		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the landscape schedule provides opportunities for industrial and other land development and associated enhancements through landscaping pest management and planting to improve biodiversity and conservation values.	Reject
OS176.34		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the division of the Priority Area into further units would assist in defining where features are being discussed and better inform future land use and subdivision proposals.	Reject
OS176.35		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > General Description of the Area	Oppose	That the general description of the area section in 21.22.21 have the following added at the end: Parkins Bay includes the comprehensive consented golf course resort and associated development approved by the Environment Court.	Reject
OS176.36		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.21 paragraph 6. be amended with additional text at the end of the statement to read as follows: The western Wanaka (Lake Wanaka) shoreline: comprising the indented bays of Parkins, Paddock and Glendhu Bays, which are separated from the main lake by Roys Peninsula. A gravel foreshore and low-lying lake and river terraces, resulting from both lake shore deposits and post-glacial river alluvium, are apparent towards the south, interspersed with distinctive steep banks and escarpments. The outwash material of the Fern Burn Fan separates Glendhu Bay from Parkins Bay with the water/land interface defined by exotic tree plantings such as poplars.	Reject
OS176.37		Rosie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the 'important landforms and land types' section of 21.22.22 be amended by a new limb (below), and if not, that the area of consented development is excluded from the PA entirely. New limb 7) The Fern Burn valley flats and Glendhu/Parkings Bay lake shore display characteristics of a visual amenity landscape with a level of modification that is not generally expected in an ONL, however sits within the broader ONL expanse.	Reject
OS176.37	FS239.5	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept

OS176.38		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.21 paragraph 7 under 'important hydrological features' be amended by removing clear visibility and adding clarity to read as follows: The western arm of Wanaka (Lake Wanaka) notable for its scale, largely undeveloped mountain context, intricate patterning, unmanaged lake level, high water quality, clarity and attractive water colour.	Accept
OS176.38	FS239.7	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Reject
OS176.39		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.21 paragraph 10 'important hydrological features' be amended to read as follows: The Fern Burn and Alpha Burn rivers which comprise comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain. The Fern Burn flats form the entrance to the Mototapu Valley with the largely willow-lined Fern Burn riverbed. The terraces on the true right of the Fern Burn and on the Parkins Bay flats are used for more intensive farming than the steeper surrounding slopes. Within this valley landscape shelterbelts, hedges and small exotic conifer plantations are distinctive features, give it a more structured and modified appearance. The willows along the riverbed of lower Alpha Burn are a distinct part of the developed farmland in this area. Visually the moraine landform along the true left of Fern Burn above Parkins Bay separates the upper Fern Burn flats from the lake.	Accept in part
OS176.39	FS239.8	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Reject
OS176.40		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That section 13 a under the 'important ecological features and vegetation types' in 21.22.21 be amended to read as follows: Grazed pasture with shelterbelts, willows line the waterways along the Alpha Burn, Motatapu River and Fern Burn, and clusters of shade trees typical of the Fern Burn valley floor, the Fern Burn fan, the Alpha Burn, Mototapu River, Fern Burn and the flats either side of the Buchanan Road leading out to Rous Peninsula.	Accept in part
OS176.40	FS239.10	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Reject
OS176.41		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That section 14b in the 'important ecological features and vegetation types' in 21.22.21 be amended to the following: The grazed and gently flat river terraces behind Parkins Bay and Glendhu Bay. Some of the area to the west of the Fern Burn has been retired from grazing and on its hummocky moraine landforms, large areas of regenerating matagouri and bracken fernland are now found, together with some weeds. Some of the morained area to the south of the Perkins Bay development continues to be extensively grazed, while within the homesite development area, native restoration planting has been established.	Reject
OS176.41	FS239.11	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.42		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That section 15 under 'important ecological features and vegetation types' in 21.22.21 be amended to include the crested Grebe.	Accept
OS176.42	FS239.12	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Reject

OS176.43		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 21 under 'important ecological features and vegetation types' in 21.22.21 be amended to read as follows: Valued habitat for skink and gecko, particularly at the rock outcrops, boulderfields and rock strewn tussock and exotic grasslands. The nationally threatened Roys Peak (<i>Haplodactylus</i> sp. "Roys Peak") and Cromwell geckos (<i>Hoplodactylis</i> aff. <i>maculatus</i> "Cromwell") Both species are classified as At-Risk Declining.	Accept in part
OS176.43	F5239.13	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OS176.44		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That section 22 in 'important ecological features and vegetation types' in 21.22.21 be amended to read as follows with new text beginning from the second sentence: Animal pest species include red deer, chamois, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums and mice. Opportunities for their removal and eradication are encouraged through future subdivision and development.	Reject
OS176.44	F5239.14	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.45		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That section 23 in 'important ecological features and vegetation types' in 21.22.21 be amended to read as follows with new text beginning from opportunities: Plant pest species include sweet briar, broom, gorse and wilding pines opportunities for their removal and eradication are encouraged through future subdivision and development.	Reject
OS176.45	F5239.15	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.46		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.21 be amended to add under 'important land-use patterns and features as follows: Human modification which is currently concentrated around Glendhu Bay, with its existing campground, woolshed wedding venue, Bike Glendhu bike trails and facility and farm building, as well as Parkins Bay with its consented golf resort/homesite development.	Reject
OS176.46	F5239.17	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.47		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 39, 40 and 41 in the 'important shared and recognised attributes and values section of 21.22.21 be deleted.	Accept in part
OS176.48		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.21 paragraph 42 'important shared and recognised attributes and values' be amended to read as follows, with new text starting with PA: The high popularity of the biking routes, walking trails and camping grounds/spots in the PA and resulting from development and subdivision opportunities.	Reject
OS176.49		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.21 be amended be adding a new limb under the important shared and recognized attributes and values section as follows: Recreation and visitor industry opportunities through the future construction of anticipated development such as the Parkins Bay Golf Course, Clubhouse, jetty and visitor accommodation.	Reject
OS176.50		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 43 in important shared and recognised attributes and values in 21.22.21 be deleted.	Reject
OS176.51		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 45 in the important recreation attributes and values section of 21.22.21 be deleted.	Reject

OS176.51	FS239.18	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed	Accept
OS176.52		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That 21.22.21 be amended by a new limb being inserted under the important recreation attributes and values section as follows: Recreation opportunities associated with the Parkins Bay development including easement walking and access trails, open space, foreshore access, jetty and golf course amenities.	Accept in part
OS176.52	FS239.19	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS176.53		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That 50 under important recreation attributes and values in 21.22.21 be deleted.	Reject
OS176.53	FS239.20	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Physical Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.54		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 56 in the legibility and expressiveness attributes and values section of 21.22.21 be amended, with new text beginning with the second sentence: The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes. Except for the more modified flats of Parkins Bay/Glendhu Lakeshore and including the Parkins Bay resort development.	Reject
OS176.54	FS239.6	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.55		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 57 in the legibility and expressiveness attributes and values section of 21.22.21 be amended with the addition of and vegetation in the first sentence, and additional new text in the second sentence Indigenous gully and stream plantings and vegetation reinforce the legibility and expressiveness values in place. Opportunities to further enhance this through future subdivision and development are recognised.	Reject
OS176.56		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 58 in the legibility and expressiveness attributes and values section of 21.22.21 be amended with the addition of human modified, as well as the text beginning with including at the end of the statement as shown below. More generally the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural/human modified vegetation patterns evident on those lower-lying areas and natural vegetation cover apparent across more elevated areas, including those recently planted in association with the Parkins Bay resort development.	Accept in part
OS176.57		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That any views which are not important public views should be deleted.	Reject
OS176.58		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 59 in the Particularly important views to and from the area section in 21.22.21 be amended by adding elevated parts of as shown below The sequence of highly attractive, frequently dramatic, and varied views from Wanaka-Mt Aspiring Road between Damper Bay and Emerald Bluff of the lake and elevated parts of mountain context.	Reject

OS176.58	FS239.23	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.59		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 60 in the Particularly important views to and from the area section in 21.22.21 be amended by removing striking and lookout, and adding text at the end starting with which, as shown below. The mid and long-range views from the Glendhu Bluff (layby on Wanaka-Mt Aspiring Road) out over the lake, Roys Peninsula, Paddock Bay, Parkins Bay, Glendhu Bay, Roys Peak and the Alpha Range, which includes the context of the Parkins Bay resort development.	Reject
OS176.59	FS239.24	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed.	Accept
OS176.60		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 61 in the Particularly important views to and from the area section in 21.22.21 be amended by deleting largely undeveloped and adding new text starting with which as shown below. A series of highly attractive close to long-range views from the Glendhu Bay Track along the lake margins and across Wanaka (Lake Wanaka) to the surrounding mountain context which includes the context of the Parkins Bay resort development.	Reject
OS176.60	FS239.25	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed	Accept
OS176.61		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 63 and 64 in the Particularly important views to and from the area section in 21.22.21 be deleted.	Reject
OS176.61	FS239.26	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed	Accept
OS176.62		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 65 in the Particularly important views to and from the area section in 21.22.21 be deleted and replaced with the following Overall, the ONL displays a high level of aesthetic appeal from a range of public viewpoints due to the values identified below, and including the high quality master planned design of the Parkins Bay resort development.	Reject
OS176.62	FS239.27	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the relief sought is opposed	Accept

OS176.63		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 68 in the naturalness attributes and values section of 21.22.21 be amended by adding 'and more akin to a visual amenity section 7 landscape' in the first sentence, and 'access tracks and recreation'. Also replacing notwithstanding with including as well as other minor grammatical edits to read as follows: The Fern Burn valley floor is the least natural part of the ONL, and more akin to a visual amenity (section 7) landscape, because of the presence of the campground, pastoral farming activities, access tracks and recreation. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, including the presence of scattered farm buildings and dwellings.	Reject
OS176.64		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 69 in the Naturalness attributes and values section of 21.22.2 is amended to add 'shearers quarters' as a limb.	Reject
OS176.65		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 69c in the Naturalness attributes and values section of 21.22.2 is amended by deleting all the text after accommodation, and replaced with the buildings as shown below. A clubhouse and visitor accommodation buildings,	Reject
OS176.66		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 69d in the Naturalness attributes and values section of 21.22.2 is amended to: residential homesites, and a new limb added below as follows: x. Mounding, planting, mitigation works, landscaping tracks, trails, and fencing associated with the above	Reject
OS176.67		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 69 in the Naturalness attributes and values section of 21.22.2 is amended by adding a new limb as follows: Overall, the area displays naturalness values that rate towards the moderate end of the spectrum as a consequence of the dominance of the more natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly low-key character plays an important role in this regard.	Reject
OS176.68		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 72 in the Transient attributes and values section of 21.22.21 be deleted.	Reject
OS176.69		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 74 in the Remoteness and wildness attributes and values section of 21.22.21 be amended to delete 'and with a distinctly increasing impression of remoteness as one travels westwards along Wanaka' and replace it with 'are within the context of comprehensive consented development'.	Accept in part
OS176.70		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 75 in the Remoteness and wildness attributes and values section of 21.22.21 be amended by deleting 'a localised sense of remoteness along the' and replacing it with 'including along' and deleting obscure and replacing it with soften to read as follows Including along Parkins Bay lakeshore, where the landform an/or vegetation serves to soften views of (land based) built development.	Reject
OS176.71		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 77 in the aesthetic attributes and values section of 21.22.21 be amended by adding 'important' and 'excluding tracks and trails' to read as follows: The experience of the values identified above from a wide range of important public viewpoints, excluding tracks and trails.	Reject
OS176.72		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 78b in the aesthetic attributes and values section of 21.22.21 be amended by adding consenting and development and Fern Burn Valley as follows; The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified, consented development and 'tamed' low-lying land at Fern Burn Valley, Paddock Bay, Parkins Bay, and Glendhu Bay that is engaging and appealing.	Accept in part

OS176.73		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 78c ii in the aesthetic attributes and values section of 21.22.21 be amended by replacing 'the' with 'limited' and 'covered' with 'partially peppering' so that it reads as: Limited indigenous vegetation partially peppering hummocky moraine	Reject
OS176.74		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 78c iii in the aesthetic attributes and values section of 21.22.21 be deleted and replaced with the following High quality master planned development associated with the Parkins Bay resort development	Reject
OS176.75		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That 21.22.21 paragraph 79 summary of landscape values be deleted and replaced with the following: High physical values due to the structure created by the lake, Matukituki River delta, and mountain/rouche moutonee landforms including Roys Peninsula, together with areas of natural vegetation cover.	Reject
OS176.75	FS239.30	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed	Accept
OS176.76		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That 80.c of the summary of landscape values for 21.22.21 be amended to include 'and public access opportunities' as follows: The popularity of the area for a wide range of recreational activities and public access opportunities.	Reject
OS176.76	FS239.31	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed	Accept
OS176.77		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That 81a in the summary of landscape values of 21.22.21 be refined relative to where within the PA it relates.	Reject
OS176.77	FS239.32	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed	Accept
OS176.78		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That 81b of 21.22.21 be amended to remove 'both natural and' and add an additional sentence to the end so it reads as follows: The aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of rural/farmed landscapes, with a strong focus on the mountains and lake, that are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values also play a role in this regard and have been created through subdivision and development opportunities	Reject
OS176.78	FS239.33	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed	Accept
OS176.79		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That 81c of 21.22.21 be amended with 'low' replacing 'moderate to high' and additional amendments related to Parkins Bay development, to read as shown below: A low impression of naturalness arising from the dominance of the natural landscape within the lower lying land through consented and built development, in particular the extent of the Parkins Bay resort development	Reject
OS176.79	FS239.34	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed	Accept

OS176.80		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That 81d of 21.22.21 be deleted and replaced with: The area is associated with rural land uses, recreational activities and use of the Glendhu Bay Campground. As a result, its remoteness and wildness is limited. Feelings of remoteness and wildness are primarily experiences outside of Glendhu and Parkins Bay, That i in the landscape capacity section of 21.22.21 be deleted and replaced with: Commercial recreational activities- moderate landscape capacity for activities that are co-located with existing consented facilities, designed to be visually recessive, of a modest scale, have a low key 'rural' character and be consistent with the area's ONL values.	Reject
OS176.80	FS239.35	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Summary of Landscape Values	Oppose	That the relief sought is opposed	Reject
OS176.81		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That i in the landscape capacity section of 21.22.21 be deleted and replaced with: Commercial recreational activities- moderate landscape capacity for activities that are co-located with existing consented facilities, designed to be visually recessive, of a modest scale, have a low key 'rural' character and be consistent with the area's ONL values.	Reject
OS176.81	FS239.36	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS176.82		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That ii in the landscape capacity section of 21.22.21 be amended by replacing very limited with moderate, and with new text beginning from 'designed' as shown below: Visitor accommodation and tourism related activities (including campgrounds) - Moderate landscape capacity for visitor accommodation and tourism related activities that: are co-located with existing consented facilities; designed to be visually recessive, of a modest scale, have a low key 'rural' character and be consistent with the area's ONL values.	Reject
OS176.82	FS239.37	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS176.83		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That v in the landscape capacity section of 21.22.21 be deleted and replaced with the following: Earthworks - Moderate landscape capacity for earthworks that provide for naturalness and expressiveness attributes and values. High landscape capacity for earthworks associated with the golf course construction.	Reject
OS176.83	FS239.38	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS176.84		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That vi in the landscape capacity section of 21.22.21 be amended by replacing 'limited' with 'moderate' and 'modestly scaled' with 'appropriately sited', to read as follows Farm buildings - in those areas of the ONL with pastoral land uses, moderate landscape capacity for appropriately sited buildings that reinforce existing rural character.	Reject
OS176.84	FS239.39	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept

OS176.85		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That viii in the landscape capacity section of 21.22.21 be amended by replacing 'limited' with 'moderate' and 'protect' with 'provide for' as well as insert 'enhance recreation or access opportunities so it reads as follows Transport infrastructure - very limited landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. Moderate capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; enhance recreation or access opportunities, integrate landscape restoration and enhancement; and provide for the area's ONL values.	Reject
OS176.85	FS239.40	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS176.86		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That xii in the landscape capacity section of 21.22.21 be amended by deleting 'very limited' and replacing it with 'moderate' as well as a series of other amendments so that it reads as follows: Rural living - Moderate landscape capacity for rural living development located on lower-lying terrain and generally within the vicinity of consented homesites through the Parkins Bay resort development and sites so that it is constrained by landforms and vegetation - with the location, scale, and design of any proposal ensuring that it is reasonably difficult to see from public roads and visually recessive from other viewpoints beyond the site.	Reject
OS176.86	FS239.41	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS176.87		Rosie Hill on behalf of Glendhu Bay Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That xiv of the landscape capacity section of 21.22.21 be amended by replacing 'no' with 'moderate' as well as additional explanatory text to read: Lake Structures and Moorings - moderate landscape capacity. For a club house, visitor accommodation buildings, and jetty as anticipated by the Parkins Bay resort development.	Reject
OS176.87	FS239.42	Ian Greaves on behalf of John May and Longview Environmental Trust	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.21 West Wanaka PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS177.1		Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the mapping of the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove the submitters land on Glencoe Road (Lot 3 DP 493411, Lot 4-6 DP 398297 - held in 756258; Lot 1 DP 398297 held in 392272; and Lot 2 DP 392297 held in 392273).	Reject
OS177.2		Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove the Outstanding Natural Landscape classification from the submitters land (Lot 3 DP 493411, Lot 4-6 DP 398297 - held in 756258; Lot 1 DP 398297 held in 392272; and Lot 2 DP 392297 held in 392273).	Reject
OS177.3		Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to provide for an appropriate exception regime for the submitters land if the schedule is to remain in the variation.	Reject
OS177.4		Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to provide for the Glencoe station/submitter land as a separate character unit under the schedule if it is to be retained.	Reject
OS177.5		Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That if amended raised in points 177.1-177.4 are not adopted then the landscape schedule 21.22.16 Eastern Whakatipu Basin should be deleted.	Reject
OS177.6		Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to include reference that surrounding undeveloped mountains have much higher landscape values than the developed terrace area.	Accept in part

OS177.7	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to include new definitions to provide for the intent of capacity in landscapes with different abilities to absorb appropriate development. Revised capacity ratings are required if these are to be retained within the schedule.	Accept in part
OS177.8	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to recognise and provide for the benefits of change, enhancement and remediation of land within the landscape schedule.	Reject
OS177.9	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to identify degradation and opportunities to remedy identified degradation within the priority area.	Reject
OS177.10	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to recognise the particular existing attributes mentioned in point 19 of the submission as part of the values and character of the Outstanding Natural Landscape.	Reject
OS177.11	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to incorporate submitter feedback into the important values of the landscape schedule.	Accept in part
OS177.12	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That without derogating from the generality of the points in this submission, the submitter seeks any additional, amended, consequential, or further relief in respect to the schedule reflects the matters raised in this submission.	Accept in part
OS177.13	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That if the amendments within this submission are not adopted within the landscape schedule 21.22.16 Eastern Whakatipu Basin that it be deleted or otherwise withdrawn from the variation.	Reject
OS177.14	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at the important landforms and types section to distinguish between the elevated mountainous part of the Outstanding Natural Landscape and the lower-lying and highly modified flatter land at Glencoe Road.	Reject
OS177.15	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at the land use patterns and features section to further particularise the broader list of established activities occurring within the Outstanding Natural Landscape which are historically recognised as appropriate and in keeping with the landform, including consented development (RM000505).	Reject
OS177.16	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at the naturalness attributes and values section to reflect the rural residential living environment and the visibility of built development along Glencoe Road.	Accept in part
OS177.17	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at the landscape values section to change the respective rankings to 'low' and 'moderate' rather than 'high'.	Reject
OS177.18	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That if the landscape values section of the landscape schedule 21.22.16 is not amended then the values descriptions are amended to reflect the lower value of the modified terrace.	Reject
OS177.19	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the perceptual values section of the landscape values of landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to distinguish between the 'remote and wild' mountain range and the un-remote and un-wild terrace.	Accept in part
OS177.20	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to include information of what scale of development has been considered regarding the landscape capacity assessment.	Accept in part
OS177.21	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at the capacity description of visitor accommodation activities to reflect the ability of land at Glencoe Road and the submitters site to absorb further visitor accommodation.	Reject
OS177.22	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to reflect where there are existing and planned development opportunities and associated amenities and utilities.	Reject
OS177.23	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That if the landscape capacity sections are to be retained, then much of the Outstanding Natural Landscape terraces need to be amended to a moderate or high capacity for additional subdivision, visitor accommodation, lifestyle, earthworks and associated and ancillary activities.	Reject

OS177.24	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove point 5 from the landscape schedule.	Reject
OS177.25	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to include a point under the title important ecological features and vegetation types which states 'Modified and grazed pasture associated with the Glencoe Station land'.	Accept in part
OS177.26	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to include a point under the title important ecological features and vegetation types which states 'Opportunities to enhance vegetation and/or remove pest plant species are encouraged through subdivision and development proposals'.	Accept in part
OS177.27	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove point 14 from the landscape schedule.	Accept in part
OS177.28	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove point 15 from the landscape schedule.	Accept in part
OS177.29	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 16 to include the word significant in relation to human modification within the landscape schedule and to include the words 'and broader parts of the Glencoe farmed land'.	Reject
OS177.30	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 17 to include minor typographical errors and replace the words 'two rural living dwellings to the north of the' with 'A number of dwellings between Mt Beetham and'.	Reject
OS177.31	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 18 to remove the words 'with the exception of', include the words 'including Glencoe Station, also includes rural living and other', have the word 'generally' removed and replace the words 'has been carefully located outside of the' with 'within'.	Reject
OS177.32	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 23 to include the words 'and other farming features such as modified pasture and planting, utilities, access, and fencing' in relation to the historic farmstead at Glencoe Station.	Reject
OS177.33	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 32 to include reference to rural living opportunities regarding the Crown Terrace.	Reject
OS177.34	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 33 to include the words 'used for pastoralism and rural living' regarding the Glencoe homestead.	Reject
OS177.35	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove point 35 from the landscape schedule.	Reject
OS177.36	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 39 to remove reference to mixed rural and rural residential and replace this with 'Arcadian/resort landscapes', remove reference to 'more overtly working rural' and replace this with 'mixed rural and rural residential', and to include reference to the Glencoe Station/New Chums gully.	Reject
OS177.37	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 49 to remove reference the large-scale, rugged and unkempt appearance of the Crown Terrace and replace this with 'the mixed rural and rural lifestyle uses of the Crown Terrace', and replace the words 'working rural' with rural/lifestyle.	Accept in part
OS177.38	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 51 to include mention of the point being in context of a working farm.	Accept in part
OS177.39	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove point 52 from the landscape schedule.	Reject
OS177.40	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 53 to replace the word 'natural' with 'working pastoral activities and scattered rural lifestyle', make minor typographical errors, and remove mention of 'the generally subservient nature' of the built environment.	Reject

OS177.41	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 54 to remove mention of the undeveloped character of the landscape and replace it with 'mixed working/rural living character', replace mention of the mixed working rural and rural living with 'more developed Arcadian/resort character of the Whakatipu Basin, remove mention of the context of the rural setting of the Crown Terrace, replace the words 'perception of naturalness' with quality and attractive appreciation of landscape', make minor typographical errors and remove mention of the subservient nature of mentioned elements.	Reject
OS177.42	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 56 to remove the words 'meaning that it is not an overwhelmingly negative visual element', and replace the words 'seemingly undeveloped' with 'mixed rural/lifestyle'.	Reject
OS177.43	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 57 to remove the word 'high' regarding the level of naturalness of the priority area.	Reject
OS177.44	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 58 to include reference to 'lifestyle development' of the river terrace landform of the Crown Terrace.	Reject
OS177.45	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 59 to make minor typographical errors, replace the words 'gateway between the' with 'transition landscape of mixed rural/lifestyle use between the', remove reference to the 'seemingly untouched' and replace this with 'more natural upper slopes', and remove the words 'along with the magnificent broader mountain setting within which it is seen in many views'.	Accept in part
OS177.46	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 60 to replace the words 'bold contrast with' with 'transition to'.	Reject
OS177.47	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove point 64 from the landscape schedule.	Reject
OS177.48	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 66 to remove reference to the 'sense of remoteness' of the eastern side of the Crown Terrace and include the words 'are experienced within a modified context'.	Reject
OS177.49	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 67 to change the sense of wildness of the Crown Terrace Escarpment to 'low', and to remove reference to the 'continuous rugged character along with its generally undeveloped and, in places, seemingly unkempt character'. Also to remove reference to this being in 'contrast with the settled and more manicured character of the basin'.	Reject
OS177.50	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 68 to include reference to 'areas of working farm/lifestyle development within the priority area.	Accept in part
OS177.51	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 70(b) iii to include reference to the 'lifestyle' landscape of the Crown Terrace.	Accept in part
OS177.52	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 70(b) v to remove the words 'The confinement of appreciable visible' and to include reference to Glencoe Road.	Accept in part
OS177.53	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 70(b) vi to remove reference of the 'very limited' level of built modification through the Outstanding Natural Landscape and to include the words 'integrated into the landscape'.	Reject
OS177.54	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 71 to include the words 'however, opportunities to control or eradicate those through future subdivision and development are encouraged' in reference to pest plant species.	Reject
OS177.55	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the rating for physical values for the priority area from 'high' to 'moderate', include reference to the 'working character/lifestyle development' within the priority area and to remove reference to 'mana whenua features'.	Reject

OS177.56	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the associative values of the priority area from 'high' to 'moderate'.	Reject
OS177.57	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 73 to include a point on 'the lifestyle opportunities within the area' as an associative values of the priority area.	Reject
OS177.58	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the perceptual value rating of the priority area from 'high' to 'moderate'.	Reject
OS177.59	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at point 74(c) to change the perception of naturalness from 'high' to 'moderate', replace the words 'dominance of' with 'contrast of' in regard to landscape elements in the schedule and to include reference to the 'working rural/lifestyle land uses' taking place.	Reject
OS177.60	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to remove point 74(d) from the landscape schedule.	Accept in part
OS177.61	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the landscape capacity of commercial recreational activities in the priority area from 'very limited' to 'some', replace the words 'optimise the screening and/or camouflaging benefit of' with 'integrate with', replace the word 'protects' with provide for and include the words 'where appropriate' regarding commercial recreational activities.	Reject
OS177.62	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the capacity rating for visitor accommodation and tourism related activities from 'very limited' to 'some', replace the words 'low lying locations' with 'visually recessive locations', replace the word 'or' with 'and', remove reference to 'of a modest scale' and to remove 'No landscape capacity for tourism related activities'.	Accept in part
OS177.63	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the capacity rating for earthworks from 'very limited' to 'some' and include capacity for 'mitigation and landscaping associated with future subdivision and development'.	Reject
OS177.64	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the capacity rating for farm buildings from 'very limited' to 'some', remove reference of such buildings being 'modestly scaled' and to include the words 'and assist the functioning of the farming practice'.	Reject
OS177.65	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the capacity rating for transport infrastructure from 'very limited' to 'limited', include reference for such activities to 'provide enhanced access opportunities' and to replace the word 'protect' with 'are consistent with' the areas Outstanding Natural Feature values.	Reject
OS177.66	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended to change the capacity rating for rural living from 'very limited' to 'some', replace the words 'low lying locations' with 'visually recessive locations', replace the word 'and' with 'or', remove reference to such activities being 'of a modest scale', replace the words 'protects' with 'is consistent with', and to include reference to such activities having capacity 'where appropriate'.	Accept in part
OS177.67	Rosie Hill on behalf of Glencoe Station Limited and Glencoe Land Development Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.16 Eastern Whakatipu Basin is amended at the general description section to include the works 'more modified'.	Reject
OS178.1	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the PA boundary of 21.22.18 be amended over the Ski Area Sub Zone boundary, or if it is to remain, that it is provided for through an appropriate exception regime.	Reject
OS178.2	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the Outstanding Natural Landscape be removed from the Ski Area Sub Zone, or if it is to remain, that it is provided for through an appropriate exception regime.	Reject

OS178.3		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That should the schedules be retained, that the submitter land, Soho Ski Area (Section 10-11 Survey Office Plan 459834; Section 5 Block 1 Knuckle Peak Survey District; Section 83 Survey Office Plan 357952) be made a separate character unit.	Reject
OS178.4		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That 21.22.18 be deleted.	Reject
OS178.5		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That 21.22.18 and associated schedules should reflect the existing activities in the Outstanding Natural Landscape.	Accept
OS178.6		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That new definitions are created to provide landscape capacity to absorb development.	Accept in part
OS178.7		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That revised capacity ratings are provided along with corresponding scale of development to guide implementation.	Accept in part
OS178.8		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That the schedules be amended to recognise the benefits of and provide for the dynamic of landscape change including mitigation of adverse effects achieving appropriate design outcomes.	Accept in part
OS178.9		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That the schedules be amended to identify degradation and opportunities to remedy identified degradation.	Accept
OS178.9	F5235.31	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS178.9	F5236.31	Emma Ryder on behalf of Motuie Trustees Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS178.10		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the existing attributes in the Soho Ski Area including recreation activities, opportunities for accommodation and lodge development and its attractiveness to tourists be recognised as important parts of the values and character of the ONL.	Accept in part
OS178.11		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That the landscape schedules be rejected or amended to address that the consultation identified in the s32 was inadequate	Reject
OS178.12		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That the Values Identification Framework identified should be subject to proper community consultation to inform the plan change.	Reject
OS178.13		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That the schedules plan change be amended to incorporate submitter feedback on important values.	Accept in part
OS178.14		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That the identified values include explanation of what exactly contributes to the values.	Reject
OS178.15		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules	Oppose	That the landscape character be sufficiently detailed on its ability to absorb built form relative to topographic structure and spatial disposition and demonstrate clear links between existing character and capacity conclusions.	Reject
OS178.16		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That 21.22.18 be deleted from the variation.	Reject
OS178.17		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That the 'land use patterns and features section of 21.22.18 be amended to refer to the Soho Ski Area within the Priority Area.	Accept in part
OS178.18		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That the 'important recreation attributes and values' section of 21.22.18 be amended to refer to the Soho Ski Area within the PA.	Accept in part

OS178.19	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That the 'particularly important views to and from this area' section of 21.22.18 be amended to replace 'wall' of the Pisa Criffle range to 'slopes'	Reject
OS178.20	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That the 'naturalness attributes and values' section of 21.22.18 be amended to include additional recognition of the Ski Area Sub Zone and the exception regime in the Proposed District Plan.	Accept in part
OS178.21	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity of commercial recreation activities in 21.22.18 be amended to recognise that there is more than some landscape capacity for activities within the Soho Ski Area, to reflect the nature of the exception zoning regime and the scale of consenting and built development already.	Reject
OS178.22	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity section of 21.22.18 be changed to amend the landscape capacity of tourism-related activities outside of the Settlement Zone and Mount Cardrona Special Zone to include the Ski Area Sub Zone, including Soho Ski Area.	Accept in part
OS178.23	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the 'landscape capacity' section of 21.22.18 be amended to provide for earthworks in the Ski Area Sub Zone.	Accept in part
OS178.24	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the 'landscape capacity' section of 21.22.18 be amended to specify the types of activities against which the capacity for the ONL to absorb or ranked or listed and at what scale.	Reject
OS178.25	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the capacity description of visitor accommodation/lodge and additional recreation activities in the landscape schedule section in 21.22.18 be amended to reflect the ability of the Ski Area Sub Zone to absorb further visitor accommodation.	Reject
OS178.26	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity section of 21.22.18 reflect existing and planned development opportunities, and associated amenities and utilities	Reject
OS178.27	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That if the landscape capacity section are retained, much of the Outstanding Natural Landscape terraces be amended to moderate or high capacity for additional subdivision, visitor accommodation, recreation, access, earthworks and associated and ancillary activities.	Reject
OS178.28	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That the landscape capacity section of 21.22.18 be amended to provide for appropriate alternative landscape character such as opportunities of industrial and other land development and associated enhancements through landscaping, pest management and planting to improve biodiversity and conservation values.	Reject
OS178.29	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > General Description of the Area	Oppose	That in the 'general description' section of 21.22.18 be amended to include the following 'including Soho Ski Area' as well as 'and is identified as an Exception Zone under the PDP, as shown below. The Cardrona Valley PA is a north-south oriented valley enclosed by the Cardrona Range/Harris Mountains to the west and the Pisa/Criffel Range to the east. The PA extends to the crest of the Pisa Range flanks and to the landforms visually containing the valley to the west, including the eastern flanks of Mount Cardrona and a ridge of Mount Alpha. In a north-south direction the PA starts just north of Timber Creek and ends at Blackmans Creek about 3.25 kilometres upstream of Cardrona village. The majority of the Cardrona Ski Area Sub Zone, including Soho Ski area, falls within the area and is identified as an Exception Zone under the PDP.	Reject
OS178.30	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > General Description of the Area	Oppose	That the 'important landforms and land types' section of 21.22.18 be amended to include a new limb below. The Ski Area Subzone which contains more modified landforms as a result of earthworks modifications, access, utilities, water storage and built development.	Reject
OS178.31	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > General Description of the Area	Oppose	That landscape schedule 21.22.18 include only those areas identified Significant Natural Area, otherwise further mapping be undertaken to understand the location of features listed in the 'important ecological features and vegetation types' section.	Reject

OS178.32		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > General Description of the Area	Oppose	That a new limb be added to the 'important ecological features and vegetation types' section of 21.22.18 as follows Opportunities to remove plant and pest species through subdivision and development proposals are encouraged.	Reject
OS178.33		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > General Description of the Area	Oppose	That 21.22.18 paragraph 14 'land use patterns and features section' be amended by striking out Cardrona Alpine Resort and replacing it with Cardrona Ski Area Subzone and that the following be added to the second to last sentence: 'as well as built form within the subzone including ski field infrastructure, accommodation, and landform modification' as well as striking out 'all public and private access roads are unsealed'.	Accept in part
OS178.34		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > General Description of the Area	Oppose	That 16 under the 'land use features and patterns' section of 21.22.18 be amended by adding an additional sentence below. Soho ski area also exhibits built form and landform modification.	Accept in part
OS178.35		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Associative Attributes and Values	Oppose	That 21.22.18 paragraph 35 'important recreation attributes and values' section be amended by adding 'and Soho Ski Area'; 'on mountain accommodation and living' and 's to all the ski areas are highly visible' (the s making road plural) and striking out to Snow Farm (a ski touring area is also), so that it reads as follows: The area features the highly popular Cardrona Alpine Resort and Soho Ski Area (within the Ski are Sub-Zone), providing a year-round destination offering on mountain accommodation and living, snow-based recreation such as skiing/snowboarding in winter and hiking/mountain biking opportunities in summer. Year-round activities are also facilitated here, such as sightseeing, star gazing, mountain carting. The access roads to all the ski areas are highly visible within the PA area.	Reject
OS178.36		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.18 paragraph 39 'legibility and expressiveness attributes and values' be amended by adding a new sentence: However the upper valley does not provide long distance views along the valley due to multiple intervening ridges.	Reject
OS178.37		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.18 paragraph 40 'particularly important views to and from the area' section be amended by adding, 'with loss of intermittent views from intervening rides, by striking out 'wall' and replacing it with 'slopes', and by striking out 'the Cardona Alpine Resort is reasonably difficult to see from the road' and replacing it with 'parts of the SAZSs', and by striking out 'is largely screened by rising topography', and replacing it with 'Are visible from the road, although are an expected aspect of this landscape'.	Reject
OS178.38		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Summary of Landscape Values	Oppose	That (a) in the summary of landscape values section of 21.22.18 be amended by deleting 'and the mana whenua features'.	Reject
OS178.39		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Summary of Landscape Values	Oppose	That (c)(iii) be in the summary of landscape values section of 21.22.18 be amended by striking out 'an impression of high' and replacing it with 'a contrast in'; by striking out 'dominance of the' and replacing it with 'broader'; striking out 'over' and replacing it with 'with pockets of' and by adding 'within ski fields', so that it reads as follows: A contrast in naturalness arising from the broader more natural landscape with pockets of built development and landform modification within ski fields.	Reject

OS178.40		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That (i) in the landscape capacity section of 21.22.18 be amended by striking out 'some' and replacing with 'moderate', adding 'or connecting to' and striking out 'optimise the screening and/or camouflaging benefit of' and replacing it with 'integrate with'; striking out 'sympathetic' and replacing it with 'appropriate', adding 'where appropriate, or' and striking out 'protect' and adding in 'provide for' so that it reads as follows: Commercial recreational activities - Moderate landscape capacity for activities that integrate with and complement/enhance existing recreation features, particularly within, or connecting to, the Ski Area Sub-Zone. Activities should be: located to integrate with the existing natural landscape elements; designed to be of an appropriate scale, appearance, and character; integrate appreciable landscape restoration and enhancement where appropriate, or; enhance public access; and provide for the area's ONL values.	Reject
OS178.41		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That ii in the landscape capacity section of 21.22.18 be amended by a series of changes: add 'within SASZs', replace 'some' with 'moderate', delete 'co-located with existing facilities'; delete 'sympathetic' and replace it with 'an appropriate'; add a '/' between enhancement and enhance; add 'where appropriate'; strike out 'protect' and add in 'provide for'; and delete 'no landscape capacity for tourism related activities outside of the Settlement Zone and Mount Cardrona Special Zone', so that it reads as follows: Visitor accommodation and tourism related activities - Moderate landscape capacity within SASZs for visitor accommodation activities that are designed to be an appropriate scale, appearance and character; integrate appreciable landscape restoration and enhancement/enhance public access where appropriate; and provide for the area's ONL values.	Accept in part
OS178.42		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That v in the landscape capacity section of 21.22.18 be amended by adding the following sentence: Moderate capacity for earthworks within Ski Area Sub Zones that enhance recreation opportunities and integrate with existing natural landform patterns.	Reject
OS178.43		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That viii in the landscape capacity section of 21.22.18 be amended by a series of changes: Strike out 'limited' and replace with 'moderate'; strike out 'very limited' and replace with 'moderate'; strike out 'additional roads' and replace with 'upgrades or expansions of existing roads'; and add the in the following: 'including car parking, passing bays, and support utilities. Moderate landscape capacity to facilitate alternative non-road transport to the Ski Area Sub-Zones.	Accept in part
OS178.44		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That 21.22.18.xiii landscape capacity be amended by a series of changes: strike out limited and replace with moderate; strike out 'sympathetic to the' and replace with 'integrated with', and strike out 'and protect the area's ONL values', so that it reads as follows: Gondolas - Moderate 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 integrated with landform, are designed to be recessive in the landscape.	Accept in part
OS178.45		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.18 paragraph 42 in the naturalness attributes and values section be amended by adding 'tracks' and 'sluicing areas' to the first sentence, and 'while the original beech forest is absent' to the last sentence.	Accept in part
OS178.46		Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.18 paragraph 43 in the naturalness attributes and values section be amended to replace 'at the skifields' with 'within the SASZ/ski fields'; replace 'retains a significant level of' with 'although has a low level of' and by adding 'are exception zones under the PDP, and replaces 'dominated' with 'otherwise contextualized by' as well as a grammatical change to read as follows: The presence of development on the valley floor, in Cardrona Village, in Mount Cardrona Special Zone, and within the SASZ/ski fields (including their access roads) modifies perceptions of naturalness. Pastoral land on the valley floor is still perceived as a pleasant rural foreground to the mountains and hills although has a low level of naturalness. The village and special zones are exception zones under the PDP, and are nodes of human occupation and development within a landscape otherwise contextualized by natural patterns and farming land use.	Reject

OS178.47	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.18 paragraph 44 in the memorability attributes and values section be amended by striking out 'large' and adding 'intermittent', so it reads as follows: Highly memorable journey through an enclosed valley with intermittent views of dramatic mountain ranges, enhanced by changing vegetation colours and snow cover across the seasons.	Reject
OS178.48	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That 21.22.18 paragraph 47 in the remoteness and wildness attributes and values section be amended by adding 'modified lower pasture land, the ski field areas, and' as follows: A sense of remoteness and wildness can be experienced on walking and mountain biking tracks within the landscape, including Tuohys Track and Spotts Creek Track and in locations away from Cardrona Valley Road, modified lower pasture land, the ski field areas, and on the high-country stations.	Reject
OS178.49	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That in 49a of the aesthetic attributes and values section of 21.22.18 be amended by deleting 'muscular'	Reject
OS178.50	Rosie Hill on behalf of Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That a new limb be added to 49 in the aesthetic attributes and values section of 21.22.18 as follows: high quality and attractive built form within ski fields	Reject
OS179.1	Daniel Thorne on behalf of Graeme and Leah Causer	Landscape Schedules	Oppose	That the variation be rejected.	Reject
OS179.2	Daniel Thorne on behalf of Graeme and Leah Causer	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That 21.22 be rejected.	Reject
OS179.3	Daniel Thorne on behalf of Graeme and Leah Causer	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That 21.22. 23 be rejected.	Reject
OS179.4	Daniel Thorne on behalf of Graeme and Leah Causer	Landscape Schedules	Oppose	That the Priority Areas (PAs) are further distinguished by identifying the various landscape areas or units within the PA.	Reject
OS179.5	Daniel Thorne on behalf of Graeme and Leah Causer	Landscape Schedules	Oppose	That the landscape schedule identifies the key attributes and distinguishing features within each landscape area or unit of the Priority Area.	Reject
OS179.6	Daniel Thorne on behalf of Graeme and Leah Causer	Landscape Schedules	Oppose	That the landscape schedule is accompanied by a map of each Priority Area identifying the distinguishable landscape units within it, and the related landscape capacity of each of those areas.	Reject
OS179.7	Daniel Thorne on behalf of Graeme and Leah Causer	Landscape Schedules	Oppose	That appropriate terminology is used to describe the relative landscape capacity of the landscape unit/areas within the PA, and the appropriateness of finer grained assessments to determine landscape capacity within specific landscape units or sites.	Accept in part
OS180.1	Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules	Oppose	That the variation to Chapter 21 be rejected.	Reject
OS180.2	Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That 21.23 in its entirety be rejected.	Reject
OS180.3	Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That 21.23.1 be rejected	Reject
OS180.4	Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules	Oppose	That the Priority Areas (PAs) are further distinguished by identifying the various landscape areas or units within the PA.	Reject
OS180.5	Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules	Oppose	That the landscape schedule identifies the key attributes and distinguishing features within each landscape area or unit of the PA.	Accept
OS180.6	Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules	Oppose	That the landscape schedule is accompanied by a map of each PA identifying the distinguishable landscape units within it, and the related landscape capacity of each of those areas.	Reject
OS180.7	Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That for the Upper Clutha Rural Character Landscape (RCL) Priority Areas (PAs), within each landscape unit there are identified measurable spatial limits of rural living, subdivision and development.	Reject

OS180.7	FS235.32	Emma Turner on behalf of Sunnyheights Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the relief sought is supported.	Reject
OS180.7	FS236.32	Emma Ryder on behalf of Motuihe Trustees Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Support	That the relief sought is supported.	Reject
OS180.8		Daniel Thorne on behalf of Graeme and Leah Causer (Ballantyne Rd)	Landscape Schedules	Oppose	That appropriate terminology is used to describe the relative landscape capacity of the landscape unit/areas within the PA, and the appropriateness of finer grained assessments to determine landscape capacity within specific landscape units or sites.	Accept in part
OS181.1		Hayley Mahon on behalf of RCL Henley Downs Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill be amended so the outstanding natural feature overlay boundary aligns with the edges of the no-build areas approved within lot 8 DP 498179 under RM210606.	Reject
OS181.1	FS220.13	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS181.2		Hayley Mahon on behalf of RCL Henley Downs Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to ensure that the schedules apply at a priority area level to guide future development but not to preclude it. Site-specific landscape assessments should be given more weight than the landscape schedules.	Accept in part
OS181.2	FS220.14	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS181.3		Hayley Mahon on behalf of RCL Henley Downs Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to ensure it is clear that the capacity for development identified in the schedules is not to be applied or interpreted at a site-specific scale.	Accept in part
OS181.3	FS220.15	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS181.4		Hayley Mahon on behalf of RCL Henley Downs Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 are amended to clarify that applications for resource consent for residential dwellings within approved subdivisions anticipated for residential use should not be precluded by the schedule and assessed on their individual merits at a site-specific scale.	Accept in part
OS181.4	FS220.16	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS181.5		Hayley Mahon on behalf of RCL Henley Downs Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedules 21.22 and 21.23 are amended to ensure that the text of the schedules does not preclude residential visitor accommodation in existing or any future residential dwellings.	Accept
OS181.5	FS220.17	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Support	That the relief sought is supported.	Accept
OS181.6		Hayley Mahon on behalf of RCL Henley Downs Limited	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 gives effect to any other consequential or alternative relief as may be necessary or appropriate to address the issues raised in this submission or give effect to the relief sought, including as a result of changes that may arise from other submissions.	Accept in part
OS181.6	FS220.18	Laura McLaughlan on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS182.1		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to either exclude the land of the submitter, or to more accurately recognise and provide for existing uses, their likely anticipated future upgrade, replacement, or redevelopment.	Reject

OS182.2		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to delete the term 'no capacity'.	Accept in part
OS182.3		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to recognise and provide for benefits of change, enhancement and remediation of the landscape.	Reject
OS182.4		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules	Oppose	That the landscape schedules 21.22 and 21.23 be amended to identify degradation and opportunities to remedy identified degradation.	Accept in part
OS182.5		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview's boundary be amended to reflect the high degree of modification of the landscape.	Reject
OS182.6		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to distinguish between the elevated mountain environment which exhibits high landscape values and the low-lying and highly modified submitter land. Remove the submitter land, and the land below the state highway from the outstanding natural landscape.	Reject
OS182.7		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to further particularise the broader list of established activities occurring within the lower-lying parts of the outstanding natural landscape which are historically recognised as appropriate and in keeping with the landform.	Reject
OS182.8		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to reflect that the holiday park and Round Hill Track is overgrown and no longer walkable.	Reject
OS182.9		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to delete references to vegetation types such as pasture, plant pest species and animal pest species from the important ecological and vegetation types section of the landscape schedule.	Accept in part
OS182.10		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended so the boundary of the priority area is based on State Highway 6 along the base of the Mount Maude slopes.	Reject
OS182.11		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so that the description regarding postcard views is not misinterpreted as applying more broadly.	Reject
OS182.12		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so that the landscape values respective values are moderate rather than high.	Reject
OS182.13		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended if the overall landscape ranking for the outstanding natural landscape is not amended that the values should be specifically amended to assign a low ranking to the lower-lying land, including the submitters land.	Reject
OS182.14		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so the capacity sections list particular types of activities against which capacity for the outstanding natural landscape to absorb is ranked or listed.	Reject
OS182.15		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to exclude the submitters land or the schedule should take into account the scale of existing and likely future development associated with existing land uses.	Reject

OS182.16		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to incorporate submitter feedback as to important values.	Accept in part
OS182.17		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That if landscape schedule 21.22.23 Hawea South North Grandview is amended the submitter seeks any additional, amended, consequential, or further relief in respect of the schedules to reflect the intent of the matters raised in this submission.	Accept in part
OS182.18		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That if the amendments included within this submission are not included within the schedule, then the submitter seeks that it be deleted or otherwise withdrawn from the variation.	Reject
OS182.19		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the boundary of the outstanding natural landscape is not defensible and should be amended to reflect the high degree of modification of the landscape.	Reject
OS182.20		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point one to include 'The western landform, and in particular the land between the state highway and the lake, is less dramatic and "outstanding" than the eastern landform'.	Reject
OS182.21		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point eight to remove the words 'largely undeveloped' and 'and', include ', highly modified shoreline and artificially-raised and manipulated lake level', and include ', and not natural. The lake is routinely manipulated for hydro purposes, further undermining its "naturalness"'.	Reject
OS182.22		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended by removing point 12 under the heading important ecological features and vegetation types from the landscape schedule.	Reject
OS182.23		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended by removing point 13 under the heading important ecological features and vegetation types from the landscape schedule.	Reject
OS182.24		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended by removing point 15 under the heading important ecological features and vegetation types from the landscape schedule.	Accept in part
OS182.25		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended by removing point 16 under the heading important ecological features and vegetation types from the landscape schedule.	Accept in part
OS182.26		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 18 by including the words 'and surrounding low-lying environment', and replacing the word 'includes' with 'include'.	Reject
OS182.27		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 20 to replace the word 'largely' with 'somewhat' and removing the word 'two' in the landscape schedule.	Reject
OS182.28		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 23 replace the word 'The' with the words 'There is', and to replace the words 'almost all' with 'some'.	Accept in part
OS182.29		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 26 to include the words 'overgrown and unwalkable' in the landscape schedule.	Reject

OS182.30		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 27 to include the words 'These uses are limited by the prevailing northwest and southeast winds and are mostly undertaken between Christmas and late-January due to the low temperature of the water'.	Reject
OS182.31		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 45 to include the words 'of the mountains, lake, and some of the lake shore'.	Reject
OS182.32		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 47 to remove the word 'peaceful' and to include the words 'when weather permits'.	Reject
OS182.33		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 51 to remove the word 'popular' and to include the words 'overgrown and unwalkable'.	Reject
OS182.34		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to remove point 52 from the landscape schedule.	Reject
OS182.35		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 53 to remove the word 'Nationally' from the landscape schedule.	Reject
OS182.36		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 54 to include the words 'highly modified', 'noting that very few parts of the beach are suitable to picnicking due to bluffs, course stones, and exposure to weather'.	Reject
OS182.37		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 57 to include the words 'excluding the modified lake shore'.	Accept in part
OS182.38		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 60 to replace the words 'from SH6 Makarora Lake Hawea Road between the entrance to Hawea township/the Control Dam area and the lake terrace north' with 'north'.	Reject
OS182.39		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to remove point 64 from the landscape schedule.	Reject
OS182.40		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 66 to remove the words 'noting that the lake itself is not in its "natural" state'.	Accept in part
OS182.41		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 68 to include the words 'rural residential development', 'and the damming of the lake', and to replace the word 'high' with 'low' in the landscape schedule.	Accept in part
OS182.42		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 69 to replace the word 'higher' with 'low-moderate', include the words 'damming of the lake undermining the', and to remove 'The relatively confined extent of built development and its predominantly visually recessive, modest and/or relatively low-key character plays an important role'.	Reject
OS182.43		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 74 to replace the words 'mountain trails towards the' with 'mountainous', and remove the words 'and the farmed lake terraces'.	Reject

OS182.44		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 75 to replace the word 'localised' with 'low', include the words 'farmed lake terraces', and remove the words ',where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context'.	Reject
OS182.45		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 77 to include 'Round Hill is protected by a QEII covenant'.	Accept in part
OS182.46		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 77 to include 'and the western edges north of Glen Dene'.	Reject
OS182.47		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to include 'Hawea South and North Grandviews' and to remove 'West Wanaka' from the landscape capacity section of the landscape schedule.	Accept
OS182.48		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for visitor accommodation and tourism related activities from 'no' capacity to 'limited' capacity.	Accept in part
OS182.49		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for urban expansions to include 'some landscape capacity within the lower-lying terrain. No landscape capacity in other areas'.	Accept in part
OS182.50		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating of earthworks from 'limited' to 'some'.	Reject
OS182.51		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for farm buildings from 'limited' to 'some'.	Reject
OS182.52		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for rural living from 'very limited' to 'some'.	Reject
OS182.53		Maree Baker-Galloway on behalf of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for lake structures from 'no' capacity to 'limited' capacity.	Accept in part
OS183.1		Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the boundary of the landscape schedule 21.22.1 Peninsula Hill is amended to exclude parts of the submitters land zone Jacks Point Zone/within the Urban Growth Boundary.	Reject
OS183.2		Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the classification of the landscape schedule 21.22.1 Peninsula Hill is amended on the land zoned Jacks Point Zone/within the Urban Growth Boundary.	Reject
OS183.3		Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the relief sought regarding the boundary and classification of the landscape schedule 21.22.1 Peninsula Hill is provided for through an appropriate exception regime under the Outstand Natural Feature schedule if it is to be adopted.	Reject
OS183.4		Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to provide for the Jacks Point Zoned land portion of the Outstanding Natural Feature as a separate character unit under the schedule if it is to be retained.	Reject
OS183.5		Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is rejected in its entirety to give effect to this submission.	Reject

OS183.6	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the boundaries of the landscape schedule 21.22.1 Peninsula Hill, including the ONL and ONF boundaries, are amended.	Reject
OS183.7	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to to include new definitions to provide for the intent of capacity in landscapes with different abilities to absorb appropriate development. Revised capacity ratings are required if these are to be retained within the schedules.	Accept in part
OS183.8	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to recognise and provide for the benefits of change, enhancement and remediation.	Reject
OS183.9	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to identify degradation and opportunities to remedy identified degradation.	Reject
OS183.10	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to recognise the attributes and features listed in point 21 of this submission as part of the Outstanding Natural Feature within the landscape schedule.	Reject
OS183.11	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to to incorporate submitter feedback as to important values within the landscape schedule.	Accept in part
OS183.12	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That without derogating from the generality of the submission, the submitter seeks any additional, amended, consequential, or further relief in respect of the schedules reflect the matters raised in this submission.	Accept in part
OS183.13	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That if the amendments within this submission are not included then the submitter seeks it to be deleted or otherwise withdrawn from the variation.	Reject
OS183.14	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended so the starting position of the schedule is to only describe those values which contribute to a feature as being outstanding. Values and other descriptors within the schedule that do not meet this purpose should be deleted.	Reject
OS183.15	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title important hydrological features to be specified more accurately with respect to areas identified with ecological and habitat values if these are to be retained.	Reject
OS183.16	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title important hydrological features to delete references to the removal or eradication of pest flora and fauna species.	Accept in part
OS183.17	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title important ecological features and vegetation types to delete references to the removal or eradication of pest flora and fauna species.	Accept in part
OS183.18	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title land use patterns and features to contextualize existing forms of modification and development within the priority area by describing the future ability to consolidate and enhance or develop those existing uses over time.	Reject
OS183.19	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title particularly important views to and from the area to acknowledge that the zoning extends higher than existing development on northern slopes.	Reject
OS183.20	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title particularly important views to and from the area to reference the built environment within the Jacks Point Zone to recognise that there are a tableland homesites that are quite visible from the lake and these frame an appropriate and attractive foreground to views.	Reject
OS183.21	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title summary of landscape values summary of physical values to reflect the reasonably modified nature of the vegetation and habitats making them no more than moderate.	Reject
OS183.22	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title summary of landscape values to amend the associative values to note that only a small part of the proposed Outstanding Natural Feature is accessible for recreation.	Reject

OS183.23	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title summary of landscape values to amend to perceptual values to remove reference to remoteness and wildness if in proximity to urban development.	Accept in part
OS183.24	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title summary of landscape values to generally recognise the distinction of the Exception zoned parts of the Outstanding Natural Feature.	Reject
OS183.25	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title landscape capacity to change the capacity rating for tourism related activities, urban expansions and transport infrastructure.	Accept in part
OS183.26	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title landscape capacity to change the capacity for rural living to recognise at least the two homesites in the Jacks Point Zone. Amend to generally recognise distinction of the Exception zoned parts of the Outstanding Natural Feature.	Accept in part
OS183.27	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title landscape capacity to include reference to the road through Dead Horse Gully.	Reject
OS183.28	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title landscape capacity to indicate at what scale such potential activities have been considered, and accordingly, without more specific examples and analysis, the landscape capacity section should be deleted.	Accept in part
OS183.29	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title landscape capacity to include where there are existing and planned development opportunities and associated amenities and utilities in the capacity ratings.	Reject
OS183.30	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the title landscape capacity to change the capacity for additional subdivisions, industrial and service activities, lifestyle, earthworks and associated ancillary activities to having a moderate or high capacity.	Reject
OS183.31	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at the general description of the area to replace the reference to the southern boundary adjoining the Jacks Point Zone to 'includes part of the Jacks Point Zone', include the words 'within the Urban Growth Boundary and which exhibits a more modified domestic landscape character in contrast with upper slopes of the ONF', and to include the sentence 'The Jacks Point Zone is an exception zone under the District Plan framework'.	Accept in part
OS183.32	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 5 to reference the eastern slopes draining into the Kawarau River.	Accept
OS183.33	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 6 to remove the reference to including localised wetlands.	Reject
OS183.34	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to include a point under point 8 which states 'Recently planted and regenerating grey shrubland on the lower southern slopes within the Jacks Point Zone is associated with subdivision and development patterns.	Reject
OS183.35	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 9(a) to include the words 'reading as part of the more modified landscape character associated with the Jacks Point Zone.	Reject
OS183.36	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 11 to remove the reference to wilding pines unless there is further precision and mapping as to where these are located.	Reject
OS183.37	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 11 to include the words 'cover are peppered over'.	Reject

OS183.38	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 14 to replace the words 'provides an important counterpoint or 'offset' for the' with 'is contrasted with the', replace the sentence 'A dwelling is anticipated in a localised hollow at the western end of the uppermost gully', with 'At least two homesites and associated curtilage and access are anticipated, one at the western end of the uppermost gully and another on the southern boundary of the proposed ONF', make minor typographical changes, and include the words 'for the future of these lower slopes, including the potential for further discreet siting of homesites, associated curtilages, and additional access and development opportunities' regarding location-specific assessment criteria for appropriate development outcomes.	Accept in part
OS183.39	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 23 to delete or otherwise amend with more specificity as to where viewpoint included are from, and that those are limited to particularly important public viewpoints.	Reject
OS183.40	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 25 to include the words 'within the urban contact and foreground of Jacks Point Zone development' regarding the identity of the area as an important gateway feature.	Reject
OS183.41	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove point 26 from the landscape schedule.	Reject
OS183.42	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 27 to include the words 'and enhanced access opportunities created through subdivision and development proposals' regarding the popularity of the recreational features listed in the landscape schedule.	Reject
OS183.43	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove point 30 from the landscape schedule.	Reject
OS183.44	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 31 to change the scope of the point from 'area' to 'northern upper hill slope' and to include further precision to describe the southern hill slopes as more characterised by urban development and modified farming and recreational uses associated with the Jacks Point Zone.	Reject
OS183.45	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 32 to replace the words 'and its generally undeveloped character forms a memorable contrast with the fringe of urban development along its base' with 'although residential development zoning extends higher than existing built development'.	Reject
OS183.46	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 33 to include reference 'to the Northern slopes'.	Reject
OS183.47	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 34 to remove mention of the 'Highly attractive and memorable' long-range views, remove the words 'dramatic and generally undeveloped' 'roche moutonnee, remove reference to 'Mount Dewar and Coronet Peak', replace the words 'subservient to' with 'appropriately sited within' and to include the words 'and forms the foreground context of'.	Accept in part
OS183.48	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 35 to change the word 'memorable' with 'limited' regarding the gateway views from State Highway 6, remove mention of the 'dominance' of the landform, and replace the words 'by virtue of its proximity, scale, distinctive physical form, and undeveloped character, together with the limited awareness of urban development at Jacks Point adds to the scene' with 'and its lower slopes of a more domesticated character within Jacks Point Zone contrast with urban development of the Jacks Point Zone in the foreground. Lower slopes of the feature provide for an effective transition between urban built form and more natural upper slopes of the feature'.	Reject
OS183.49	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove point 36 from the landscape schedule.	Reject

OS183.50	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 37 to include the words 'transition of domesticated lower slopes exhibiting rural living development to the more natural upper slopes of the roche moutonnee', remove the word 'undeveloped' and the sentence 'At higher elevations along the road the broader mountain setting adds to the spectacle'.	Reject
OS183.51	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 38 to include the words 'particularly of the Tablelands and golf course, frames an attractive foreground context for these views'.	Reject
OS183.52	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove point 39 from the landscape schedule.	Reject
OS183.53	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 40 to include reference to the 'upper slopes of the' Outstanding Natural Feature, replace the words 'very limited extent' with 'carefully sited', replace the words 'generally subservient' with 'appropriate', and include the words 'including those portions zoned Jacks Point Zone'.	Reject
OS183.54	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 41 to include reference to 'the upper slopes' of Peninsula Hill as opposed to the entire feature, remove the word 'which', change the perception of naturalness 'for the lower slopes within the Jacks Point Zone' from 'high' to 'low', make minor typographical amendments, include reference to the modifications related to its pastoral, tourism, and infrastructure as being 'dominant', and replacing the section regarding the built form of the area with 'Careful siting of built form including homesites and associated curtilages, farm-buildings, access tracks and trails, infrastructure, fencing, and other forms of domestication are viable and influence the character of the landform'.	Reject
OS183.55	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 42 to include reference to 'exotic shrubs' and to provide further context as to where the perception of naturalness is viewed from and to what parts of the Outstanding Natural Feature it applies to.	Reject
OS183.56	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 43 to reference the 'upper slopes' regarding the roche moutonnee landform of Peninsula Hill and replace the words 'along with its location on a key scenic highway route and the airport approach path, and the magnificent mountain and lake context within which it is seen in many views' with 'including transition areas of the lower slopes within the Jacks Point Zone'.	Reject
OS183.57	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove point 44 from the landscape schedule.	Reject
OS183.58	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 45 to include reference to the 'upper slopes' regarding the generally undeveloped landform.	Reject
OS183.59	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove point 46 from the landscape schedule.	Reject
OS183.60	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 47(a) to include reference to the 'upper slopes of the' roche moutonnee landform, and replace the word 'beside' with 'with a transition to' regarding the juxtaposition of the priority area and the urban landscape.	Reject
OS183.61	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 47(b) ii to replace the words 'open and' with 'modified' and to include the words 'dominated by farming, recreational and lifestyle uses'.	Reject
OS183.62	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 47 (b) iii to replace the word 'more' with 'moderately'.	Reject
OS183.63	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 47(b) iv to replace the words 'very limited level of' with 'appropriate siting of'.	Reject

OS183.64	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 49 to change the rating of physical values from 'high' to 'moderate', include the words 'but reasonably modified' regarding vegetation features and to remove the words 'and mana whenua features'.	Reject
OS183.65	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 50(c) to include reference to 'access, farming, and lifestyle' attributes, include reference to the 'lower slopes of the' Outstanding Natural Feature, and to include the words 'including those parts of the zones Jacks Point Zone'.	Reject
OS183.66	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 51(b) to remove mention of the visibility of the area from various surrounding locations.	Reject
OS183.67	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 51(c) to change the perception of naturalness from 'high' to 'moderate', replace the word 'more' with 'less', to include the words 'character' and reference to the 'lower slopes' of Peninsula Hill.	Reject
OS183.68	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended at point 51(d) to replace the words 'A sense of remoteness and wildness primarily' with 'A sense of dominant urban context', replace the words 'by its scale, naturalness and dramatic appearance within an urban context' with 'built urban form and development', include the words 'including within the Tablelands of Jacks Point Zone, frames an attractive foreground view of built form to', remove the word 'in' and 'establishes', include reference to the 'upper slopes' of Peninsula Hill and to remove reference to 'as part of the expansive natural landscape'.	Reject
OS183.69	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for commercial recreational activities from 'very limited' to 'limited', remove the words 'optimise the screening and/or camouflaging', make minor typographical amendments, replace the word 'protects' with 'provide for', and to include 'where appropriate' regarding the capacity rating.	Reject
OS183.70	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for visitor accommodation and tourism related activities from 'no landscape capacity for tourism related activities' to 'moderate', replacing the word 'excepting' with 'particularly', removing reference to 'the two homesites' and replacing it with 'the lower slopes of the landform within the Jacks Point Zone', removing the capacity rating of 'no landscape capacity' for visitor accommodation activities, and including the words 'within which further siting of homesites, associated curtilage, and access opportunities are available' regarding capacity.	Accept in part
OS183.71	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for earthworks from 'very limited' to 'moderate', include reference regarding capacity to the 'golf course, mitigation landscape and formation of homesites within the lower slopes of the landform zoned Jacks Point Zone', and to remove the words 'that protect naturalness and expressiveness attributes and values, and are sympathetically'.	Reject
OS183.72	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for farm buildings from 'very limited' to 'limited', remove the words 'modestly scaled' regarding buildings that reinforce existing rural character and remove the words 'in lower lying flat land' for such buildings within the Outstanding Natural Feature.	Reject
OS183.73	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for transport infrastructure from 'very limited' to 'limited' and to include a capacity rating of 'moderate' for identified access through Dead Horse Gully and towards identified homesites within the lower slopes of the landform zoned Jacks Point Zone'.	Reject
OS183.74	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for utilities and regionally significant infrastructure from 'limited' to 'moderate'.	Reject
OS183.75	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to remove the capacity rating for renewable energy generation from 'no landscape capacity' and to change the capacity for discreetly located and small-scale renewable energy generation from 'very limited' to 'limited'.	Accept in part

OS183.76	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That the landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for rural living to no landscape capacity 'other than moderate landscape capacity for identified homesites within the Jacks Point Zone and their associated curtilage areas'.	Accept in part
OS183.77	Rosie Hill on behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.1 Peninsula Hill is amended to change the capacity rating for urban expansions from 'no' capacity to 'limited'.	Accept in part
OS184.1	Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbridge PA RCL Schedule > Perceptual (Sensory) Attributes and Values	Oppose	That the following wording be added to landscape schedule 21.23.2 Halliday Road/Corbridge: The large block of land to be developed as a film studio complex will become a noticeably busier node within the priority area with activity that may appear different from the rural activities prevalent within the wider priority area.	Accept in part
OS184.2	Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbridge PA RCL Schedule > Summary of Landscape Values	Oppose	That the summary of landscape values contained within landscape schedule 21.23.2 Halliday Road/Corbridge are amended to read: (c) Moderate associate values relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the scenic views across open pasture, the rural character and quietness in places, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation, but recognising that existing consented activities may further affect this in parts of the priority area.	Accept in part
OS184.3	Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbridge PA RCL Schedule > Landscape Capacity	Oppose	That the following wording be added under the Landscape Capacity heading within schedule 21.23.2 Halliday Road/Corbridge: These capacity assessments are based on an assumption that resource consents granted on or before 30 June 2022 will be implemented and therefore landscape capacity identified in the assessment below anticipate development over and above that already consented. In the event that a consent granted on or before 30 June 2022 are not implemented and/or are surrendered in whole or in part there shall be a corresponding change in the landscape capacity available within the priority area. The capacity assessments apply to the priority area as a whole. It is recognised that within individual sites or parts of the priority area there will be areas with greater capacity to absorb change than others within affecting the values of the priority area. The capacity assessments below need to be read with that in mind. The capacity assessments do not apply where development is proposed to be facilitated by a plan change.	Reject
OS184.4	Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbridge PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity of (ii) visitor accommodation and tourism related activities contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (ii) visitor accommodation - some landscape capacity for rural farmstay/visitor accommodation or tourism related activities that are: either co-located with existing development or located where they are screened from Wanaka-Luggate Highway by topography or existing vegetation; designed to be of a sympathetic scale, appearance, and character; integrate landscape restoration and enhancement; have a low key 'rural' character; and that maintain or enhance the PA's landscape values.	Reject
OS184.5	Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbridge PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity of (iii) urban expansions contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (iii) urban expansions - no landscape capacity, in the absence of a plan change.	Reject
OS184.6	Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbridge PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity of (vi) farm buildings contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (vi) farm buildings - some landscape capacity for modestly scaled buildings that reinforce the rural character. (correction made to sentence also)	Accept
OS184.7	Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbridge PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity of (viii) transport infrastructure contained within landscape schedule 21.23.2 Halliday Road/Corbridge is amended to read: (viii) transport infrastructure - outside the state highway corridor, some landscape capacity to absorb additional infrastructure that is of an appropriate scale and rural character; OR amend the term 'transport infrastructure' to 'road'.	Reject

OS184.8		Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity of (x) renewable energy generation contained within landscape schedule 21.23.2 Halliday Road/ Corbrige is amended to read: (x) renewable electricity generation activities - some capacity for wind or solar generation located where topography ensures it is not visible from public places.	Reject
OS184.9		Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule > Landscape Capacity	Oppose	That the landscape capacity of (xii) rural living contained within landscape schedule 21.23.2 Halliday Road/Corbrige is amended to read: (xii) rural living - some landscape capacity to absorb additional rural living without cumulative adverse effects on naturalness, aesthetic and rural character values. The rural character of the PA is vulnerable to fragmentation and domestication through rural living development and its value as a rural edge to Wanaka/Albert Town could be undermined by inappropriate densities of rural living on the river terraces. Rural living should be set well back from roads and public trails, integrated by landform and/or existing vegetation; designed to be of an appropriate scale and consistent with rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate) and should maintain public views across open land.	Reject
OS184.10		Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That all references to 'low-key' throughout landscape schedule 21.23.2 Halliday Road/Corbrige are deleted and replaced with 'rural character'.	Reject
OS184.11		Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That all references to 'modest' throughout landscape schedule 21.23.2 Halliday Road/Corbrige are deleted and replaced with 'appropriate'.	Reject
OS184.12		Bridget Irving on behalf of SIO No 12 Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That all references to 'sympathetic' throughout landscape schedule 21.23.2 Halliday Road/Corbrige are deleted and replaced with 'appropriate'.	Reject
OS185.1		Scott Edgar on behalf of Cardrona Distillery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That landscape schedule 21.22.18 Cardrona Valley be rewritten to acknowledge the presence of the Cardrona Distillery and the contribution it makes to the landscape values of the Outstanding Natural Landscape.	Reject
OS185.2		Scott Edgar on behalf of Cardrona Distillery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That landscape schedule 21.22.18 Cardrona Valley land use patterns and features, important recreation and attributes values, particularly important views, and aesthetic and naturalness values and attributes be amended to better acknowledge the distillery activities.	Accept in part
OS185.3		Scott Edgar on behalf of Cardrona Distillery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18 be amended to address distillery activities, associated rural industrial, commercial recreation and tourism activities and buildings.	Reject
OS185.4		Scott Edgar on behalf of Cardrona Distillery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18 is amended from limited or very limited to some landscape capacity for distillery activities, associated rural industrial, commercial recreation and tourism activities on the distillery site (Lot 1 DP 479579 held in Record of Title 676834).	Reject
OS185.5		Scott Edgar on behalf of Cardrona Distillery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.ii Visitor accommodation and tourism related activities is amended to state some landscape capacity for tourism related activities outside the Settlement Zone and Mt Cardrona Special Zone provided they are suitably designed and co-located with existing facilities.	Reject
OS186.1		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is opposed and should be rejected as notified.	Accept in part
OS186.2		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include the unformed road that extends up the hill from Wynyard Crescent as well as Designation 237 and 22 as important land use patterns and features in the landscape schedule.	Accept

OS186.3		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include the Informal Recreation zoned land on the bottom of Ben Lomond, Cemetery Hill and Queenstown Hill as important land use patterns and features in the landscape schedule.	Accept
OS186.4		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin boundary is amended at the irregular shape along the bottom slopes (Fern Hill) of Ben Lomond and the top of Queenstown Hill that currently aligns with the Urban growth Boundary.	Reject
OS186.5		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include the urban context with residential development on the lower slopes of Ben Lomond and Queenstown Hill and its influence on the character of the area as a natural landscape should be acknowledged.	Reject
OS186.6		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include the lower slopes of Ben Lomond and Queenstown Hill where residential development has extended into the plantation forest of the priority area. There is a need to amend them outstanding natural landscape and urban growth boundary line so that it follows landscape features or patterns under paragraphs 101 and 102 of the landscape schedule.	Reject
OS186.7		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so that the summary of landscape values in paragraph 103 to 105 reflect the previously mentioned matters.	Accept in part
OS186.8		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so that it is clear from the rating scale of landscape capacity how these ratings interrelate with the wording used in the provisions of Chapter 3 of the Proposed District Plan.	Accept in part
OS186.9		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin's commercial recreational activities landscape capacity assessment is amended to include the words 'or expand', 'eradicate wilding vegetation and replant native vegetation', and 'enhance visual amenity and landscape values' into the landscape schedule.	Reject
OS186.10		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin's visitor accommodation and tourism related activities landscape capacity assessment is amended from 'no' capacity to 'limited' capacity, and to include the words 'for visitor accommodation on the lower slopes of the PA. The area can be serviced by Queenstown. Limited capacity for tourism related activities that expand or 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; eradicate wilding vegetation and replant native vegetation; enhance visual amenity and landscape values; enhance public access; and are consistent with the area's ONL values'.	Accept in part
OS186.11		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the capacity of urban expansions from 'no landscape capacity' to 'limited capacity on the lower slopes of the PA, adjacent to or in-between the existing urban development' or to update the priority area mapping, associated boundaries and zoning to exclude areas where there is capacity to absorb urban expansion.	Reject
OS186.12		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include a capacity assessment for Gondolas, towers and cableway with limited landscape capacity for such activities in the landscape schedule.	Accept
OS186.13		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to address the relief set out in the submission.	Accept in part
OS186.14		Richard Kemp (Pragmatic Planning)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That in the alternative to the relief sought the submitter seeks additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission.	Accept in part

OS187.1		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified.	Accept in part
OS187.1	FS224.163	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS187.1	FS237.306	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS187.2		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS187.2	FS224.164	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS187.2	FS237.307	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS187.3		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS187.3	FS224.165	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS187.3	FS237.308	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS187.4		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimitiaku Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS187.4	FS224.166	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS187.4	FS237.309	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS187.5		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS187.5	FS224.167	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS187.5	FS237.310	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS187.6		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS187.6	FS224.168	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept in part
OS187.6	FS237.311	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS187.7		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiti Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS187.7	FS224.169	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS187.7	FS237.312	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS187.8		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS187.8	FS224.170	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS187.8	FS237.313	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS187.9		Joshua Nicholas Jones	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS187.9	FS224.171	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed	Accept in part
OS187.9	FS237.314	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS187.10		Joshua Nicholas Jones	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS187.10	FS224.172	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed	Accept
OS187.10	FS237.315	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS188.1		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the Hawea/Wanaka Block (Section 2 of 5, Block 14 Lower Wanaka Survey District - Record of Title OT18C/473) be removed from landscape schedule 21.22.22 Dublin Bay in recognition of it being Treaty Settlement land.	Reject
OS188.1	FS219.8	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Support	That the relief sought is supported.	Reject

OS188.1	FS238.10	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS188.2		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay be amended to delete the words: Sticky Forest is valued as a single track mountain biking destination, with tracks both inside and outside of the PA. This is the only publicly accessible mountain bike trail network currently located in Wanaka.	Accept in part
OS188.2	FS219.9	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Support	That the relief sought is supported.	Accept in part
OS188.2	FS238.11	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Associative Attributes and Values	Oppose	That the relief sought is opposed.	Accept in part
OS188.3		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Oppose	That landscape schedule 21.22.22 Dublin Bay paragraph 9. Other characteristic vegetation types be amended to remove 9.c. Wilding radiata pine and Douglas fir, particularly on the headland within the reserve; and also remove 9.d. Plantation conifer forest at Sticky Forest.	Reject
OS188.3	FS219.10	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Physical Attributes and Values	Support	That the relief sought is supported.	Reject
OS188.4		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That clear guidance be provided in the introduction sections of landscape schedules 21.22 and 21.23 on how the capacity statements will be applied, including the terms of some, limited, and very limited, when consent applications are assessed.	Accept in part
OS188.4	FS219.11	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS188.5		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.22.iii. urban expansion be amended to read: iii. urban expansions - some landscape capacity for urban development within the Sticky Forest block only (Hawea/Wanaka Substitute Land under the Ngai Tahu Claims Settlement Act).	Reject
OS188.5	FS219.12	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS188.5	FS238.12	Ian Greaves on behalf of Kirimoko No.3 Limited Partnership	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS188.5	FS241.29	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.22 Dublin Bay PA ONL Schedule > Landscape Capacity	Support	That the relief sought is supported.	Reject
OS188.6		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for Commercial Recreational activities include the word: capacity for small scale and low-key activities...	Accept in part
OS188.6	FS219.13	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS188.7		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for commercial recreational activities include the words: capacity for small scale and low key activities that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location of buildings on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS188.8		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That clarity is provided for the meaning of tourism related activities.	Accept

OS188.9		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That landscape capacity for visitor accommodation and tourism related activities/resorts is reassessed according to the scale of the activity.	Accept in part
OS188.9	FS219.14	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules	Support	That the relief sought is supported.	Accept in part
OS188.10		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for tourism related activities include the words: capacity for activities that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location of buildings on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka....	Reject
OS188.11		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That clarity is provided for the meaning of intensive agriculture.	Accept
OS188.11	FS219.15	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS188.12		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That clarity is provided on how the landscape effects of intensive agriculture will be managed in the Proposed District Plan.	Accept
OS188.12	FS219.16	Monique King on behalf of Maori Crown Relations - Te Arawhiti	Landscape Schedules	Support	That the relief sought is supported.	Accept
OS188.13		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for intensive agriculture activities include the words: capacity for intensive agriculture that...preserve the natural character of wetlands, lakes, rivers and their margins; protects mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka....	Reject
OS188.14		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for earthworks activities include the words: capacity for earthworks that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka....	Reject
OS188.15		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.9.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	Accept in part
OS188.16		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	Accept in part
OS188.17		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.1.vii. mineral extraction be amended to no landscape capacity for mineral extraction.	Accept in part
OS188.18		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for mineral extraction activities include the words: capacity for mineral extraction activities that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid the location on the beds of lakes and rivers, elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka....	Reject
OS188.19		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That landscape capacity for mineral extraction use consistent terminology to identify capacity for small scale extraction through the use of the words: small scale extraction of aggregate for use on the same farm (or vineyard) property.	Reject
OS188.20		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.3 West of Hawea River PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.3.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's landscape character and visual amenity values; preserves the natural character of wetlands, lakes, rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka.	Accept in part

OS188.21		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.23.4.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's landscape character and visual amenity values; preserves the natural character of wetlands, lakes, rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka.	Accept in part
OS188.22		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for transport infrastructure include the words: capacity for [trails/low key 'rural' roading infrastructure] that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid location on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS188.23		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That clarity be provided on whether landscape capacity for gondolas has been or needs to be assessed across all priority areas.	Reject
OS188.24		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That landscape capacity for gondolas is assessed in conjunction with any associated transport infrastructure and other facilities.	Accept in part
OS188.25		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area > Landscape Capacity	Oppose	That landscape capacity 21.22.14 paragraph 78 gondolas be amended to include the words: ...preserve the natural character of wetlands, lakes, rivers and their margins; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS188.26		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule > Landscape Capacity	Oppose	That landscape capacity 21.22.18.xiii. gondolas be amended to include the words: ...preserve the natural character of wetlands, lakes, rivers and their margins; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS188.27		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That all landscape capacity statements identifying some, limited or very limited capacity for utilities and regionally significant infrastructure include the words: that...preserve the natural character of wetlands, lakes, rivers and their margins; avoid location on elevated slopes or skylines; protect mana whenua associations and values, particularly for those areas identified as wahi tupuna, statutory acknowledgements or nohoaka;...	Reject
OS188.27	FS232.8	Ainley McLeod on behalf of Transpower New Zealand Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS188.28		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That landscape capacity for rural living outside those parts of priority areas zoned for that purpose as Rural Residential or Rural Lifestyle be amended to no capacity for rural living activities.	Reject
OS188.29		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That clarity and consistency be applied in the terminology and application of landscape capacity assessment for structures on the surface of lakes and rivers.	Accept in part
OS188.30		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules	Oppose	That no capacity for jetties and moorings be identified in any priority area until the legality or otherwise of all existing jetties and moorings have been established.	Reject
OS188.31		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.11 Mount Iron PA ONF Schedule	Oppose	That landscape schedule 21.22.11 paragraph 3 be amended to correct the spelling of Mata-au.	Accept
OS188.32		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That landscape schedule 21.22.24 paragraph 4 be amended to correct the spelling of Mata-au.	Accept
OS188.33		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 paragraph 32 be amended to correct the spelling of Mata-au.	Accept
OS188.34		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 general description, paragraphs 3 and 16.b. be amended to correct the spelling of Mata-au.	Accept
OS188.35		Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That landscape schedule 21.22.9 Kawarau River be amended to correct the spelling for Kimiakau at paragraph 2, 5d., 35, 42, and summary of landscape values (a).	Accept

OS188.36	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.1 Peninsula Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.1 Peninsula Hill paragraphs 38 and 45 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.37	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.4 Morven Hill PA ONF Schedule	Oppose	That landscape schedule 21.22.4 Morven Hill paragraph 17 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.38	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	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 Waimaori.	Accept
OS188.39	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 Western Whakatipu paragraph 49 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.40	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Oppose	That landscape schedule 21.22.13 Queenstown Bay and environs general description, paragraphs 28, 30 and 46 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.41	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.14 Northern Remarkables PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.14 Northern Remarkables paragraphs 26 and 27 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.42	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.16 Eastern Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.16 Eastern Whakatipu Basin paragraph 46 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.43	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.17 Victoria Flats PA ONL Schedule	Oppose	That landscape schedule 21.22.17 Victoria Flats paragraphs 21 and 25 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.44	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.18 Cardrona Valley PA ONL Schedule	Oppose	That landscape schedule 21.22.18 Cardrona Valley paragraph 26 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.45	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That landscape schedule 21.22.19 Mount Alpha paragraph 26 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.46	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That landscape schedule 21.23.1 Cardrona River Mount Barker Road paragraph 23 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.47	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.2 Halliday Road/Corbrige PA RCL Schedule	Oppose	That landscape schedule 21.23.2 Halliday Road Corbrige paragraph 19 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimaori.	Accept
OS188.48	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That landscape schedule 21.22.12 paragraph 49 be amended to correct the spelling of Te Taumata-o-Hakitekura.	Accept
OS188.49	Elisha Young-Ebert (Te Rūnanga o Ngāi Tahu)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule > Physical Attributes and Values	Oppose	That 21.22.23 'important mana whenua features and their locations' be amended to include: A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngai Tahu Claims Settlements Act 1998) is located at Lake Hawea Camp Ground.	Accept
OS189.1	Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove the lower-lying slopes and valley floor from the outstanding natural landscape.	Reject

OS189.1	FS227.77	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.2		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to revise the capacity ratings if they are to be included within the schedules, as well as a corresponding scale of development to guide the implementation of the landscape schedule.	Accept in part
OS189.2	FS227.78	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.3		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin's capacity assessments are amended to remove 'no landscape capacity', or alternatively deleted from the landscape schedule.	Accept in part
OS189.3	FS227.79	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.4		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to recognise and provide for the benefits of change, enhancement and remediation of land in the landscape schedule.	Reject
OS189.4	FS227.80	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.5		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include particular features and attributes existing in at the submitters land. These are a) Farming, b) Farm Tracks, c) Fences, d) Introduced pests, including goats, e) Introduced plant species, including wilding pines which are gradually being controlled/removed including through forestry, f) Commercial recreation activities including off road 4wd.	Reject
OS189.5	FS227.81	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.6		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to incorporate submitter feedback as to important values.	Accept in part
OS189.6	FS227.82	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.7		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include a clear link between existing character and the conclusions about capacity in the landscape schedule.	Reject
OS189.7	FS227.83	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.8		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That any additional, amended, consequential, or further relief in respect of the schedules reflect the intent of the matters raised in this submission.	Accept in part

OS189.8	FS227.84	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.9		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That if the amendments raised in this submission are not undertaken that the landscape schedule 21.22.12 Western Whakatipu Basin is deleted from the variation.	Reject
OS189.9	FS227.85	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.10		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended under the general description of the area to remove the words 'and the western/north-western backdrop to Gorge Road'.	Accept in part
OS189.10	FS227.86	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.11		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 15 to include the words 'and highly modified'.	Reject
OS189.11	FS227.87	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.12		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 20 to remove point (a.) from the list of important ecological features and vegetation types.	Reject
OS189.12	FS227.88	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.13		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove points (b, c, d, and e) from point 21 of the landscape schedule.	Reject
OS189.13	FS227.89	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.14		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove point 23 from the landscape schedule.	Accept in part
OS189.14	FS227.90	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.15		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove point 24 from the landscape schedule.	Accept in part

OS189.15	FS227.91	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.16		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove point 25 from the landscape schedule.	Accept in part
OS189.16	FS227.92	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.17		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove point 26 from the landscape schedule.	Reject
OS189.17	FS227.93	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.18		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove point 27 from the landscape schedule.	Reject
OS189.18	FS227.94	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.19		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include a point under important land-use patterns and features which states 'The range of commercial recreation, farming and rural living activities and community gardens'.	Accept in part
OS189.19	FS227.95	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.20		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 33 to replace the words 'excepting a scattering at the north-western end of Arthurs Point, 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 the Waipuna (Lake Johnson)' with 'elevated mountainous part of the PA'.	Accept in part
OS189.20	FS227.96	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.21		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove point 34 from the landscape schedule.	Reject
OS189.21	FS227.97	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.22		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 40 to correct the spelling of Old McChesney Bridge.	Accept

OS189.22	FS227.98	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept
OS189.23		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to include a point under the title important recreation attributes and values which states 'commercial recreation including off road 4wd activities'.	Accept in part
OS189.23	FS227.99	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.24		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to remove point 71 from the landscape schedule.	Reject
OS189.24	FS227.100	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.25		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 89 to replace the words 'seemingly undeveloped character of' with 'modified character of the elevated', to replace 'high' with 'moderate', replace 'while' with 'due to visible', and to remove the words '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'.	Reject
OS189.25	FS227.101	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.26		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 90 to replace the word 'adds' with 'is relevant'.	Reject
OS189.26	FS227.102	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.27		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 100 to remove the words 'along Gorge Road' from the landscape schedule.	Reject
OS189.27	FS227.103	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.28		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 103 to change the landscape physical values are changed from 'high' to 'moderate or low'.	Reject
OS189.28	FS227.104	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.29		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 104 to change the landscape associative values from 'high' to 'moderate or low'.	Reject

OS189.29	FS227.105	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.30		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended at point 105 to change the landscape perceptual values from 'high' to 'moderate or low', and to remove the words 'and Gorge Road'.	Reject
OS189.30	FS227.106	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.31		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for Commercial recreational activities to 'some/high' in the landscape schedule.	Reject
OS189.31	FS227.107	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.32		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for visitor accommodation and tourism related activities from 'no' capacity to 'some/high' capacity in the landscape schedule.	Accept in part
OS189.32	FS227.108	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.33		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so the landscape capacity for urban expansions is changed from 'no' capacity to 'some/high landscape capacity in the lower-lying parts of the PA, including Gorge Road valley floor. No capacity in the elevated parts of the PA'.	Accept in part
OS189.33	FS227.109	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.34		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so the landscape capacity for intensive agriculture is changed from 'no' capacity to 'some' capacity.	Accept in part
OS189.34	FS227.110	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.35		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended so that the landscape capacity for earthworks is changed from 'very limited' capacity to 'Some/high landscape capacity in the lower-lying parts of the PA, including Gorge Road valley floor', and to include the words 'In the other parts of the PA'.	Reject
OS189.35	FS227.111	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.36		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for farm buildings from 'very limited' capacity to 'some/high' capacity.	Reject

OS189.36	FS227.112	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.37		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for transport infrastructure from 'limited' capacity to 'some/high' capacity.	Reject
OS189.37	FS227.113	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.38		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for utilities and regionally significant infrastructure from 'limited' capacity to 'some' capacity.	Reject
OS189.38	FS227.114	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.39		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for renewable energy generation from 'no' capacity to 'some' capacity.	Accept in part
OS189.39	FS227.115	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS189.40		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for production forestry from 'no' capacity to 'some' capacity.	Reject
OS189.40	FS227.116	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS189.41		Maree Baker-Galloway on behalf of Queenstown Adventure Park (1993) Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the landscape schedule 21.22.12 Western Whakatipu Basin is amended to change the landscape capacity for rural living from 'no landscape capacity' to 'some/high landscape capacity'.	Accept in part
OS189.41	FS227.117	Laura McLaughlan on behalf of Catherine and Christopher Phoon	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS190.1		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to clarify the circumstances in which applicants, Council planners and landscape architects, decision-makers and others involved in Resource Management Act processes will utilise the information in the landscape schedules.	Accept in part
OS190.1	FS224.389	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS190.2		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to clarify in what instances plan users processing resource consents will refer back to Chapter 3 provisions and utilise the landscape schedules.	Accept in part
OS190.2	FS224.390	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part

OS190.3		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to clarify whether an application seeking consent under a district wide rule only will be required to address matters in the landscape schedules.	Accept in part
OS190.3	FS224.391	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS190.4		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to remove the capacity rating of no capacity as individual sites within the priority area have not been examined in detail.	Accept in part
OS190.4	FS224.392	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS190.5		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to confirm the extent of the capacity rating scale in the landscape schedules themselves.	Accept in part
OS190.5	FS224.393	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS190.6		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the plan change be rejected or amended to address that the Section 32 report for the landscape schedules is deficient in that it does not adequately evaluate the costs, benefits, efficiency, and effectiveness of the options or of the landscape schedules provisions.	Reject
OS190.6	FS224.394	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.7		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That plan change be rejected or amended to address that the consultation for the landscape schedules was deficient and did not seek meaningful input in relation to, for example, rating of landscapes' capacities for change and should be undertaken again.	Reject
OS190.7	FS224.395	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.8		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs be rejected or amended to address that it will cause an increased regulatory burden and costs and should be modified to recognise that farming practices should not be locked into a particular set of landscape values.	Reject
OS190.8	FS224.396	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.9		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs be rejected or amended to address that it does not provide flexibility for changes in farming practices and technologies and should be modified to recognise this. The schedule should allow sufficiently for flexibility and the future opportunities for proactive change and technology improvements.	Accept in part
OS190.9	FS224.397	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.10		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended so non-farming activities are not overly constrained by the landscape schedules for the diversification of farm economies.	Reject
OS190.10	FS224.398	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.11		Maddy Familton on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to remove the words 'utilise existing infrastructure' from the commercial recreational activities capacity assessment.	Reject

OS190.11	FS224.399	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.12		Maddy FAMILTON on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to change the capacity assessment for visitor accommodation and tourism related activities from 'very limited' to 'limited', to include the words 'and tourism related', 'Any visitor accommodation and tourism related activities' and 'should be', and to remove the words 'that are', 'co-located with existing consented infrastructure or are temporary or seasonal in nature, and are', and to remove the 'no capacity' rating for tourism related activities.	Reject
OS190.12	FS224.400	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.13		Maddy FAMILTON on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to change the capacity rating for rural living from 'very limited' to 'limited' and to replace the words 'that is co-located with existing development and' with 'Any rural living development should be'.	Reject
OS190.13	FS224.401	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS190.14		Maddy FAMILTON on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That the landscape schedule 21.22.24 Lake McKay and environs is amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedules, particularly those in the landscape capacity assessment should utilise defined terms.	Accept in part
OS190.14	FS224.402	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS190.15		Maddy FAMILTON on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That alternatively to the relief sought in this submission additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in part
OS190.15	FS224.403	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Accept in part
OS190.16		Maddy FAMILTON on behalf of Bell Group Limited (Lake McKay)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Oppose	That if the relief sought in this submission is not granted that the landscape schedules are rejected and withdrawn.	Reject
OS190.16	FS224.404	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.24 Lake McKay & environs PA ONL Schedule	Support	That the relief sought is supported.	Reject
OS191.1		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to clarify the circumstances in which applicants, Council planners and landscape architects, decision-makers and others involved in Resource Management Act processes will utilise the information in the landscape schedules.	Accept in part
OS191.2		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to clarify in what instances plan users processing resource consents will refer back to Chapter 3 provisions and utilise the landscape schedules.	Accept in part
OS191.3		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to clarify whether an application seeking consent under a district wide rule only will be required to address matters in the landscape schedules.	Accept in part

OS191.4		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to remove the capacity rating of no capacity as individual sites within the priority area have not been examined in detail.	Reject
OS191.5		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to confirm the extent of the capacity rating scale in the landscape schedules themselves.	Accept in part
OS191.6		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the plan change be rejected or amended to address that the Section 32 report for the landscape schedules is deficient in that it does not adequately evaluate the costs, benefits, efficiency, and effectiveness of the options or of the landscape schedules provisions.	Reject
OS191.7		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the plan change be rejected or amended to address that the consultation for the landscape schedules was deficient and did not seek meaningful input in relation to, for example, rating of landscapes' capacities for change and should be undertaken again.	Reject
OS191.8		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road be rejected or amended to address that it does not provide flexibility for changes in farming practices and technologies and should be modified to recognise this. The schedule should allow sufficiently for flexibility and the future opportunities for proactive change and technology improvements.	Accept in part
OS191.9		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended so non-farming activities are not overly constrained by the landscape schedules for the diversification of farm economies.	Reject
OS191.10		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to remove the words 'within existing or consented buildings/building platforms' from the capacity assessment for visitor accommodation and tourism related activities and to change the capacity rating for small scale low-key tourism related activities from 'very limited' to 'some' capacity.	Reject
OS191.11		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to remove the words 'and where expressiveness and aesthetic attributes and values are maintained or enhanced' from the capacity assessment for intensive agriculture.	Reject
OS191.12		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to change the capacity assessment for rural living from 'very limited' to 'limited'.	Reject
OS191.13		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That the landscape schedule 21.23.1 Cardrona River Mt Barker Road is amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedules, particularly those in the landscape capacity assessment should utilise defined terms.	Accept in part
OS191.14		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That alternatively to the relief sought in this submission additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in part
OS191.15		Maddy FAMILTON on behalf of Bell Group Limited	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.1 Cardrona River Mt Barker Road PA RCL Schedule	Oppose	That if the relief sought in this submission is not granted that the landscape schedules are rejected and withdrawn.	Reject
OS192.1		Tim Williams on behalf of Ferry Hill Trust	Landscape Schedules	Oppose	That the Landscape Schedules are deleted in their entirety, or the analysis and process is revisited.	Reject
OS193.1		Mylrea Bell	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley be rejected as notified with the current Rural General rules that are workable, practical, and sympathetic to the environment and heritage are retained.	Reject

OS193.1	FS234.51	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS193.2		Myrea Bell	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley be rejected as notified or amended to address that the proposed schedule of landscape values is unworkable.	Reject
OS193.2	FS234.52	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS194.1		Sue Bradley (Southern Lakes Windriders)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That the landscape schedule including Woolshed Bay as an Outstanding Natural Landscape be retained.	Reject
OS194.2		Sue Bradley (Southern Lakes Windriders)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.13 Queenstown Bay and Environs PA ONL Schedule	Support	That landscape schedule 21.22.13 is classified as an ONF within an ONL.	Reject
OS194.3		Sue Bradley (Southern Lakes Windriders)	Landscape Schedules	Support	That Homestead Bay Environs be retained in its natural state.	Reject
OS195.1		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Support	That the summary of landscape values included in landscape schedule 21.22.23 Hawea South North Grandview are retained as notified.	Accept
OS195.2		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to include the quarry on the western end of the Burdon's property into the landscape capacity assessment for mineral extraction in the landscape schedule.	Accept
OS195.3		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 10 to remove the 's' from 'Johns Creek'.	Accept
OS195.4		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 11 to include the words 'Fuscospira cliffortioides' at point b, replace the word scrub for shrub or woodland at point c, include macrons and 'coprosma sp. Matgouri' at point d, replace the word 'scrub' for 'woodlands' at points e and f, replace 'mingimingi' with grey 'Coprosma sp. dominant' shrublands, add a point (j) 'species listed as at risk/declining status include Native broom Carmichaelia petriei', Matgouri, Threatened-Nationally vulnerable Small leaved tree daisy (Oleria fimbriata) Also present alpine wineberry Corokia cotoneaster and Kowhai microphylla' into the landscape schedule'.	Accept
OS195.5		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 12 to include the word 'exotic' at point (a), include that the forestry above the dam is wilding forest at point (d), and include 'Silver Birch' and 'Betula sp.' amongst the wildings at point (e).	Accept in part
OS195.6		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to include the 'Tui', the 'McCann skink', and 'Southern Alps Gecko' to paragraph 14.	Accept
OS195.7		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to include 'Fellow deer', 'hedgehog' and 'wallaby' to paragraph 15 of the landscape schedule.	Accept
OS195.8		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 16 to include 'European broom', and 'Silver birch'.	Accept
OS195.9		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 26 to replace 'John Creek' with 'Gladstone track'.	Accept

OS195.10		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 29 to change 'Gladstone' with 'John Creek'.	Accept
OS195.11		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 50 to replace 'Gladstone' with 'John Creek'.	Accept
OS195.12		John and Helen Langley and Clarke	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 51 to remove the 's' from 'Johns Creek'.	Accept
OS196.1		Paul and Anne Cooper	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the rural general zoning of the Maungawera Valley and status quo is retained.	Reject
OS196.1	FS234.53	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS196.2		Paul and Anne Cooper	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That landscape schedule 21.23.5 Maungawera Valley is not implemented.	Reject
OS196.2	FS234.54	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS197.1		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimitiaku Shotover River be retained as notified.	Accept in part
OS197.1	FS224.173	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.1	FS237.316	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.2		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS197.2	FS224.174	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.2	FS237.317	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.3		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS197.3	FS224.175	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.3	FS237.318	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS197.4		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiakau Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS197.4	FS224.176	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS197.4	FS237.319	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS197.5		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS197.5	FS224.177	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS197.5	FS237.320	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS197.6		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS197.6	FS224.178	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS197.6	FS237.321	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS197.7		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiakau Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS197.7	FS224.179	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.7	FS237.322	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.8		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS197.8	FS224.180	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.8	FS237.323	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS197.9		Sonja Kooy and John Gavin	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS197.9	FS224.181	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.9	FS237.324	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS197.10		Sonja Kooy and John Gavin	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS197.10	FS224.182	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS197.10	FS237.325	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS198.1		Nancy Stout	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That any future development within the Maungawera Valley should be determined on the basis of the particular property rather than the restrictions imposed by Schedule 21.23.5.	Reject
OS198.1	FS234.55	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS199.1		Finlay Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is opposed and should be rejected as notified.	Accept in part
OS199.1	FS234.56	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Accept in part
OS199.2		Finlay Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is rejected as notified or amended to address that it is factually incorrect, contradictory, and is wholly subjective and should therefore not be considered.	Reject
OS199.2	FS234.57	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS199.3		Finlay Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is amended to remove the valley floor from the landscape schedule.	Reject
OS199.3	FS234.58	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS199.4		Finlay Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is rejected as notified and that the council focus on international buyers pushing out local families and individuals whose lives are intertwined with the area.	Reject
OS199.5		Finlay Woods	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Oppose	That the landscape schedule 21.23.5 Maungawera Valley is rejected as notified with the current rule set protects the area. Any future building or business should be considered on a case by case basis.	Reject
OS199.5	FS234.59	Phill Hunt on behalf of The Fork Farm Family Trust	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.5 Maungawera Valley PA RCL Schedule	Support	That the relief sought is supported.	Reject
OS200.1		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to exclude the submitters land from the priority area.	Accept
OS200.1	FS241.135	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject

OS200.1	FS242.1	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS200.1	FS243.1	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject
OS200.1	FS244.1	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject
OS200.2		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to address specific amendments needed to the schedule in the instance that the submitter land is rezoned under a separate renotification process.	Reject
OS200.2	FS241.136	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.2	FS242.2	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.2	FS243.2	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.2	FS244.2	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.3		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to address specific amendments needed to the schedule in the instance that the submitters land is considered to be an Outstanding Natural Feature through the separate renotification and zoning process under the PDP.	Reject
OS200.3	FS241.137	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.3	FS242.3	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.3	FS243.3	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.3	FS244.3	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.4		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to recognise and provide for the expected development and change in character of the area.	Reject
OS200.4	FS241.138	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.4	FS242.4	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.4	FS243.4	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.4	FS244.4	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept

OS200.5		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to change the boundary line of the Shotover Outstanding Natural Feature and the priority area around the Shotover loop is confirmed as the boundary line that was determined in Council Decisions on Stage 1 of the Proposed District Plan.	Accept
OS200.5	FS241.139	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS200.5	FS242.5	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS200.5	FS243.5	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject
OS200.5	FS244.5	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject
OS200.6		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That, in the alternative to the change of the boundary lines of the priority area, the landscape schedule 21.22.3 Shotover River is amended so the submitters land and its surrounds are withdrawn from the proposed variation or the entire Shotover River priority area be withdrawn from the variation.	Reject
OS200.6	FS241.140	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.6	FS242.6	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.6	FS243.6	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.6	FS244.6	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.7		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to recognise and provide for the benefits of change and enhancement of land within the landscape schedule.	Reject
OS200.7	FS241.141	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.7	FS242.7	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.7	FS243.7	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.7	FS244.7	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.8		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to incorporate submitter feedback as to important values within the schedule.	Reject
OS200.8	FS241.142	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept

OS200.8	FS242.8	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.8	FS243.8	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.8	FS244.8	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.9		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That without derogating from the generality of the points in this submission, the submitter seeks any additional, amended, consequential, or further relief in respect of the schedules reflects the intent of the matters raised in this submission.	Accept in part
OS200.9	FS241.143	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.9	FS242.9	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.9	FS243.9	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.9	FS244.9	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.10		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That if the amendments raised in this submission are not included within the schedule, then the submitter seeks for it to be deleted or otherwise withdrawn from the variation to Chapter 21.	Reject
OS200.10	FS241.144	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.10	FS242.10	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.10	FS243.10	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.10	FS244.10	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.11		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to exclude the submitters land from the landscape schedule.	Accept
OS200.11	FS241.145	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS200.11	FS242.11	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS200.11	FS243.11	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject
OS200.11	FS244.11	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject

OS200.12		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to recognise that the Shotover Outstanding Natural Feature is defined by highly legible escarpments which demark its boundaries, and which are not/will not be affected by adjacent land development and subdivision.	Reject
OS200.12	FS241.146	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.12	FS242.12	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.12	FS243.12	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.12	FS244.12	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.13		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to recognise that further development of the land is a logical extension for the urban growth in the Arthurs Point area and will not have an adverse effect on any values of the Outstanding Natural Feature identified in the landscape schedule.	Reject
OS200.13	FS241.147	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.13	FS242.13	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.13	FS243.13	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.13	FS244.13	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.14		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the northern edge of the Shotover River Gorge is correctly drawn and that the landscape schedule 21.22.3 Shotover River is amended so that the land north of the boundary line is not part of any Outstanding Natural Feature or Outstanding Natural Landscape.	Accept
OS200.14	FS241.148	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS200.14	FS242.14	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Reject
OS200.14	FS243.14	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject
OS200.14	FS244.14	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Reject
OS200.15		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to recognise opportunities to enhance the currently degraded values through eradication and enhancement opportunities.	Reject
OS200.15	FS241.149	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept

OS200.15	FS242.15	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.15	FS243.15	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.15	FS244.15	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.16		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended so the starting point of the schedule only describes values which contribute to a feature as being outstanding.	Reject
OS200.16	FS241.150	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.16	FS242.16	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.16	FS243.16	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.16	FS244.16	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.17		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title important ecological features and vegetation types to only include vegetation types which contribute to outstandingness. Within the area of the Shotover Loop land, recognise that existing wilding pines detract from the landscape's shared and recognised values.	Reject
OS200.17	FS241.151	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.17	FS242.17	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.17	FS243.17	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.17	FS244.17	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.18		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title important ecological features and vegetation types to only include vegetation types which contribute to outstandingness. Recognise the opportunity and benefit of legal mechanisms to achieve such outcomes, secured through development proposals by way of offset/positive effect/compensation.	Reject
OS200.18	FS241.152	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.18	FS242.18	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.18	FS243.18	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept

OS200.18	FS244.18	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.19		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title important land use patterns and features to contextualise the interface with the priority area and the Arthurs Point urban growth boundary if the Gorge landform with adjacent flat terraces is zoned and suitable for urban development.	Reject
OS200.19	FS241.153	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.19	FS242.19	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.19	FS243.19	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.19	FS244.19	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.20		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title important historical attributes and values to recognise that the submitters land is historically part of a working farm, which has led to significant modification adjacent to the river escarpments.	Reject
OS200.20	FS241.154	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.20	FS242.20	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.20	FS243.20	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.20	FS244.20	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.21		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title important shared values and recognized values to specify what parts of the Outstanding Natural Feature are being discussed, and viewed from where/published where.	Reject
OS200.21	FS241.155	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.21	FS242.21	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.21	FS243.21	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.21	FS244.21	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.22		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title important shared and recognized values by deleting references that appear to have been inappropriately influenced by particular interest views, such as reference to a single wedding venue, with no context as to where that is in the Outstanding Natural Feature.	Reject

OS200.22	FS241.156	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.22	FS242.22	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.22	FS243.22	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.22	FS244.22	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.23		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title important shared and recognized values to recognise opportunities for enhancement of landscape values through change in character and appropriate development.	Reject
OS200.23	FS241.157	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.23	FS242.23	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.23	FS243.23	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.23	FS244.23	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.24		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title particularly important views to and from the area to recognise that some views to/within the Outstanding Natural Feature will change and be affected by future development and zoning.	Reject
OS200.24	FS241.158	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.24	FS242.24	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.24	FS243.24	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.24	FS244.24	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.25		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title particularly important views to and from the area to remove references to private views, such as from Arthurs Point houses, and should not be identified as particularly important views.	Accept in part
OS200.25	FS241.159	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.25	FS242.25	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS200.25	FS243.25	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.25	FS244.25	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.26		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title naturalness and values so that the particular units of the Outstanding Natural Feature are further particularised to describe more accurately, differences in naturalness.	Accept in part
OS200.26	FS241.160	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.26	FS242.26	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.26	FS243.26	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.26	FS244.26	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.27		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the landscape schedule 21.22.3 Shotover River is amended under the title landscape capacity to indicate at what scale potential activities have been considered.	Reject
OS200.27	FS241.161	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS200.27	FS242.27	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept
OS200.27	FS243.27	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS200.27	FS244.27	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed	Accept
OS200.28		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at the title landscape capacity to include and reflect on where there are existing and planned subdivision/urban development opportunities and associated amenities and utilities.	Reject
OS200.28	FS241.162	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.28	FS242.28	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.28	FS243.28	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.28	FS244.28	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept

OS200.29		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at the general description of the area to include a sentence which states 'The mapped PA ONF boundaries follow those topographical edges of the Shotover Riverine system which demarcate the upper extent of the River gorge with adjacent land of a flatter and distinctly different character'.	Reject
OS200.29	FS241.163	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.29	FS242.29	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.29	FS243.29	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.29	FS244.29	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.30		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 11 to include the sentence 'These should be effectively controlled through district plan provisions or other legal mechanisms, associated with subdivision and development proposals' in regard to animal pest species.	Reject
OS200.30	FS241.164	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.30	FS242.30	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.30	FS243.30	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.30	FS244.30	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.31		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 12 to include the sentence 'These should be effectively controlled through district plan provisions or other legal mechanisms, associated with subdivision and development proposals' regarding plant pest species.	Reject
OS200.31	FS241.165	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.31	FS242.31	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.31	FS243.31	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.31	FS244.31	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.32		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to include a new point under the title important ecological features and vegetation types which states 'In particular, wilding tree species in the vicinity of the Shotover Loop detract from natural and scenic landscape values, and are directed/encouraged to be removed under national, regional, and district planning instruments'.	Reject

OS200.32	FS241.166	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.32	FS242.32	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.32	FS243.32	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.32	FS244.32	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.33		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 14 to include a sentence which states 'Views from this trail are not considered to be public places for the purposes of implementing this schedule or other provisions of the District Plan'.	Reject
OS200.33	FS241.167	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.33	FS242.33	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.33	FS243.33	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.33	FS244.33	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.34		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 18 to include the words '(Shotover Loop Land). Land within the UGB is identified for residential subdivision and development and is accepted to change views to and from the ONF, as well as have an influence on the landscape character of the river corridor due to its scale, character and/or proximity'.	Reject
OS200.34	FS241.168	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.34	FS242.34	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.34	FS243.34	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.34	FS244.34	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.35		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to include a point under the title important historic attributes and values which states 'The remaining influences of historic farming and pastoral activities, in particular within the Shotover Loop Land have significantly modified adjacent terraces above the ONF and provide a point of distinction between the adjacent more natural incised cliffs of the River Gorge'.	Reject
OS200.35	FS241.169	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept

OS200.35	FS242.35	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.35	FS243.35	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.35	FS244.35	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.36		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to remove point 47 to address that there is no certainty as to what publications it is referencing are.	Reject
OS200.36	FS241.170	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.36	FS242.36	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.36	FS243.36	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.36	FS244.36	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.37		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to remove point 48 from the landscape schedule unless it is further specified as to what is being referenced.	Reject
OS200.37	FS241.171	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.37	FS242.37	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.37	FS243.37	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.37	FS244.37	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.38		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 49 to include the sentence 'The ability to enhance access to and along the river through district plan provisions or other legal mechanisms, associated with subdivision and development proposals is recognised as a positive outcome' regarding the identity of the river as an important natural and historic landscape context for Arthurs Point.	Reject
OS200.38	FS241.172	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.38	FS242.38	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.38	FS243.38	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept

OS200.38	FS244.38	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.39		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 51 to include the sentence 'Opportunities to enhance biodiversity and remove wilding species are supported through district plan provisions or other legal mechanisms, associated with subdivision and development proposals'.	Reject
OS200.39	FS241.173	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.39	FS242.39	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.39	FS243.39	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.39	FS244.39	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.40		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to include a point under the title important recreation attributes and values which states 'Opportunities to enhance recreational and commuter access to the Arthurs Point Urban areas through the Shotover Loop Land'.	Reject
OS200.40	FS241.174	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.40	FS242.40	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.40	FS243.40	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.40	FS244.40	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.41		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 58 to replace the words 'tracks, bridges' with 'public places', remove the words 'bridge and nearby dwellings (including at Arthurs Point) along the river corridor' and to include reference to 'native' vegetation and landform patterns.	Accept in part
OS200.41	FS241.175	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.41	FS242.41	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.41	FS243.41	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.41	FS244.41	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.42		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 59 to include the sentence 'Particularly when contrasted with adjacent terraced land which is historically associated with pastoral and farming uses, and is anticipated for urban density subdivision and development'.	Reject

OS200.42	FS241.176	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.42	FS242.42	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.42	FS243.42	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.42	FS244.42	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.43		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 61 to include the words 'however the appearance of development and subdivision on the adjacent upper terraces is an expected and appropriate occurrence'.	Reject
OS200.43	FS241.177	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.43	FS242.43	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.43	FS243.43	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.43	FS244.43	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.44		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 63 to replace the words 'along with the generally subservient nature of' with 'contrasting with', include the words 'and anticipated future' and 'and adjacent to', and remove the sentence 'The limited visibility of urban development at Arthurs Point from much of the corridor also plays a role in this regard'.	Reject
OS200.44	FS241.178	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.44	FS242.44	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.44	FS243.44	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.44	FS244.44	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.45		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 64 to include the sentence '(Except where the influence of Wilding pine species is significant and detracts from values, such as at the Shotover Loop land)'.	Accept in part
OS200.45	FS241.179	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.45	FS242.45	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS200.45	FS243.45	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.45	FS244.45	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.46		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to remove point 66 from the landscape schedule.	Reject
OS200.46	FS241.180	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.46	FS242.46	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.46	FS243.46	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.46	FS244.46	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.47		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 66 to identify where along the Shotover River Gorge this is pertaining to. Also, replace the words 'the wild waters and' with 'The persistence of self-seeded' regarding exotic vegetation, include reference to how such vegetation 'Detracts from this impression, given this is a nationally and regionally recognized invasive species requiring eradication, and which threatens biodiversity values', and to remove the words 'and there is generally a very high perception of naturalness and 'getting away from it all' due to the very limited exposure to development'.	Accept in part
OS200.47	FS241.181	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.47	FS242.47	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.47	FS243.47	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.47	FS244.47	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.48		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to remove point 71 from the landscape schedule which contains information about the autumn leaf colour and seasonal loss of leaves.	Reject
OS200.48	FS241.182	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.48	FS242.48	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.48	FS243.48	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept

OS200.48	FS244.48	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.49		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended at point 72 to remove reference to seasonal snowfall as snow falls everywhere in the District.	Reject
OS200.49	FS241.183	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.49	FS242.49	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.49	FS243.49	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.49	FS244.49	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.50		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape schedule 21.22.3 Shotover River is amended to remove point 73 from the landscape schedule.	Reject
OS200.50	FS241.184	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.50	FS242.50	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.50	FS243.50	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.50	FS244.50	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.51		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 74 to replace the word 'screens' with 'softens'.	Reject
OS200.51	FS241.185	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.51	FS242.51	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.51	FS243.51	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.51	FS244.51	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.52		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 77(a) to include the word 'native' regarding vegetation.	Reject
OS200.52	FS241.186	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept

OS200.52	FS242.52	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.52	FS243.52	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.52	FS244.52	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.53		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 77(b) to include the word 'native' regarding vegetation.	Reject
OS200.53	FS241.187	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.53	FS242.53	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.53	FS243.53	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.53	FS244.53	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.54		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to remove point 77(c) from the landscape schedule.	Reject
OS200.54	FS241.188	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.54	FS242.54	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.54	FS243.54	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.54	FS244.54	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.55		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 77(d) i to replace the words 'visually discrete character of the majority of' with 'contrast with'.	Reject
OS200.55	FS241.189	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.55	FS242.55	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.55	FS243.55	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.55	FS244.55	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept

OS200.56		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to remove point 77(d) iv from the landscape schedule.	Reject
OS200.56	FS241.190	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.56	FS242.56	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.56	FS243.56	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.56	FS244.56	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.57		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 78 to include a new section within the summary of landscape values for the schedule that includes opportunities for change and enhancement. Enhancement opportunities include, eradication of wilding tree species, pest control, enhanced access and recreation, biodiversity enhancement, positive interface with subdivision and development land.	Reject
OS200.57	FS241.191	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.57	FS242.57	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.57	FS243.57	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.57	FS244.57	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.58		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to change the rating of perceptual values in the priority area from 'very high' to 'moderate'.	Reject
OS200.58	FS241.192	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.58	FS242.58	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.58	FS243.58	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.58	FS244.58	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.59		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 80(c) to include the sentence 'however this is detracted significantly by the invasive presence of wilding tree species and consequent loss of biodiversity values'.	Reject
OS200.59	FS241.193	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept

OS200.59	FS242.59	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.59	FS243.59	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.59	FS244.59	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.60		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to change the rating of perceptual values in the priority area from 'very high' to 'moderate'.	Reject
OS200.60	FS241.194	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.60	FS242.60	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.60	FS243.60	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.60	FS244.60	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.61		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 80(c) to include the sentence 'however this is detracted significantly by the invasive presence of wilding tree species and consequent loss of biodiversity values'.	Reject
OS200.61	FS241.195	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.61	FS242.61	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.61	FS243.61	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.61	FS244.61	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.62		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended at point 80(d) to replace the words 'A sense of remoteness and wildness in places, particularly throughout the gorge sections due to the sheer scale of natural landforms and wildness of the wild river waters and elsewhere, in places where landform and/or vegetation obscure views of built development' with 'A sense of connection to and with adjacent urban development, including through enhanced access and recreation opportunities, and the contrast of urban areas adjacent to the riverine escarpment'.	Reject
OS200.62	FS241.196	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.62	FS242.62	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.62	FS243.62	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept

OS200.62	FS244.62	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.63		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to change the capacity rating for commercial and recreational activities from 'some' to 'moderate', remove reference to 'to optimise the screening and/or camouflaging' and include the words 'initiatives such as wilding tree removal, pest eradication and biodiversity enhancement'.	Reject
OS200.63	FS241.197	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.63	FS242.63	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.63	FS243.63	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.63	FS244.63	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.64		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to change the capacity rating for visitor accommodation and tourism related activities from 'no' capacity to 'moderate' capacity.	Accept in part
OS200.64	FS241.198	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.64	FS242.64	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS200.64	FS243.64	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.64	FS244.64	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept in part
OS200.65		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to change the capacity rating for rural living from 'no' capacity to 'moderate' capacity 'within the adjacent terraces to the ONF boundary at the Shotover Loop Land'.	Reject
OS200.65	FS241.199	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.65	FS242.65	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.65	FS243.65	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.65	FS244.65	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.66		Rosie Hill on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the landscape capacity 21.22.3 Shotover River is amended to include a capacity rating for biodiversity enhancement activities to 'High landscape capacity within the Shotover Loop Land to remove wilding tree species and enhance biodiversity measures'.	Reject

OS200.66	FS241.200	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.66	FS242.66	Ella Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS200.66	FS243.66	Julian Pedley	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS200.66	FS244.66	Matthew Semple	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed	Accept
OS201.1		Graham David Taylor	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas > 21.23.4 Church Road Shortcut Road PA RCL Schedule	Oppose	That the submitter is kept in the loop regarding the landscape schedule 21.23.4 Church Road Shortcut Road overlay and its possible effects on the property.	Accept
OS202.1		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiakau Shotover River be retained as notified.	Accept in part
OS202.1	FS224.183	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.1	FS237.326	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.2		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS202.2	FS224.184	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.2	FS237.327	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.3		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS202.3	FS224.185	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.3	FS237.328	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.4		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiakau Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS202.4	FS224.186	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS202.4	FS237.329	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS202.5		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS202.5	FS224.187	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS202.5	FS237.330	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS202.6		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS202.6	FS224.188	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS202.6	FS237.331	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS202.7		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimaikau Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS202.7	FS224.189	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.7	FS237.332	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS202.8		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS202.8	FS224.190	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS202.8	FS237.333	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS202.9		Michael John Boyd	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS202.9	FS224.191	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject

OS202.9	FS237.334	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Reject
OS202.10		Michael John Boyd	Landscape Schedules	Support	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS202.10	FS224.192	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS202.10	FS237.335	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS203.1		Penelope and Rachel and Daphne Young	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.9 Kawarau River PA ONF Schedule	Oppose	That the landscape schedule 21.22.9 Kawarau River is opposed and rejected as notified.	Accept in part
OS203.2		Penelope and Rachel and Daphne Young	Landscape Schedules > 21.23 Schedule of Landscape Values - RCL Upper Clutha Priority Areas	Oppose	That the landscape schedules 21.23 are opposed and be rejected as notified.	Accept in part
OS203.3		Penelope and Rachel and Daphne Young	Landscape Schedules	Oppose	That the council should site a letter dated 21.10.1992 on the behalf of their client Remarkable Village Park LTD.	Reject
OS204.1		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimiakau Shotover River be retained as notified.	Accept in part
OS204.1	FS224.193	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.1	FS237.336	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.2		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified.	Accept in part
OS204.2	FS224.194	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.2	FS237.337	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.3		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified.	Accept in part
OS204.3	FS224.195	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.3	FS237.338	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.4		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Support	That landscape capacity 21.22.3 Kimiakau Shotover River be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS204.4	FS224.196	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part

OS204.4	FS237.339	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS204.5		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.12 Western Whakatipu be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS204.5	FS224.197	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS204.5	FS237.340	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS204.6		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Support	That landscape capacity 21.22.15 Central Whakatipu Basin be retained as notified in terms of the Shotover Loop Outstanding Natural Feature and Outstanding Natural Landscape having no capacity for urban expansion.	Accept in part
OS204.6	FS224.198	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS204.6	FS237.341	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule > Landscape Capacity	Oppose	That the relief sought is opposed.	Accept in part
OS204.7		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That landscape schedule 21.22.3 Kimaikau Shotover River be retained as notified to implement Policy 3.3.42.	Accept in part
OS204.7	FS224.199	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.7	FS237.342	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.8		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.12 Western Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS204.8	FS224.200	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.8	FS237.343	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.9		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That landscape schedule 21.22.15 Central Whakatipu Basin be retained as notified to implement Policy 3.3.42.	Accept in part
OS204.9	FS224.201	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS204.9	FS237.344	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS204.10		Anna-Louise & Paul Hedley & Hollingsworth	Landscape Schedules	Oppose	That the landscape schedules, including those at Arthurs Point, have immediate legal effect from notification.	Reject
OS204.10	FS224.202	Laura	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS204.10	FS237.345	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept
OS205.1		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the landscape schedule 21.22.3 Shotover River is adopted as notified.	Accept in part
OS205.1	FS224.203	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.1	FS237.346	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.2		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.12 Western Whakatipu Basin is adopted as notified.	Accept in part
OS205.2	FS224.204	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.2	FS237.347	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.3		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.15 Central Whakatipu Basin is adopted as notified.	Accept in part
OS205.3	FS224.205	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.3	FS237.348	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.4		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the landscape schedule 21.22.3 Shotover River should be protected in perpetuity from inappropriate development.	Accept in part
OS205.4	FS224.206	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.4	FS237.349	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.5		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.12 Western Whakatipu Basin should be protected in perpetuity from inappropriate development.	Accept in part
OS205.5	FS224.207	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part

OS205.5	FS237.350	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.6		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the landscape schedule 21.22.15 Central Whakatipu Basin should be protected in perpetuity from inappropriate development.	Accept in part
OS205.6	FS224.208	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.6	FS237.351	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.7		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the mapping, values identified and capacity assessment of landscape schedule 21.22.3 Shotover River is strongly supported.	Accept in part
OS205.7	FS224.209	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.7	FS237.352	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.8		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That the mapping, values identified and capacity assessment of landscape schedule 21.22.12 Western Whakatipu Basin is strongly supported.	Accept in part
OS205.8	FS224.210	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.8	FS237.353	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.9		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That the mapping, values identified and capacity assessment of landscape schedule 21.22.15 Central Whakatipu Basin is retained as notified.	Accept in part
OS205.9	FS224.211	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.9	FS237.354	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.10		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That paragraphs 78-80 and the landscape capacity assessment of the landscape schedule 21.22.3 Shotover River is supported.	Accept in part
OS205.10	FS224.212	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.10	FS237.355	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.11		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That paragraphs 103-105 and the landscape capacity assessment of landscape schedule 21.22.12 Western Whakatipu Basin are supported.	Accept in part

OS205.11	FS224.213	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.11	FS237.356	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.12		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That paragraphs 79-81 and the landscape capacity assessment of landscape schedule 21.22.15 Central Whakatipu Basin are supported.	Accept in part
OS205.12	FS224.214	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.12	FS237.357	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.13		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That recreational access where it will not erode the values identified in the submission and necessary infrastructure development where the values outlined can be adequately preserved or protected in landscape schedule 21.22.3 Shotover River are supported.	Accept in part
OS205.13	FS224.215	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.13	FS237.358	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.14		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Support	That recreational access where it will not erode the values identified in the submission and necessary infrastructure development where the values outlined can be adequately preserved or protected in landscape schedule 21.22.12 Western Whakatipu Basin are retained as notified.	Accept in part
OS205.14	FS224.216	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.14	FS237.359	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.12 Western Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.15		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Support	That recreational access where it will not erode the values identified in the submission and necessary infrastructure development where the values outlined can be adequately preserved or protected in landscape schedule 21.22.15 Central Whakatipu Basin be supported.	Accept in part
OS205.15	FS224.217	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.15	FS237.360	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.15 Central Whakatipu Basin PA ONL Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.16		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That with particular regard to landscape schedule 21.22.3 Shotover River the inclusion of 111-115 Atley Road within the landscape schedule is strongly supported.	Reject
OS205.16	FS224.218	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept

OS205.16	FS237.361	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS205.17		Dennis Behan	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the assessment provided within the landscape schedule 21.22.3 Shotover River appropriately concludes that the landscape has no capacity to absorb any new/additional development and is supported.	Accept in part
OS205.17	FS224.219	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.17	FS237.362	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS205.18		Dennis Behan	Landscape Schedules	Support	That the proposed variation to Chapter 21 of the Proposed District Plan to adopt landscape schedules 21.22 and 21.23 as notified is supported.	Accept in part
OS205.18	FS224.220	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS205.18	FS237.363	Emma Ryder on behalf of Arthurs Point Trustees Limited	Landscape Schedules	Oppose	That the relief sought is opposed.	Accept in part
OS206.1		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is opposed and should be rejected as notified.	Accept in part
OS206.2		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to include a further layer of capacity mapping that identifies areas within specific outstanding natural landscapes that have capacity to absorb some development.	Reject
OS206.3		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so that it does not restrict appropriate activities in the priority area due to the assessed landscape capacity outlined.	Accept in part
OS206.4		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is rejected as notified and reassessed to acknowledge rural living, visitor accommodation/rural tourism and other appropriate activities provided they are appropriately located, and subject to comprehensive, site specific landscape assessment.	Accept in part
OS206.5		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to ensure the landscape schedules apply at a priority area level to guide future development but not preclude it.	Accept in part
OS206.6		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to ensure it is clear that the capacity for development identified on the schedules is not to be applied or interpreted at a site-specific scale.	Accept in part
OS206.7		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to ensure that the benefits of rural living and other appropriate activities are recognized and appropriately anticipated, subject to appropriate design, location, and comprehensive landscape assessment.	Reject
OS206.8		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview amended so any other consequential or alternative relief that otherwise addresses the matters raised in this submission are adopted.	Accept in part
OS206.9		Jo Fyfe on behalf of Sally and Braden Currie	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.23 Hawea South North Grandview PA ONL Schedule	Oppose	That within landscape schedule 21.22.23, rural living, visitor accommodation and rural tourism are not limited provided they are appropriately located and subject to comprehensive, site-specific landscape assessment.	Reject

OS207.1		Jennifer Fraser on behalf of Queenstown Lakes District Council	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the mapping for landscape schedule 21.22.3 Shotover River is amended to exclude part of property 111 Atley Road as it is zoned as Lower Density Suburban Residential.	Accept in part
OS207.1	FS224.221	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Accept in part
OS207.1	FS233.1	Dave Henderson (Cardrona Cattle Company Ltd)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The further submitter requests that the relief sought by the submitter to correct errors with the location of notified Priority Areas is granted, such that the scope to correct additional errors is extended.	Reject
OS207.1	FS233.3	Dave Henderson (Cardrona Cattle Company Ltd)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	As secondary relief (if the primary relief is not accepted), the further submitter seeks that the submission is refused and the Council advance a variation to the notified variation to correct all errors in the locations of any notified Priority Areas prior to any decision being made on this plan change.	Reject
OS207.1	FS241.201	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept
OS207.2		Jennifer Fraser on behalf of Queenstown Lakes District Council	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the boundary of landscape schedule 21.22.3 Shotover River is amended to align with the final decision made on the renotified Gertrude Saddlery LTD and Larchmont Developments LTD Stage 1 submissions.	Reject
OS207.2	FS224.222	Laura McLaughlan on behalf of Gertrude's Saddlery Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	That the relief sought is supported.	Reject
OS207.2	FS233.2	Dave Henderson (Cardrona Cattle Company Ltd)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Support	The further submitter requests that the relief sought by the submitter to correct errors with the location of notified Priority Areas is granted, such that the scope to correct additional errors is extended.	Accept in part
OS207.2	FS233.4	Dave Henderson (Cardrona Cattle Company Ltd)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	As secondary relief (if the primary relief is not accepted), the further submitter seeks that the submission is refused and the Council advance a variation to the notified variation to correct all errors in the locations of any notified Priority Areas prior to any decision being made on this plan change.	Reject
OS207.2	FS241.202	The Secretary (Arthur's Point Outstanding Natural Landscape Society)	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.3 Shotover River PA ONF Schedule	Oppose	That the relief sought is opposed.	Accept in part
OS208.1		Maddy FAMILTON on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is opposed and should be rejected as notified.	Accept in part
OS208.2		Maddy FAMILTON on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to clarify the circumstances in which applicants, Council planners and landscape architects, decision-makers and others involved in the Resource Management Act processes will utilise the information in the landscape schedules.	Accept in part
OS208.3		Maddy FAMILTON on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to clarify in what circumstances plan users processing resource consents will refer back to the Chapter 3 provisions and utilise the landscape schedules.	Accept in part
OS208.4		Maddy FAMILTON on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to clarify whether and application seeking consent under a district wide rule only will be required to address the matters in the landscape schedules.	Accept in part
OS208.5		Maddy FAMILTON on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to remove the rating of no capacity.	Accept in part
OS208.6		Maddy FAMILTON on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to confirm the extent of the capacity rating scale within the landscape schedules themselves.	Accept in part

OS208.7		Maddy Familton on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is rejected as notified as the Section 32 Report is deficient in that it does not adequately evaluate the costs, benefits, efficiency and effectiveness of the options or of the landscape schedules' provisions, or method of implementation.	Reject
OS208.8		Maddy Familton on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is rejected as notified as the consultation undertaken for the schedules was deficient and sought public input on landscape values but did not seek meaningful input in relation to, for example, rating of the landscapes' capacities for change.	Reject
OS208.9		Maddy Familton on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to remove the words 'co-located with existing consented facilities' from the landscape capacity assessment for infrastructure associated with commercial recreational activities in the Waterfall Creek and Damper Bay area.	Reject
OS208.10		Maddy Familton on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to remove the words 'co-located with existing consented activities', include the words 'and tourism related activities', and remove the capacity assessment of 'no landscape capacity for tourism related activities'.	Accept in part
OS208.11		Maddy Familton on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That the landscape schedule 21.22.19 Mount Alpha is amended to acknowledge that some activity terms (such as intensive agriculture) are a direct response to the Chapter 3 provisions that also use these terms. Any additional activities referred to in the landscape schedule, particularly those in the capacity assessment should utilise defined terms.	Accept in part
OS208.12		Maddy Familton on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That in the alternative to the adoption of the amendments included in this submission additional or consequential relief necessary or appropriate to address the matters raised and/or relief requested in this submission, including modifications to the landscape schedules or any such other combination of plan provisions, objectives, policies, rules and standards provided the intent of this submission are enabled.	Accept in part
OS208.13		Maddy Familton on behalf of Off the Wagon Trading Company Limited	Landscape Schedules > 21.22 Schedule of Landscape Values - ONF ONL Priority Areas > 21.22.19 Mount Alpha PA ONL Schedule General Description of the Area	Oppose	That if the relief raised in this submission is not adopted that the landscape schedules are withdrawn or deleted.	Reject

Appendix C – a list of names and address of persons to be served with a copy of this notice

Name	Organisation or on behalf of	Address for service
Queenstown Lakes District Council		dpappeals@qldc.govt.nz
Jennifer Fraser	Queenstown Lakes District Council	Jennifer.fraser@qldc.govt.nz
Soho Ski Area Limited and Blackmans Creek Holdings No. 1 LP		laura.mclaughlan@al.nz
Kim Badger		kimbadger@yahoo.com
John Robert Binney		johnbinney@iinet.net.au
Rebecca Karamaena	Hawthenden Ltd	rebeccak@fyfeklaw.co.nz
Samuel "Q" Belk	Stronsay Farm	samuelbelk1221@gmail.com
Malcolm Burgess	Rob Roy Lane Residents Group	mjspburgess@gmail.com

Michael & Bridget Davies		office@brownandcompany.co.nz
Florence Micoud		florencemicoud@gmail.com
Grant Fyfe		grantf@fyfeklaw.co.nz
Susan Gathercole	Anderson, Mactaggert, Hinds, Gathercole families	susangathercole@gmail.com
Robert Yang		robertyang3@yahoo.com.sg
Alan Gillespie		awg@xtra.co.nz
Ella Pedley		ellasig.pedley@gmail.com
Jennie Semple		jped@sent.com
Matthew Semple		msemp@sent.com
Andrew Blackford		arthurspointcommunity@gmail.com

Richard and Lindsay Macharg		macharg@me.com
Rik Deaton	The Maungawera Rural Visitor Zone	ops@landscape-wanaka.nz
Doug Stalker		djstalker@xtra.co.nz
Ian Percy		ian@aitkensfolly.com
Alison Devlin		alison@willowridge.co.nz
Ben Gresson	Mee Holdings Limited	ben@toddandwalker.com
Ben Gresson	Scope Resources Limited	ben@toddandwalker.com
Geoff and Maureen Kernick		gmkernick@gmail.com
Caroline Harker		carolineh@xtra.co.nz
Janice Hughes		janice.hughes@aspiringlaw.co.nz

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