

**Queenstown Lakes Proposed District Plan
Section 32 Evaluation Report
Variation to the Proposed District Plan**

**For:
The Upper Clutha Landscape Schedules Variation**

Report dated: October 2024

Contents

1. Summary of the Proposed Variation.....	2
2. Introduction	4
Purpose of the report	4
Background	4
Mata-au Clutha River Priority Area.....	5
3. Issue Definition / Resource Management Issues.....	6
4. Development of the Variation	7
Community/Stakeholder Engagement	7
Clause 34 Consultation	8
Consultation with Iwi Authorities	8
Consultation with Statutory Bodies	9
5. Methodology.....	11
Format of the proposed landscape schedules.....	12
Effect of Including Landscape Schedules in the PDP	12
6. Statutory Policy Context	13
National Policy Statements/National Environmental Standards.....	13
Regional Policy Statement	14
Iwi Management Plans.....	16
Proposed District Plan.....	16
7. Scale and Significance Evaluation	17
8. Evaluation of Proposed Objective(s).....	18
9. Evaluation of Proposed Provisions.....	18
10. Evaluation of Reasonably Practicable Options	19
11. Efficiency and Effectiveness.....	21
12. Most Appropriate Option	1
13. Conclusions	1
Appendix A – Proposed Policy Change	3
Appendix B1 – Proposed Pre-amble 21.23	4
Appendix B2 – Landscape Schedules	5
Appendix C1 – Methodology Report.....	6
Appendix C2 – Methodology Report Appendices.....	7
Appendix D – Statutory Content.....	8
Appendix E – Clause 34 Feedback on Material Proposed to be Incorporated by Reference	9
Appendix F – Maps (Incorporated by Reference).....	10

1. Summary of the Proposed Variation

- 1.1. The purpose of the Upper Clutha Landscape Schedules Variation is to introduce one Priority Area (PA) Schedule, for the Clutha River Mata-Au, and 12 non-Priority Area Schedules, for areas within the Upper Clutha Basin. The new schedules will be included in Schedules 21.22 (1 schedule) and 21.23 (12 schedules) of Chapter 21 (Rural Zone) of the Queenstown Lakes District Council Proposed District Plan (PDP) (Upper Clutha Variation or Variation).
- 1.2. This Variation follows the Priority Area Landscape Schedules Variation to the PDP, which was notified in June 2022. The PA variation introduced 29 'Priority Area' landscape schedules to Chapter 21 (Rural Zone) and was the subject of Council decisions on 6 June 2024. The intention is that the PA and non-PA schedules proposed for inclusion in the PDP through this Variation will sit alongside the PA schedules confirmed by Council's 6 June 2024 decisions. The two variations are therefore distinct, and do not overlap, despite the approach taken to developing this Variation drawing on the earlier Variation, where relevant.
- 1.3. The objective of the Upper Clutha Landscape Schedules Variation is to:
 - a. implement the requirements of the PDP relating to PAs, through the introduction of a landscape schedule for the Mata-au Clutha River; and
 - b. better achieve the objectives and policies of Chapters 3 (Strategic Direction) and 6 (Landscapes – Rural Character) by providing detailed descriptions of the values to be maintained or enhanced for Upper Clutha RCLs that are not PAs.
- 1.4. The landscape schedules provide written material that assists to identify attributes, character, values, and capacity of an area. The landscape schedules will assist the Council and plan users with evaluating the appropriateness or otherwise of resource consent and plan change proposals within the extent of the mapped schedule areas.
- 1.5. The additional landscape schedules proposed to be introduced as part of this Upper Clutha Variation apply to the following areas:
 - a. Outstanding Natural Feature:
 - Mata-Au Clutha River (Priority Area)
 - b. Rural Character Landscapes (non-Priority Areas):
 - Mount Aspiring Road
 - Studholme Road
 - Riverbank Road
 - Wānaka Airport Environs
 - Northern End of Criffel / Pisa Range Foothills
 - Luggate
 - Sheepskin Creek
 - Kane Road and Luggate Tarras Highway

- Hāwea Moraine
- Hāwea Terrace
- Crosshill
- Quartz Creek and Maungawera

- 1.6. The Variation also includes an amendment to Strategic Policy (SP) 3.3.36 of Chapter 3 of the PDP (Strategic Directions) to include reference to the Mata-au Clutha River PA.
- 1.7. The Variation also amends the preamble to Schedule 21.23 to recognise that Schedule 21.23 includes both PA RCLs and non-PA RCLs.
- 1.8. The Variation is accompanied by maps, which are to be incorporated by reference, that depict the extent of the areas covered by each of the additional landscape schedules. The mapping of the Mata-au Clutha River PA has been confirmed by the Environment Court, following a section 293 process that involved landscape expert input,¹ and is not within the scope of this Variation (other than its proposed incorporation by reference into the PDP).
- 1.9. The accompanying maps for the non-PA RCL landscape schedules are proposed to be incorporated into the PDP by reference and the Council has consulted on these maps separately, in accordance with the requirements of Clause 34 of Schedule 1 of the Resource Management Act 1991. The feedback received as a result of this consultation, and a summary of the Council's response, is attached in Appendix E.

1 2022 NZEnvC 198 and [2022] NZEnvC 244.

2. Introduction

Purpose of the report

- 2.1. This report fulfils the requirements of Section 32 of the Resource Management Act 1991 (the Act or RMA). Section 32 of the Act requires the objective(s) of proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness, and risk in achieving the objectives. This report should be read together with the text of the proposed landscape schedules and amendment to SP 3.3.36 of Chapter 3 Strategic Direction.

Background

- 2.2. As noted above, this Variation follows the 'Priority Area Landscape Schedules Variation' to the PDP, which was subject to submissions and a decision of the Council on 6 June 2024.
- 2.3. The Priority Area Landscape Schedules Variation introduced landscape schedules for 24 PAs within Outstanding Natural Landscapes and Features (ONL/F) and 5 PAs within Rural Character Landscapes (RCLs) in order to give effect to the strategic objectives and policies in Chapter 3 of the PDP.
- 2.4. The Priority Area Landscape Schedules Variation was prepared to implement Strategic Policy (SP) 3.3.42, which required the Council to notify a plan change to implement the following:
- a. SP 3.3.36 (identify specified Rural Zone PAs within the ONFs and ONLs in Schedule 21.22);
 - b. SP 3.3.37 (describe the landscape attributes, landscape values and related landscape capacity for subdivision use and development activities);
 - c. SP 3.3.39 (identify specified Rural Zone PAs within the Upper Clutha RCLs in Schedule 21.23); and
 - d. SP 3.3.40 (describe the landscape attributes, landscape character and visual amenity values and related landscape capacity for subdivision use and development activities).
- 2.5. The above SPs were introduced into the PDP by the Environment Court². The Environment Court's decision was the result of appeals on Stage 1 of the District Plan Review relating to the management of landscapes in the Rural Zone.
- 2.6. In summary, the Environment Court decided that requiring the protection of the landscape values of ONL/Fs, and the maintenance of landscape character and the maintenance or enhancement of visual amenity values of RCLs, without specifying what those values were, did not provide enough certainty to ensure the policy direction of the PDP (and in turn sections 6 and 7 of the Act) was achieved. The Environment Court therefore directed that the landscape

2 Commencing with [2019] NZEnvC 205.

values of ONF/Ls, and the landscape character and visual amenity values of RCLs, should be identified and included in schedules in the PDP.

2.7. The Environment Court acknowledged that it would be a significant undertaking to identify the values of all of the landscape because 97% of the District is classified as ONF/L. Rather, the Court went through a process with the landscape architects and planners involved in the hearing and identified the 29 PA landscapes to be included in the schedules first. A number of criteria were considered, with one of the key criteria being where development pressure may be more likely, which may in turn result in cumulative effects on these landscapes.

2.8. The Upper Clutha Landscape Schedules Variation proposes to amend the PDP by:

- a. Introducing additional landscape schedules for one PA, and 12 non-PA RCLs to Schedules 21.22 and 21.23 to Chapter 21 (Rural Zone);
- b. Amending Strategic Policy 3.3.36 of Chapter 3 (Strategic Directions) to include reference to Mata-au Clutha River PA;
- c. Amending the pre-ambble to Schedule 21.23 to remove reference to 'Priority Areas'/PAs and refer to RCLs more generally to recognise that schedule 21.23 includes PAs and non-PA areas; and
- d. Incorporating by reference the mapping for the 12 non-PA areas in the Upper Clutha basin, and the mapping for the Mata au Clutha River PA (using the same approach as with the PA mapping).

2.9. It was originally intended that all RCLs (both PA and non-PA) would be included as part of the Priority Area Landscapes Variation. However, the Council was required to notify the Variation by a specific date, and further time was required to ensure that identification and description of landscape values for the remaining non-priority areas of the Upper Clutha was undertaken in a robust way.

2.10. The landscape schedules have been prepared using the same methodology that was used for the PAs, as described in Chapter 3 of the PDP. This relates to the Values Identification Framework (VIF) specified in policies SP 3.3.36 to 3.3.38 (for ONL/Fs), SP 3.3.39 to 3.3.40 (RCLs) and SP 3.3.41 (both ONL/Fs and RCLs).

Mata-au Clutha River Priority Area

2.11. The Mata-au Clutha River PA was originally intended to be notified as part of the Priority Area Landscapes Variation. However, Council was directed to amend the PDP maps to categorise Mata-au Clutha River as an ONF (not an ONL) and to amend the ONF boundary so that it reflected the escarpments on either side of the river³.

3 [2022] NZEnvC 244.

2.12. This work was directed at the same time as the Priority Area Landscapes Variation and was not completed by the time the schedules were notified (as directed by SP 3.3.42). This led to delays in finalising the boundaries for the Mata-au Clutha River PA, which meant that it could not be notified with the other PAs, and would instead be notified as part of the Upper Clutha Variation.

3. Issue Definition / Resource Management Issues

3.1. This Variation relates to strategic issues 2 and 4 in Chapter 3 Strategic Directions of the PDP. These are set out below:

- *Strategic Issue 2:*
 - *Strategic Issue 2: Growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding natural features and outstanding natural landscapes.*
- *Strategic Issue 4:*
 - *Some resources of the District's natural environment, particularly its outstanding natural features and outstanding natural landscapes and their landscape values, require effective identification and protection in their own right as well as for their significant contribution to the District's economy.*

3.2. The Environment Court⁴ has previously identified that it is difficult to protect the landscape values of ONL/Fs, and maintain the landscape character, and maintain or enhance visual amenity values of RCLs without first identifying those values.

3.3. By outlining the values to be protected for ONL/Fs, and the visual amenity values to be maintained or enhanced for RCLs, it provides more certainty to achieve the policy direction. It is also more efficient and effective to identify these values at the district plan level rather than leave the identification of these values to a case-by-case assessment via individual resource consent applications.

3.4. Further, listing the additional RCLs would result in a more consistent approach to maintaining and enhancing landscapes across the Upper Clutha Basin (i.e., consistency with the RCL PAs) and how these values are considered within a particular RCL.

4 [2019] NZEnvC 160.

4. Development of the Variation

Community/Stakeholder Engagement

- 4.1. The Council consulted on non-PA RCLs as part of the Priority Area Landscapes consultation, and then again as part of a separate consultation process for the Upper Clutha Landscapes that are now being considered in this variation.
- 4.2. The purpose of both consultations was to gather the community's perspective on the values associated with landscapes of the Upper Clutha. This feedback was then used to help inform the values and attributes that accompany each of the landscape schedules. The feedback sought was on what values were associated with each of these landscape areas.
- 4.3. The first round of consultation was undertaken via the Council's Let's Talk page from the 9th of March 2022 to the 3rd of April 2022. Feedback was sought on 29 PAs, but also on the non-PA RCLs which were classified as 'all other Upper Clutha RCL areas'. The online consultation received eight responses relating to non-PA RCLs, with all other responses relating to identified PAs (although none were specific to the Mata-au Clutha River PA).
- 4.4. On the 4th of July 2023, the Council hosted a community drop-in session for members of the public to speak with Council staff about the values they associated with the non-PA RCLs and the and the Mata-au Clutha River PA. No specific questions were asked, but mapped areas were provided for each of the areas and the community invite to provide comments on the values they associated with each landscape. Over the course of the evening several people attended the session. While some provided feedback, others sought general information about the intended approach for mapping and identifying the values of RCLs.
- 4.5. An online consultation for the Upper Clutha Landscape Schedules was undertaken between the 22nd of June 2023 and the 6th of August 2023 via the Council's Let's Talk page. The community were again invited to provide comment on the values of non-PA RCLs and Mata-au Clutha River PA via the Council's Let's Talk page.
- 4.6. A total of 13 people provided feedback on the landscape areas during both the online consultation and drop-in session. These have been categorised into broad themes which are summarised in the table below:

Table 1: Summary of comments received for consultation undertaken as part of the Upper Clutha Landscapes Variation

Theme	Summary of comments received
Scenery and Landscape Values	Comments seeking protection of important scenic views or landscape values which were both specific to landscape areas or more general comments relating to the Upper Clutha area.
Management of Development	Comments seeking management of development or further development controls to protect important landscape values.

Methodology	Comments relating to the methodology of preparing the schedules (i.e., seeking that the VIF be used for non-PAs), and opposing the consultation methods and information used.
Protection of Waterbodies	Comments seeking protection of water bodies and riparian margins.
Rural Values	Comments seeking protection of high-quality soils. Acknowledgement of other features of the rural environment such as shelter belts, and outbuildings in the landscape
Other	Comment relating to rural living (and the need to provide for low density residential in the schedules) and a request for a specific area to be classified as an ONF.

4.7. The feedback provided through consultation (where relevant) was then used by the landscape team to help inform the content of the draft schedules to be notified. The summaries of the feedback received are set out in Appendix C2.

Clause 34 Consultation

4.8. As noted above, the Upper Clutha Landscape Schedules Variation is accompanied by maps which are to be incorporated by reference. These maps depict the area associated with a particular landscape schedule.

4.9. One of the process steps under Clause 34, Part 3 of Schedule 1 requires that Council consult the public on a proposal to incorporate material by reference. This requires that Council allow a reasonable opportunity for persons to comment on the proposal to incorporate material by reference and then to consider any comments they make.

4.10. Council sought feedback on this material via its Let's Talk page between 19 August 2024 and 30 August 2024. This process has led to a number of amendments to the mapping, and text of specific landscape schedules. The feedback received, and Council's response to this feedback (and a description of any resulting changes, where relevant) is set out in Appendix E of this report.

4.11. As part of finalising the notification material, following Clause 34 consultation Council staff completed a full review of the Mata-au Clutha River mapping to ensure that the PA boundary aligned with the ONF mapping in the PDP Planning Maps. One minor change was made to the PA mapping prior to notification.

Consultation with Iwi Authorities

4.12. Clause 3(1)(d) of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities during the preparation of a proposed plan. Council has engaged with Kai Tahu via their representatives (Aukaha and Te Ao Marama) as part of the development of this variation.

- 4.13. This engagement included a hui attended by Rūnaka, Aukaha, the QLDC Policy Team, and a member of the Landscape Project Team. This was not specific to the Upper Clutha Landscapes Variation, but the landscape schedules project in general. Further, iwi were provided with copies of the draft RCL schedules for comment and inclusion of values.
- 4.14. The landscape schedules include statements of values from mana whenua. Feedback from local iwi identified that the rating of values is problematic from a mana whenua perspective where all aspects of the natural world are interconnected. Policy 3.3.38 and Policy 3.3.41 direct the rating of attributes and so ratings have been applied within the landscape schedules. However, ratings have not been applied to mana whenua values.
- 4.15. It is noted that Ngāi Tahu ki Murihiku have contributed to the schedules through collaboration with Kāi Tahu ki Otago. The principles and extent of their collaboration is set out in the statement below.

Āpiti Hono Tātai Hono – Ngāi Tahu ki Murihiku Assessment Methodology

- 4.16. Ngāi Tahu ki Murihiku deem all landscape to be significant, given that in Te Ao Māori, whakapapa and whenua are intertwined. The question is not how significant is a landscape, but what is held within that landscape. To answer that question consideration is needed of whakapapa, mana, kawa, tikanga and mātauranga alongside identity, connections, practices, history, and future aspirations. These considerations are the context within which to determine what is appropriate for that landscape and to describe the relationships held with the whenua.
- 4.17. As part of identifying and describing what 'cultural landscape' is to Ngāi Tahu ki Murihiku - Āpiti Hono Tātai Hono was developed⁵. This methodology curates an intrinsic assessment process, focusing on the interwoven relationship between Ira Atua and Ira Tangata and the continuum of time and whakapapa and authentically expresses the philosophies and paradigms of Ngāi Tahu ki Murihiku. Stage 1 of this assessment study which expresses the methodology was endorsed by Ngāi Tahu ki Murihiku and the Te Ao Marama board in January 2022.
- 4.18. Ngāi Tahu ki Murihiku contributed to the schedules by collaborating with Ngāi Tahu ki Otago to insert key references to values and relationships that are held across all landscape. This was in part to point to deeper, broader and more authentic expression of relationship that Ngāi Tahu ki Murihiku have expressed through the Āpiti Hono Tātai Hono methodology.

Consultation with Statutory Bodies

- 4.19. Clause 3(1) of the First Schedule of the RMA also requires local authorities to consult with:
- a. the Minister for the Environment;
 - b. those other Ministers of the Crown who may be affected by the policy statement or plan;

⁵ Āpiti Hono Tātai Hono: Ngā Whenua o Ngāi Tahu ki Murihiku Stage 1 Southland Cultural Landscape Assessment Study

- c. local authorities who may also be affected; and
- d. any customary marine title group in the area, that may be affected by changes made to the District Plan.

4.20. The above consultation has been undertaken where required. The Minister for the Environment was invited to provide feedback, but no response was received. No other Ministers of the Crown were determined to be affected.

4.21. Consultation was undertaken with Central Otago District Council as a neighbouring local authority of the Upper Clutha, but it was determined that they were not affected by the Variation. No other territorial authorities were determined to be affected by the Proposed Variation. Lastly, given that the Queenstown Lakes District is not located near the coastal marine area, there are no customary marine title groups that are affected.

4.22. Otago Regional Council (ORC) was determined to be affected by the Variation. ORC is responsible for administering the Otago Regional Policy Statement and also for operating and maintaining various assets and infrastructure across the District. Table 2 below sets out the feedback received from ORC.

Table 2: Feedback from ORC on the Upper Clutha Landscapes Variation

Feedback	Comment
<p>ORC noted that they own and maintain the Albert Town Rock Buttress located within the Mata-au Clutha River landscape area.</p> <p>ORC noted that the draft landscape schedule provided did not reflect the importance of the Albert Town Rock Buttress as regionally significant infrastructure. The purpose of the Albert Town Rock Buttress is to mitigate the risk of erosion and land movement.</p> <p>ORC considered that this was not sufficiently aligned with the Proposed RPS 2021, in that it did not identify the need to balance enabling operation, maintenance, upgrade, and development of regionally significant infrastructure while balancing social economic well-being values with avoiding or minimising adverse effects to the environment.</p> <p>ORC sought provision v. (earthworks) of the landscape capacity section to be reworked to align and assist interpretation of district plan rules to give effect to the RPS.</p> <p>ORC noted that the landscape schedules otherwise gave effect to the identification requirements for ONL/Fs in the pRPS.</p> <p>ORC noted that their assessment only considered whether the identification of areas and values would achieve RPS and pRPS requirements, and not whether the provisions will protect the</p>	<p>The Albert Town Rock Buttress in the Mata-Au Clutha River Landscape Schedule is specifically acknowledged, and the associated works have been given the highest capacity rating, 'some capacity'.</p>

values identified within the schedules. Further noted that this would ultimately depend on the policy framework in the PDP.	
-----------------------------------------------------------------------------------------------------------------------------	--

5. Methodology

- 5.1. As noted above, the Upper Clutha Landscape Schedules have been prepared using the same methodology as the Priority Area Landscape Schedules. The method used for the schedules is set out in the methodology statement included in Appendix C1 to this report.
- 5.2. Appendix C1 specifically addresses the method used for landscape capacity that is specific to the schedules. Further, the landscape schedules were amended following the Priority Area Landscape Schedules Hearing to ensure alignment between the Priority and non-PA landscape schedules.
- 5.3. As well as identifying the Priority Areas to be included in the landscape schedules, the Environment Court prescribed a Values Identification Framework (VIF) which set out in Chapter 3 of the PDP in Policies SP 3.3.36 to SP 3.3.41. The VIF has also been used in preparing the schedules that are the subject of this Variation.
- 5.4. In addition to the VIF, the policies require best practice landscape assessment methodology be used for the identification of landscape values, landscape character, and visual amenity values. This proposal has adopted best practice landscape assessment methodology through the guidance of Te Tangi a Te Manu (TTatM).
- 5.5. Landscape capacity is the ability for subdivision, use, or development to be absorbed in such a way that identified landscapes values are not compromised for ONFs and ONLs, or identified landscape character and visual amenity for RCLs.⁶ TTatM does not provide guidance on assessing landscape capacity. For the landscape schedules, a scale of some landscape capacity, limited landscape capacity, very limited landscape capacity, extremely limited landscape capacity, and extremely limited or no landscape capacity has been used to record the assessed landscape capacity.
- 5.6. The Mata-au Clutha River Landscape Schedule was prepared with the other PA landscape schedules. For the remaining non-PA RCLs, these were prepared by a landscape architect and then peer reviewed. The VIF and best practice methodologies were applied, and public consultation (discussed in further detail above) was also used to inform the content of the schedules. Mana whenua representatives provided input on mana whenua values (discussed further below). Input was also provided by experts from other related specialities listed below:
 - a. Ecology;
 - b. Tourism and Recreation;

6 3.1B.5b

- c. Archaeology and heritage; and
- d. Geomorphology.

Format of the proposed landscape schedules

- 5.7. The schedules follow the same format as the PA Landscape Schedules to ensure a consistent approach to managing landscapes within the PDP.
- 5.8. The Mata-au Clutha River Landscape Schedule has been prepared in accordance with SP 3.3.38 (due to it being a PA), and sets out the following information:
- a. Identification and description of the key physical, associative and perceptual attributes that contribute to the values of the ONF that are to be protected;
 - b. Rating of the attributes identified, using a seven-point scale rating from Very Low to Very High; and
 - c. The related landscape capacity for a number of listed subdivision, use, and development activities and any others considered relevant to that area.
- 5.9. The same approach has been used for non-PA RCLs notified as part of this Variation.
- 5.10. The three concepts defined in 5.7 (a) to (c) are expressed through the ‘three dimensional’ structure of the schedules and implement the VIF and principles set out for landscape in TTatM. TTatM sets out the landscape assessment methodology adopted by Tuia Pito Ora, the New Zealand Institute of Landscape Architects (NZILA TPO) for assessment of landscape values. A full explanation of the approach taken is set out in the Methodology Statement (Appendix C1).

Effect of Including Landscape Schedules in the PDP

- 5.11. Including the schedules within Chapter 21 of the PDP will provide greater certainty in policy direction for landscape management within the PDP. It will also help to achieve Strategic Objectives (SO) 3.2.5.2 which directs that for ONL/Fs, their values are protected, and SO 3.2.5.5 which directs that for RCLs, landscape character is maintained, and visual amenity values are maintained or enhanced.
- 5.12. The schedules provide clarity on what is sought to be maintained, or enhanced within each identified non-PA RCL schedule area, by identifying the landscape character and visual amenity values. This provides more detail to support the policy framework. The schedules provide certainty that the landscape outcomes set out in Chapter 3 of the PDP will be achieved.
- 5.13. The schedules are not linked to a particular rule(s) and they will not introduce any new type of resource consent. The consenting framework for the rural zones remains the same. Instead, the schedules will assist with the assessment of land use and subdivision resource consent applications in the landscape areas. They will clearly identify the values to be protected, maintained and/or enhanced by a proposed development that falls within RCLs or the Mata-au Clutha River.

- 5.14. The schedules intend to provide better management of cumulative effects on landscape values, via the concept of landscape capacity. Each schedule identifies the capacity of a landscape to absorb changes resulting from new subdivision and development without compromising the identified values. The pre-ambles for the landscape schedules help to guide the use of the schedules, particularly with regard to landscape capacity.
- 5.15. The schedules will be relevant for all resource consent applications located within RCLs, where the provisions in Chapter 3 and Chapter 21 direct that the schedules apply to that application.
- 5.16. The landscape schedules for non-PA RCLs stand alone within the PDP and do not change or alter any other overlays, zones, or mapping notations. For example, the landscape schedules do not change how wāhi tupuna are applied through the PDP and do not affect existing Statutory Acknowledgement Areas (such as the Mata-au Clutha River). As noted throughout, the intended purpose of the schedules is to guide resource consents and plan changes.

6. Statutory Policy Context

- 6.1. The relevant requirements of the RMA, the Local Government Act 2002, the Operative Regional Policy Statement, the Regional Policy Statement Decisions Version, and the two iwi management plans that apply in the District have been given appropriate regard in the preparation of this proposal.

National Policy Statements/National Environmental Standards

- 6.2. There are two relevant National Policy Statements and one relevant National Environmental Standard for this Variation. These include the National Policy Statement for Highly Productive Land (NPS-HPL), the National Policy Statement for Electricity Transmission (NPS-ET), and the National Environmental Standards for Commercial Forestry (NES-CF).
- 6.3. Under Section 75(3)(a) the Proposed District Plan must give effect to any national policy statement. The relevant national policy statements identified are outlined below.

National Policy Statement for Highly Productive Land

- 6.4. The NPS-HPL sets out objectives and policies to protect highly productive land for productive purposes. This includes a requirement to map and identify areas of highly productive land and include these in regional policy statements and district plans. ORC has worked with QLDC to identify highly productive land within the District and the transitional mapping has identified that areas of the Upper Clutha contain highly productive land.
- 6.5. This Variation does not include any provisions that would compromise the purpose of the NPS-HPL. Further, the Variation does not introduce any new rules or standards that would change the policy approach to rural landscapes. Therefore, the landscape schedules do not create any inconsistencies with the NPS-HPL.

National Policy Statement for Electricity Transmission

- 6.6. The NPS-ET sets out objectives and policies to enable the management of the effects of the electricity transmission network under the Resource Management Act 1991.
- 6.7. The landscape schedules provide for infrastructure that has a functional and operational need to be located within RCLs, and so it is considered that the Variation gives effect to the NPS-ET.

National Environmental Standard for Commercial Forestry

- 6.8. The NES-CF provides nationally consistent regulations to manage the environmental effects of forestry. It applies to both plantation forestry and exotic continuous-cover forests deliberately established for commercial purposes.
- 6.9. This Variation does not introduce any new rules or standards and so does not change the management of commercial forestry. The landscape schedules do not outline how commercial forestry should be managed. The schedules are a descriptive tool to help guide decision-making. Therefore, the landscape schedules do not create any inconsistencies with NES-CF.

Regional Policy Statement

- 6.10. Section 75(3)(c) of the RMA requires a district plan to give effect to any regional policy statement. Further, under Section 74(2)(i) when preparing or changing a district plan, a territorial authority is required to have regard to any proposed regional policy statement.
- 6.11. In the Otago Region, there are two regional policy statements that are relevant. This includes the Operative Otago Regional Policy Statement 2019 and the Regional Policy Statement Decisions Version (RPS-DV).
- 6.12. At the time QLDC consulted with ORC on the draft landscape schedules, the RPS-DV had not yet been notified, and the proposed Regional Policy Statement (pRPS) applied.
- 6.13. In Clause 3 consultation with ORC (outlined above) feedback was provided that noted that the wording of one landscape schedule did not sufficiently align with the pRPS to reflect the importance of the Albert Town Rock Buttress, which meets the definition for Regionally Significant Infrastructure. However, the relevant landscape schedule already specifically references this infrastructure, and provides for the associated earthworks with 'some landscape capacity' which is the highest capacity rating. It was therefore considered that this approach gave effect to the pRPS.
- 6.14. No other matters were raised by ORC in relation to the pRPS or as part of Clause 3 consultation for the Variation. An assessment against the relevant provisions of both the regional policy statements (the Operative RPS and the RPS-DV) is outlined below.

Otago Regional Policy Statement 2019

- 6.15. The Otago Regional Policy Statement 2019 (RPS) became fully operative on 4 March 2024. The RPS contains several relevant objectives, policies and methods which are relevant to the Upper Clutha Landscapes Variation.
- 6.16. Schedule 3 of the RPS sets out the criteria for identification of outstanding natural features, landscapes and seascapes, and highly valued natural features⁷ and landscapes. Further, Policy 3.2.3 of the RPS requires identification of areas and values of outstanding natural features, landscapes and seascapes using the attributes in Schedule 3. This is also a requirement of Policy 3.2.5, but for natural features, landscapes and seascapes which are highly valued for their contribution to the amenity or quality of the environment, but which are not outstanding.
- 6.17. The landscape schedules have been prepared in accordance with Schedule 3 of the RPS. They outline the various biophysical, sensory, and associative attributes associated with each specific landscape area for both the ONF and the RCLs. It is considered that as notified, the landscape schedules give effect to Policies 3.2.3 and 3.2.5, and Schedule 3 of the RPS.
- 6.18. Policy 3.2.4 of the RPS requires protection, enhancement and restoration of outstanding natural features and landscapes through a range of measures. Further, the RPS also has requirements for the maintenance and enhancement of highly valued natural features and landscapes, also through a range of measures through Policy 3.2.6.
- 6.19. The existing policy approach (i.e., approach to protecting ONL/Fs and maintaining/enhancing RCLs) in the PDP is not changed by the Variation. The PDP already requires the protection of landscape values for ONL/Fs, and the maintenance and enhancement of visual amenity values for RCLs. The landscape schedules will help to better achieve the current policy framework by outlining the values to be protected or maintained and enhanced. It is considered that the Variation gives effect to Policies 3.2.4 and 3.2.6 of the RPS.

Regional Policy Statement Decisions Version (RPS-DV)

- 6.20. On 27 March 2024 the Otago Regional Council made decisions on the freshwater and non-freshwater planning instruments of the proposed Otago Regional Policy Statement 2021. The RPS-DV includes requirements relating to outstanding natural features and landscapes. NFL-P1 of the RPS-DV requires identification of the areas and values of outstanding natural features and landscapes in accordance with Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines⁷.

⁷ In the RPS, 'highly valued natural features, landscapes and seascapes are "...those which have values that are of significance under Sections 6(a) 6(c) 7(c) and 7(f) but are not 'outstanding natural features and landscapes under Section 6(b) of the RMA.'"

- 6.21. NFL-P2 requires that ONL/Fs are protected from inappropriate subdivision, use or development. This is to be done by avoiding exceeding the landscape capacity, maintaining the values that contribute to the natural feature or landscape being considered outstanding (even if those values are not themselves outstanding), and avoiding, remedying, or mitigating adverse effects. Lastly, the RPS-DV requires that adverse effects of infrastructure on ONL/F values are managed in accordance with specific requirements.
- 6.22. NFL-M1 sets out requirements for the identification of ONL/Fs, contains requirements to include a statement of landscape capacity and also requirements to collaborate with Kāi Tahu to identify landscapes of significance to Kāi Tahu (in accordance with tikaka). NFL-M1 also includes requirements to work across jurisdictional boundaries and to prioritise landscapes that are likely to contain ONL/Fs that will face development or growth pressure across the life of the RPS-DV.
- 6.23. NFL-M3 requires territorial authorities to prepare and amend their districts plan to control subdivision, use and development of land and the use of the surface of water bodies to protect ONL/Fs and manage wilding conifer spread. NFL-M4 encourages local authorities to consider the use of other mechanisms or incentives to assist in achieving landscape outcomes.
- 6.24. The existing policy framework already protects ONL/Fs from inappropriate subdivision, use and development and the schedules already include a statement of landscape capacity. Further, the introduction of the schedule for Mata-au Clutha River will ensure that it is clear what values of this landscape need to be protected. As noted in Section 4 of this report, Council has worked with Kāi Tahu via their iwi authorities as part of the development of the Variation. It is considered that the Variation therefore gives effect to the RPS-DV.

Iwi Management Plans

- 6.25. There are two relevant iwi management plans in the District. These are:
- a. Kai Tahu ki Otago Natural Resource Management Plan 2005;
 - b. Te Tangi a Tauira – The Cry of the People
- 6.26. The preparation of this Variation has had regard to these two documents. Further, the policy approach that has informed the objective of this proposal has been informed by these documents.

Proposed District Plan

- 6.27. The following chapters of the PDP are relevant to this Variation:
- a. Strategic Direction – Chapter 3;
 - b. Tangata Whenua - Chapter 5;
 - c. Landscape and Rural Character – Chapter 6; and
 - d. Chapter 21 – Rural Zone.

- 6.28. The relevant objectives and policies have been set out in Appendix D of this report. For completeness, all these chapters of the District Plan cover both Volume A (reviewed land) and Volume B (unreviewed land), as set out in 1.1B of the PDP.
- 6.29. As set out above, Chapter 3 directs that landscape schedules be prepared for the PAs using the VIF. This same approach has been used to prepare the non-PA RCLs.
- 6.30. Mana whenua values are an aspect of these landscapes that need to be considered. Council worked with mana whenua throughout the development of the Variation to ensure that these values were included in the landscape schedules.
- 6.31. Chapter 6 provides detail as to how the landscape (particularly outside urban settlements) will be managed in order to implement the Strategic Objectives and Policies in Chapter 3. This includes more detailed policies for landscapes and rural character.
- 6.32. As noted throughout, only a minor amendment to SP 3.3.36 (in addition to the PA and RCL landscape schedules and pre-ambles amendments) is included to specifically reference the Mata-au Clutha River.

7. Scale and Significance Evaluation

- 7.1. The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. In making this assessment, regard has been had to the following, namely whether the proposed provisions:
- a. Result in a significant variance from the existing baseline in Chapter 3, 6 and 21 of the PDP;
 - b. Have effects on matters of national importance;
 - c. Adversely affect those with specific interests;
 - d. Involve effects that have been considered implicitly or explicitly by higher order documents;
 - e. Impose increased costs or restrictions on individuals, communities or businesses.
- 7.2. The level of detail in this evaluation report is considered to correspond to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposed Variation. In this case, the scale and significance of the proposal is considered **moderate**. This is because the proposal relates to one Outstanding Natural Feature and 12 Rural Character Landscapes. Outstanding Natural Features are matters of national importance under s6(b) of the RMA. Further, Rural Character Landscapes need to be given particular regard under s7(c) of the RMA.
- 7.3. The protection of ONL/Fs or maintenance and enhancement of RCLs is recognised as having potential for district wide effect. For example, the visitor economy may rely on the special landscapes of the District. The proposal may impact property owners, although this may be

positive with the schedules providing greater clarity of what is intended through the policies that seek to protect or maintain landscape values and character.

- 7.4. The evaluation has recognised the scale and significance of the proposal through the use of a team of experts to inform the landscape schedules, and engagement with mana whenua and the community.

8. Evaluation of Proposed Objective(s)

- 8.1. Section 32(1)(a) requires an examination of the extent to which the proposed objectives of the proposal are the most appropriate way to achieve the purpose of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources, as set out in Section 5.
- 8.2. This Variation does not introduce any new plan objectives or change any existing objectives in the PDP. Therefore, in this case, the proposed objectives of the proposal are the purposes of the proposal, and an examination of the extent to which those objectives / purposes are the most appropriate way to achieve the purpose of the Act is required (as set out in s32(6)).
- 8.3. There are two parts to the assessment of the appropriateness of the objectives / purpose of this proposal. These are as follows:
- a. assessment against the strategic objectives and policies of the PDP, which themselves achieve the purpose of the Act; and
 - b. assessment in terms of its relevance, usefulness, reasonableness, and whether it will achieve sustainable management, compared to the status quo.
- 8.4. As noted above, the purpose of this Variation is to implement the requirements of Chapter 3 of the PDP that direct landscape schedules to be included in Chapter 21 of the PDP for PAs (i.e., for the Mata-Au Clutha River). Further, the purpose of this Variation is also to introduce additional landscape schedules for RCLs in the Upper Clutha to better identify the values that need to be maintained or enhanced. By specifying the values to be maintained or enhanced in the landscape schedules, the objectives and policies of the PDP are better able to be achieved.

9. Evaluation of Proposed Provisions

- 9.1. The provisions of the proposal are the amendment to SP 3.3.36, the additional landscape schedules, and the amendment to the pre-amble for schedule 21.23. These are set out in Appendix A, Appendix B1, and Appendix B2 below.
- 9.2. Section 32(1)(b) of the Act requires an assessment of whether the proposed provisions are the most appropriate way to achieve the objective or purpose of the proposal. This assessment must:
- a. identify other reasonably practicable options for achieving the objectives;

- b. assess the efficiency and effectiveness of the provisions in achieving the 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 proposed provisions;
- c. summarise the reasons for deciding on the proposed provisions; and
- d. the assessment of the proposed provisions against the objectives requires an assessment against the purpose of the proposal, and also against the relevant objectives of the PDP (in accordance with s32(3)). The relevant objectives of the PDP are identified in Appendix D of this report.

10. Evaluation of Reasonably Practicable Options

10.1. Council has identified three reasonably practicable options for achieving the objectives. These are as follows:

- a. Option 1: Do not list any additional landscape schedules in the PDP;
- b. Option 2: List the Mata-au Clutha River PA in Schedule 21.22 and make associated amendments, but do not list any other additional RCLs into Schedule 21.23; and
- c. Option 3: List the Mata-Au Clutha River PA in Schedule 21.22, and the 12 additional schedules for the RCLs in Schedule 21.23, and make associated amendments.

10.2. The following table assesses how well the options achieve the objectives of the Proposal:

Table 3: Assessment of Reasonably practicable Options Against the Objectives

Objectives:	
<ul style="list-style-type: none"> • <i>To implement the requirements of Chapter 3 of the PDP that direct landscape schedules to be included in Chapter 21 of the PDP for identified Priority Area Landscapes.</i> • <i>To better achieve the landscape outcomes of the PDP relating to RCLs by identifying the visual amenity values to be maintained or enhanced and related landscape capacity in schedules.</i> 	
Option	Achieves objective?
<p>Option 1: (Status quo)</p> <p>Do not list any additional landscape schedules in the PDP.</p>	<p>It is considered that not listing any landscape schedules would not achieve the objectives, in particular for the Mata-au Clutha River.</p> <p>Not listing the landscape values to be protected, or visual amenity values to be maintained would not provide enough certainty to achieve the policy direction in the PDP.</p>

	<p>Further, the Mata-au Clutha River was identified as a PA and has been through a separate court process on the understanding that it would be scheduled and included in the PDP. Deciding not to notify this schedule would be inconsistent with the PA Landscape Schedules Variation or the objectives and policies in Chapter 3 relating to PAs.</p> <p>The approach would not provide more certainty in resource consent and plan change applications, and therefore would not assist with achieving the objectives of the proposal (or the other objectives and policies of the PDP).</p>
<p>Option 2: (Alternative Option)</p> <p>List the Mata-au Clutha River PA in the PDP, but do not list any RCLs into Schedule 21.23.</p>	<p>It is considered that not listing the non-PA RCL schedules would not achieve the objectives of the PDP.</p> <p>Not listing the visual amenity values to be maintained would not provide enough certainty to effectively implement the policy direction.</p> <p>Further, not listing the non-PA RCL schedules would result in an inconsistent approach to managing landscape across the Upper Clutha, with PA RCLs having landscape schedules and areas outside this not.</p> <p>Providing schedules for non-PA RCLs would provide more certainty in resource consent and plan change applications and better achieve the objectives of the PDP.</p>
<p>Option 3: (Preferred Option)</p> <p>List the Mata-au Clutha River Priority Area in Schedule 21.22 and 12 RCL Schedules in Schedule 21.23.</p>	<p>It is considered that listing both the Mata-au Clutha River PA, and the non-PA RCLs would help to achieve the objectives of the PDP and better</p>

	<p>identify the values to be protected for the or maintained and enhanced for the RCLs.</p> <p>This would also provide a more consistent approach to managing landscape in the Upper Clutha.</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

11. Efficiency and Effectiveness

11.1. The following table considers the efficiency and effectiveness of the proposed provisions at achieving the purpose of the proposal and the objectives of the PDP. The proposed provisions include the landscape schedules for the Mata-au Clutha River PA), and the 12 additional RCLs (as set out in Appendix B2).

11.2. For ease of reference, the purpose of the proposal and the relevant objectives from the PDP are set out below:

Purpose of the Proposal *To implement the requirements of Chapter 3 of the PDP that direct landscape schedules to be included in Chapter 21 of the PDP for identified Priority Area Landscapes⁸.*

To better achieve the landscape outcomes of the PDP relating to RCLs by identifying the visual amenity values to be maintained or enhanced and related landscape capacity in schedules.

Strategic Objective 3.2.5.1 *The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related capacity are identified.*

Strategic Objective 3.2.5.7 *In Rural Character Landscapes of the Upper Clutha Basin:*

a. Priority Areas of Rural Character Landscapes are identified; and

⁸ As noted above, the Mata-au Clutha River is a PA so these requirements are still relevant.

- b. Associated landscape character and visual amenity values and related landscape capacity are identified.*

Table 4: Assessment of the Costs, Benefits and Efficiency and Effectiveness of Option 1 (Status quo)

Option 1: Do not list any additional landscape schedules in the PDP (Status quo)			
Costs	Benefits	Efficiency and Effectiveness	Risk of Acting/Not Acting
<p>Environmental</p> <p>Not having landscape schedules may provide less certainty that the landscape outcomes in the PDP will be achieved. Further, by not identifying the values to be protected, or maintained or enhanced, there is a risk of cumulative effects on landscapes.</p>	<p>Environmental</p> <p>There are not considered to be any environmental benefits from this option.</p>	<p>This option is not considered to be effective or efficient.</p> <p>Not identifying the landscape values to be protected, or landscape character to be maintained or enhanced, would mean that resource consent applications and plan changes in the rural environment of the Upper Clutha would need to undertake a case-by-case assessment of values to be protected and visual amenity values to be maintained or enhanced.</p> <p>It is not considered that this approach is an efficient or effective way to achieve the objective of the proposal.</p>	<p>This option would not give effect to the Environment Court which identified the Mata-au Clutha River as a PA.</p> <p>Not identifying the values to be protected, or landscape character to be maintained or enhanced may result in less certainty that the landscape outcomes of the PDP would be achieved.</p> <p>The risk of this approach is that it would not give effect to the RPS-DV which requires identification of landscape capacity for ONL/Fs.</p> <p>The risk of not acting could result in an increased risk that Council may not meet its statutory obligations under the RMA with</p>
<p>Economic</p> <p>Not having landscape schedules may increase the cost to applicants for resource consent applications as applicants will need to identify the landscape values, landscape character, or visual amenity values of a landscape.</p>	<p>Economic</p> <p>There are not considered to be any economic benefits from this option.</p>		
<p>Social</p> <p>As drafted, the landscape schedules have been informed by public feedback</p>	<p>Social</p> <p>There are not considered to be any social benefits from this option.</p>		

<p>about the values people hold in the landscapes. Not including landscape schedules would provide no certainty that these values will be protected, or maintained or enhanced.</p>			<p>regard to landscapes (i.e., s6(b) and s7(c)).</p>
<p>Cultural</p> <p>Not identifying the mana whenua values in landscape schedules does not provide certainty with regard to what mana whenua values should be protected or maintained or enhanced.</p>	<p>Cultural</p> <p>There are not considered to be any cultural benefits from this option.</p>		

Table 5: Assessment of the Costs, Benefits and Efficiency and Effectiveness of Option 2 (Alternative option)

Option 2: List the Mata-au Clutha River PA in the PDP, but do not list any RCLs into Schedule 21.23 (including amendment to SP 3.3.36 of Chapter 3 (Alternative option))			
Costs	Benefits	Efficiency and Effectiveness	Risk of Acting/Not Acting
<p>Environmental</p> <p>There is a potential risk of cumulative effects on RCLs if their visual amenity values and character of these landscapes are not identified.</p>	<p>Environmental</p> <p>The values of the Mata-au Clutha River PA that need to be protected would be identified and this may help to better achieve the objectives of the PDP relating to Outstanding Natural Landscapes and Outstanding Natural Features.</p>	<p>This option would meet the requirements of the PDP relating to PAs. However, the approach would not provide enough certainty to achieve the policy direction for RCLs.</p> <p>Not identifying the visual amenity values and character to be maintained or enhanced would mean that resource consent applications or plan changes would need to undertake a case-by-case assessment to identify these values in the Rural Zone of the Upper Clutha.</p>	<p>This approach would meet the requirements of the PDP relating to PAs.</p> <p>The risk of this approach is that the policy direction in the PDP for RCLs would not be achieved.</p>
<p>Economic</p> <p>Not having landscape schedules for RCLs could increase the cost to applicants for resource consents or plan changes as a case-by-case assessment of the visual amenity values to be maintained or enhanced would need to be undertaken.</p>	<p>Economic</p> <p>Reduced cost to applicants for activities requiring resource consent within the Mata-au Clutha River PAs as the values that need to be protected would be identified.</p>	<p>It is not considered that this approach is an efficient or effective way to achieve the objective of the proposal.</p>	

<p>Social</p> <p>As drafted, the RCL schedules have been informed by public feedback about the values people hold in the landscapes. Not including landscape schedules would provide no certainty that these values will be protected or maintained or enhanced.</p>	<p>Social</p> <p>The Mata-au Clutha River Landscape Schedule has been informed by public feedback. There is a social benefit through identification of landscape values as this schedule would provide a high level of certainty that the values people associate with this landscape would be protected. However, these benefits would be limited to the Mata-au Clutha River only.</p>		
<p>Cultural</p> <p>Not identifying the mana whenua values within RCLs does not provide certainty with regard to what mana whenua values within RCLs need to be maintained or enhanced.</p>	<p>Cultural</p> <p>This option would identify the mana whenua values within the Mata-au Clutha River PA that need to be protected. This will assist Plan-users' understanding of the mana whenua values and provide greater certainty for the resource consent processes. However, these benefits would be limited to the Mata-au Clutha River PA only.</p>		

Table 6: Assessment of the Costs, Benefits and Efficiency and Effectiveness of Option 3 (Preferred Option)

Option 3: List the Mata-Au Clutha River Priority Area in Schedule 21.22 and 12 RCL Schedules in Schedule 21.23, and amendment to SP 3.3.36 of Chapter 3(Preferred Option)			
Costs	Benefits	Efficiency and Effectiveness	Risk of Acting / Not acting
<p>Environmental</p> <p>There are not considered to be any environmental costs of the implementation of the proposal.</p>	<p>Environmental</p> <p>The inclusion of the schedules in the PDP will provide greater certainty that landscape outcomes in the PDP will be achieved. By identifying landscape values of the PA it is clear what needs to be protected. By identifying landscape character and visual amenity values of RCLs, it is clear what needs to be maintained and/or enhanced. By identifying the landscape capacity for certain activities, better management of cumulative effects can be achieved.</p>	<p>Inclusion of the schedules within Chapter 21 is an effective way to achieve the purpose of the proposal and the objectives and policies of the PDP, as the purpose and objectives specifically direct the identification of “landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity”, albeit only through the scheduling of the PA RCLs (see SP 3.3.33(a). For non-PA RCL areas, the PDP requires identification in accordance with SP 3.3.45. This Variation is proposing to build from that requirement and include schedules for all RCL areas, to better achieve the Chapter 3 policy direction and provide clarity for plan users and landowners.</p>	<p>It is considered that the information about the landscape values and related capacity identified in the landscape schedules from this option is certain and sufficient and there is no need to assess the risk of acting or not acting for this option.</p>
<p>Economic</p> <p>There are not considered to be any economic costs of the implementation of the proposal. The proposal would not amend</p>	<p>Economic</p> <p>The certainty provided by the schedules will reduce the cost to applicants for resource consent, as applicants will not need to identify the</p>		

<p>any rules in the PDP, rather it seeks to provide more certainty for how the current rules are to be applied.</p>	<p>landscape values, landscape character or visual amenity values of the landscape.</p>	<p>The methodology used is that prescribed in the policies, and the schedules identify and describe each of the criteria required to be identified and described by the policies. A</p>	
<p>Social</p> <p>There are not considered to be any social costs from the implementation of the proposal.</p>	<p>Social</p> <p>The landscape schedules were informed by public feedback about the values people hold in the landscapes. There is a social benefit through the identification of landscape values, as the schedules provide certainty that the values people in the landscape will be protected, maintained or enhanced.</p>	<p>collaboration of two landscape architects, supported by other specialists and mana whenua, ensures that the identification of landscape values and related capacity occurred in a technically appropriate manner that followed best practice and the requirements of the PDP.</p> <p>Inclusion of the schedules in Chapter 21 is an efficient way to achieve the purpose of the proposal and the objectives of the PDP because the benefits of doing this outweigh the costs.</p> <p>Overall, the schedules, including the values and related capacity that they identify, are considered to be the most appropriate way to achieve the purpose of the variation and the objectives of the PDP.</p>	

<p>Cultural</p> <p>There are not considered to be any cultural costs from the implementation of the proposal.</p>	<p>Cultural</p> <p>There is a cultural benefit through the identification of mana whenua values within the schedules (associative attributes), providing certainty for what is to be protected, maintained or enhanced.</p>		
--------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

12. Most Appropriate Option

12.1. As noted above, the objectives of this Variation are:

- a. *To implement the requirements of Chapter 3 of the PDP that direct landscape schedules to be included in Chapter 21 (Rural Zone) for identified Priority Areas; and*
- b. *To better achieve the landscape outcomes of the PDP relating to RCLs by identifying the visual amenity values to be maintained or enhanced and related landscape capacity in schedules.*

12.2. In achieving the objectives of the Variation, three Options have been assessed. These are:

- a. Option 1 (Status quo): Do not list any additional landscape schedules in the PDP;
- b. Option 2 (Alternative): List the Mata-au Clutha River PA in Schedule 21.22, amend SP 3.3.36, but do not list any other RCLs in Schedule 21.23; and
- c. Option 3 (Preferred): List the Mata-au Clutha River PA in Schedule 21.22, amend SP 3.3.36, and the 12 additional schedules for the RCLs in Schedule 21.23.

12.3. The status quo option (Option 1) is not considered an appropriate option as it would not meet the objectives of the Variation. It would not implement the requirements of Chapter 3 relating to PAs and would not help to better achieve the PDP objectives relating to RCLs.

12.4. For Option 1, it is considered that the costs outweigh the benefits (for the reasons set out above), and that this is not an efficient or effective way to achieve the objectives of the Proposal.

12.5. The alternative option (Option 2) is also not considered to be an appropriate option. While it would meet the requirements of the PDP relating to PAs, limited to the Mata-au Clutha River PA, it would not provide added certainty to meet the objectives of the PDP relating to RCLs. Further, it is not considered that this option would not give effect to the RPS-DV which requires identification of landscape capacity for ONL/Fs.

12.6. For Option 2, it is considered that the costs outweigh the benefits (for the reasons set out above), and that this is not an efficient or effective way to achieve the objectives of the Proposal.

12.7. Overall, it is considered that **Option 3** is the most appropriate as it will implement the requirements for Chapter 3 (relating to PAs), and it will help to better achieve the objectives in the PDP relating to ONL/Fs and RCLs.

12.8. For Option 3, it is considered that the benefits outweigh the costs (for the reasons set out above), and that the Option is more efficient and effective than Option 2 and 3.

13. Conclusions

13.1. This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits, and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA.

13.2. Option 3 is considered the most appropriate way to achieve the purpose of the Act. Inclusion of additional landscape schedules in the PDP will better achieve the objectives of Chapter 3 Strategic Directions, and result in a more consistent approach to managing landscapes across the Upper Clutha.

Appendix A – Proposed Policy Change

3 Strategic Direction

Values Identification Framework for Priority Areas for Outstanding Natural Features and Outstanding Natural Landscapes

- 3.3.36 Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes shown on the ePlan maps:
- 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, and Mata-au Clutha River.
 - 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, Hāwea South and North Grandview, and Lake McKay Station and environs.
- (relevant to SO 3.2.5, 3.2.5.1)*

Appendix B1 – Proposed Pre-amble 21.23

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. It also identifies and describes 12 other non-PA Schedules that relate to RCLs. These 17 areas are collectively referred to as 'Schedules' within 21.23.
- 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 Scheduled area 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 Scheduled area must be read in full. Each description, as a whole, expresses at a PA 'Schedule area' scale, the landscape values and the attributes from which those values derive.

2. Application

- 2.1 The PA ~~s~~Schedules have been prepared to reflect that in some cases the PA Schedule area 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 Scheduled area 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 Scheduled area as a whole and are not intended to describe the relevant attributes and values of specific sites within the PA Scheduled area. The ~~s~~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 Schedule area PA-scale of the landscape assessment underpinning the PA ~~s~~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

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

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

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 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 Scheduled area ~~PA~~. For example, where a resource consent or plan change is proposed within the Scheduled area ~~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~~ Scheduled RCL areas 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 Scheduled area ~~PA~~ as a whole, and are not intended to describe the relevant capacity of specific sites within a Scheduled area ~~PA~~. The ratings of landscape capacity do not apply to activities within any Exception Zone⁶ that is located within a Scheduled area ~~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 Scheduled area ~~PA~~. These

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

⁶ Refer to Chapter 3 part 3.1B.5(a)

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

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 Scheduled area 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.

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 Scheduled area 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 Scheduled area 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

STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS

- **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~~ Sschedules 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 Scheduled areas ~~PA~~s 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.

Appendix B2 – Landscape Schedules

21.22.25 Mata-au Clutha River: Schedule of Landscape Values

General Description of the Area

Mata-au Clutha River PA includes the Mata-au Clutha River corridor from the outlet at Lake Wānaka to the boundary with Central Otago District, up to the crest of the enclosing escarpments of the corridor. It also includes the meandering section of the Hāwea River, north of its confluence with the Mata-au, and associated fluvial landforms. Two distinctive escarpments formed by the rivers are also included within the ONF: the western Hāwea terminal moraine scarp; and the scarp east of Wānaka airport.

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 distinctive deep corridor of escarpments and terraces carved by the Mata-au Clutha River through the glacial outwash gravels of the Upper Clutha Basin. The immediate escarpments of the river vary in height between about 5 metres east of the Albert Town bridge to over 100 metres at Halliday Bluff. Where there are older secondary escarpments enclosing the corridor, these vary between 10 and 50 metres in height.
2. The series of alluvial terraces and scarps surrounding the confluence of the Mata-au and Hāwea rivers.
3. The distinctive 40-metre-high escarpment east of Wānaka airport, formed by the fluvial action of the Mata-au reworking the largely alluvial sediments in this area.
4. The 60-metre-high eroded scarp on the western half of the Lake Hāwea penultimate glacial terminal moraine ridge. The entire ridge is identified as a Geopreservation Site of national significance and noted as an excellent example of a terminal moraine. The ridge dammed a glacial lake after the Hāwea glacier retreated resulting in the deposition of several hundred metres of lake sediment under Hawea Flat.

Hydrological features

5. The Mata-au Clutha River, in particular the following features and attributes:
 - a. Highest volume river in New Zealand, and one of the most swiftly flowing rivers in the world.
 - b. Clarity and distinctive turquoise colour of the waters.
 - c. Swift water oxbow features, including the 'S'-shaped meander (The Snake) at Rekos Point and Devils Nook near Luggate. At Devils Nook the entire force of the river flows directly against a rock bluff as the river changes direction, forming powerful whirlpools. This rare hydrological feature is thought to be the most extreme high-volume switchback in the world.
 - d. Habitat for trout, salmon, eel and threatened indigenous fish (galaxids) and supports a significant range of indigenous waterfowl.
6. The lower Hāwea River, in particular the complex river meanders between Newcastle Road and the Mata-au Clutha confluence, the rapids and gravel shoals, and the delta islands at the confluence.

Ecological features and vegetation types

7. Particularly noteworthy indigenous vegetation features include:
 - a. Significant areas of regenerating kānuka woodland present on river terraces at Hikuwai Reserve, on the terraces surrounding the lower Hāwea River, and at the Rekos Point Conservation Area.
 - b. Regenerating kānuka woodland in places along the river banks.
 - c. Indigenous grey shrubland species and kānuka in many places on the escarpments of the river corridor.
 - d. Some dryland cushionfield communities and short tussock grasslands where the glacial outwash gravels of the river terraces do not have irrigated or improved pasture. These include the threatened pillow native daphne (*Pimelia sericeovillosa* subsp. *pulvinaris*), desert broom (*Carmichaelia petriei*), cushions (*Raoulia* spp.) and heaths (e.g. *Leucopogon muscosus*). Significant Natural Areas on the Poplar Beach intermediate terrace protect cushionfield communities and kānuka woodland in this location
8. Other distinctive vegetation types include:
 - a. Crack willow, poplar, elderberry, hawthorn, lupin and other exotic weeds are predominant along the riverbanks of the Mata-au Clutha and Hāwea.
 - b. Mature and semi-mature radiata pine stands and plantations at The Outlet, the Albert Town Campground and further downstream, with some wilding spread.
 - c. Stands of Lombardy poplar at The Outlet, Albert Town and further downstream.
 - d. Predominantly low intensity grassland and scattered kānuka regeneration on intermediate terraces. However between Albert Town and Rekos Point, the northern intermediate terraces have improved pasture under pivot irrigation. A small area of pivot irrigation is also present on the river terrace near The Snake horseshoe bend.
9. The kānuka woodland, grey shrubland and expansive areas of exotic grassland and the varied landforms (terraces and escarpments) provide suitable feeding habitat for New Zealand falcon and Australasian harrier and nesting and feeding habitat for New Zealand pipit and the smaller native insectivorous birds, such as grey warbler and fantail.

Land use patterns and features

10. Much of the river corridor is Council-owned or Crown-owned land used for informal recreation, camping or historic/scientific reserve. Apart from the bridges, there is little human modification on the immediate banks of the river. The bank and river escarpment on the true right immediately upstream of the Albert Town bridge have been modified to reduce hazards associated with river erosion and there are shelters, toilets and a rodeo arena within the Albert Town campground across the river.
11. Low density rural living and small farming on lots of 20-40ha is present on the intermediate terrace at Poplar Beach on the southern side of the Mata-au Clutha River below Wānaka airport. Across the river to the north, dairy farming under pivot irrigation is present on the intermediate terrace, as far west as the Hāwea confluence. Farming infrastructure, including haysheds, milking sheds, silos, farm tracks and effluent ponds are also evident.

Archaeological and heritage features and their locations

12. Rekos Point Conservation Area, spanning a large area of 'The Snake' meander of the Clutha Mata-au north of Luggate. The point is named after Reko, a rangatira who, together with Kaikōura, guided Nathaniel Chalmers from the Upper Clutha down the river by mōkohi (reed raft) in 1851.

13. Various inter-related complexes of 19th and early 20th century alluvial gold mining and dredging scattered along the Mata-au Clutha River, including at Rekos Point and downstream of the Red Bridge. These include water races, sluice box channels, herringbone tailings, hut sites, water wheels and stamper batteries.
14. Various sites of punts and ferries crossing the Mata-au Clutha, including the site of the Luggate Punt Ferry, access track and ferryman's house immediately downstream of the Red Bridge.
15. Grandview Bridge (Red Bridge) at Church Road near Luggate, a steel truss road bridge opened on October 28, 1915 (QLDC Ref 515).
16. James Horn plaque at the Albert Town Bridge, commemorating opening of the first bridge in 1930 (QLDC Ref. 509).
17. Pioneer graveyard at Graveyard Bend opposite Albert Town (QLDC Ref. 508).

Mana whenua features and their locations

18. The Mata-au was an important trail for Māori accessing the Upper Clutha and Lakes Wānaka, Hāwea, and Whakatipu Waimāori from coastal Otago, and was used by people trading pounamu (greenstone) from the West Coast. A kāika mahika kai (food gathering settlement) and permanent fortified pā, known as Te Rua Tūpāpaku, was located alongside the river near Luggate.
19. A contemporary nohoaka (camping site to support traditional mahika kai activities) at the Albert Town campground on the true right of the Hāwea, 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

20. Mata-au, Hāwea River and Te Rua Tūpāpaku (Clutha River near Luggate) have been identified as Wāhi Tūpuna by Ngāi Tahu.

Historic attributes and values

21. Strong historic associations with access into the Upper Clutha for early European and Chinese settlers and gold miners and early transport infrastructure (including evidence of historic ferries and punts around Albert Town and the Red Bridge).
22. Strong historic associations with gold mining in and alongside the Mata-au Clutha River, and associated physical remnants, including evidence of sluicing and dredging.
23. Strong historic associations with early European development and pastoralism in the area, including the pioneer graveyard at Albert Town.

Shared and recognised values

24. Nationally recognised values of the Mata-au Clutha River as the highest volume and flow river in New Zealand.
25. Locally shared and recognised values for the contribution of the PA to the Upper Clutha Basin sense of place and distinctiveness and its recreational attributes.

Recreation attributes and values

26. Highly valued destination for kayaking, rafting, and fishing (particularly fly fishing) on the Mata-au and Hāwea River. Jetboating is popular on the Mata-au Clutha River.
27. Camping at Albert Town campground, and swimming and picnicking at easily accessible spots along the rivers; Freedom camping for self-contained vehicles in accessible spots along the rivers, outside of prohibited zones.
28. Very popular destination for walking and mountain biking on the network of trails that run along both sides of the Mata-au Clutha River between The Outlet and Luggate, and on the Hāwea River Track.
29. Events associated with kayaking national events, including national freestyle, national secondary schools and open nationals involving Hāwea Standing Wave structure (outside the PA) and reaches of the lower Hāwea.

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

30. The course of the Mata-au Clutha River and the fluvial escarpments and terraces within the river corridor are highly visible and expressive and provide clear evidence of the eroding action of the river on the surrounding glacial outwash plains.
31. The eroded scarp on the western part of the penultimate Hāwea terminal moraine is a striking and expressive landform that is clearly related to the erosive action of the Hāwea River. It is visually prominent from the Hāwea Flats and the Hāwea River Track.

Coherence

32. Coherent pattern formed by the river course, escarpment and fluvial terrace landforms, with linking vegetation patterns of willows along the river edges and kānuka on escarpments and some terraces.

Particularly important views to and from the area

33. Enclosed highly attractive views from the surface of the rivers are dominated by the waterbody, its vegetated margins and the immediate riverbanks or escarpments.
34. High amenity views from the walking and cycling tracks that take in the dynamic river waters and the series of imposing escarpments and terraces that step up from the rivers. The scale, clarity and impact of these landforms is greater in the Mata-au Clutha corridor than in the lower Hāwea River. There is a varied level of enclosure experienced along the tracks, with long-range views to the mountain ranges available from some areas, and restricted mid-range views of the river corridor from others. The river course, escarpment and fluvial terrace landforms, with linking vegetation patterns of willows along the river edges and kānuka on escarpments and some terraces form a coherent pattern as people move through the ONF.

Naturalness attributes and values

35. The Mata-au Clutha River has unmodified flow characteristics and generally unmodified and dynamic geomorphology, with ongoing processes of fluvial erosion and deposition. The exception is the true right bank upstream of the Albert Town bridge, where erosion hazards are being managed by rock revetments and bank reshaping. Natural processes of vegetation spread are occurring and the scarps and terraces (in places) support significant indigenous vegetation communities.

36. Although rural living, campgrounds, modified landforms and intensive farming are present with the PA, this domestication and modification is dwarfed by the scale of the soaring river terrace escarpments and the areas of indigenous vegetation, and there is a high perception of naturalness overall.
37. Flow characteristics on the Hāwea River are managed by control gates at the Lake Hāwea outlet, but the lower stretch of the river is otherwise relatively unmodified. There is a perception of significant naturalness, despite the presence of crack willows and the built interventions at Albert Town campground.

Memorability attributes and values

38. The dramatic scale of the river corridor, the powerful flow and clear turquoise waters of the Mata-au Clutha River, the contrasts between the scarp and terrace landforms, and the sense of enclosure experienced by people accessing the rivers and adjacent public tracks create a highly memorable landscape.

Transient attributes and values

39. Transient attributes include fluctuations in the Hāwea River flow, the presence of wildlife, and the seasonal changes in the vegetation lining the river, particularly the gold of willows and poplars in autumn and their intense fresh green in spring.

Remoteness and wildness attributes and values

40. People on the surface of the Mata-au downstream of Albert Town are enclosed within the river corridor and fringing vegetation and experience a strong sense of remoteness and wildness. This is also true for people using those trails that are separated from urban, rural living or intensive agriculture land uses.

Aesthetic attributes and values

41. The experience of all of the values identified above from a wide range of public viewpoints.
42. More specifically, this includes:
 - a. The volume, scale and fast-moving flow of the Mata-au Clutha River.
 - b. The distinctive swift water horseshoe bends and meanders in the rivers.
 - c. The dramatic and expressive sequence of contrasting terrace and scarp fluvial landforms stepping up from the river courses.
 - d. The autumn and spring colours of riverside willows and poplars and the contrasting turquoise colour of the Mata-au Clutha.
 - e. The spread of indigenous vegetation, particularly kānuka woodland, along the rivers and escarpments and on some terraces.
 - f. The ability to travel along the rivers on walking and cycling trails or on the water itself and to be immersed in the natural, wild and scenic qualities of the river corridors.

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
----------	-----	---------	----------	----------	------	-----------

The various physical, associative and perceptual attributes and values described above for the Mata-au Clutha River PA can be summarised as follows:

43. **Very high** physical values relating to the exceptional unmodified volume, flow and clarity of the Mata-au Clutha River waters, the distinctive horseshoe bends and high flow switchback, the clarity and scale of the fluvial landforms, the areas of indigenous vegetation and threatened plant communities, and the habitat values for native and introduced fauna.
44. **High** associative values relating to the Kāi Tahu associations with the river, the history of gold mining and early European settlement, the very significant recreational attributes, and the strong shared and recognised values.
45. **Very high** perceptual values relating to the scale, legibility and expressiveness of the rivers and their associated fluvial landforms, the high level of naturalness, the coherence and memorability of the corridor, and the strong aesthetic qualities.

Landscape Capacity

The landscape capacity of the Mata-au Clutha River 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; 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 landscape restoration and enhancement; and enhance public access.
- ii. **Visitor accommodation and tourism related activities - limited** landscape capacity to absorb visitor accommodation that is 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 – limited** landscape capacity on intermediate terraces only.
- v. **Earthworks – limited** landscape capacity for earthworks and additional trails that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. **Some** landscape capacity for additional earthworks to manage erosion hazards in the vicinity of Albert Town that are sympathetically designed to integrate with existing natural landform patterns.
- vi. **Farm buildings** – in those areas of the PA with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and are sited to optimise the integrating effects of existing landscape and vegetation features.
- vii. **Mineral extraction – extremely limited or no** landscape capacity.
- viii. **Transport infrastructure – extremely limited or no** landscape capacity.
- ix. **Utilities and regionally significant infrastructure – very limited** landscape capacity for infrastructure that is 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.
- x. **Renewable energy generation – very limited** landscape capacity for hydro-electric generation that is consistent with the PA's values.
- xi. **Forestry – very limited** capacity for forestry that protects aesthetic and naturalness values.

- xii. **Rural living – very limited** landscape capacity on intermediate terraces where there is existing rural living development and where existing landform and vegetation features mean that new development is reasonably difficult to see from outside the site. **Extremely limited or no** landscape capacity in other locations.

Plant and Animal Pests

- A. Animal pest species include rabbits, stoats, possums, rats and mice.
- B. Plant pest species include oxygen weed, crack willow, hawthorn, elderberry, broom, lupin, and wilding conifers.

21.23.6 East of Wānaka – Mount Aspiring Road: Schedule of Landscape Values

General Description of the Area

The East of Wānaka – Mount Aspiring Road area is a small portion of RCL sandwiched between the wider ONL of Lake Wānaka and the Alpha Range, Rural Lifestyle Zone land on the western side of Wānaka – Mount Aspiring Road and urban zoned land to the east and southwest. The mapped extent includes two roche moutonnée and an undulating and relatively low-lying lakeside terrace. Ruby Island Road and Mount Alpha PA (ONL) adjoin the western boundary of the area. Roys Bay (Lake Wānaka) PA (ONL) abuts the eastern boundary; and the urban boundary of Wānaka adjoins the eastern boundary of 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. Ice-scoured shelf approximating the alignment of Wānaka – Mount Aspiring Road. The area is characterised by a series of hummocky schistose landforms along the lake shore. These include smoothed bedrock surfaces eroded by glacial action and areas of terminal moraine. These largely glacial landforms are interspersed with areas of glacial till and outwash gravels formed by fluvial processes.
2. Schist-based soils deriving from gravel debris and the terminal moraine deposits.

Hydrological features

3. A remnant wetland feature on low-lying land adjacent Wānaka – Mount Aspiring Road and a pond in the hummocky terrain.

Ecological features and vegetation types

4. Particularly noteworthy indigenous vegetation features include:
 - a. Localised patches of regenerating kānuka along the lake shore, grey shrubland and bracken fern land across steeper hummocky terrain and escarpments.
5. Other distinctive vegetation types include:
 - a. Vineyard plantings and grazing land across the more gently sloping areas.
 - b. Native and exotic amenity plantings provide shelter and shade around rural and rural living dwellings, farm buildings, accessways and property boundaries.
 - c. Conifer and poplar shelterbelts in places.
 - d. Localised small-scale forestry woodlot plantings on steeper slopes.
6. Rank exotic grassland present along road margins and fence-lines and on steeper slopes may be utilised by skinks.

Land use patterns and features

7. Viticultural activities (including winery, cellar door and events facility), equestrian/agistment, horse riding tours, native plant nursery (Te Kākano) and hobby farming (including the Olive Grove wedding venue) dominate land use throughout the area.
8. Four properties with landholdings ranging in size from approximately 6ha to 34ha. One consented but unbuilt platform towards the southeastern end of the area.
9. Excepting equestrian-related facilities and property accessways, built development is generally located away from the road frontages and well-integrated by landform and/or plantings.
10. Infrastructure includes a Wānaka Water Supply Tank and a cell phone tower.
11. 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 margins and waters of Lake Wānaka to the east (Roys Bay PA) which includes the Waterfall Creek Track along the lake edge extending between Roys Bay in Wānaka and Ruby Island Road, and linking to Glendhu Bay via the Millennium Track. Both of these tracks form part of Te Araroa. Popular boat launching and parking area at the northern end of Ruby Island Road enabling access to the lake and track.
 - b. The dramatic Alpha Range PA to the west which includes the highly popular Roys Peak Track from which there are views of the area.
 - c. The scenic route of Wānaka – Mount Aspiring Road along the southwestern edge of the area which provides access to Mount Aspiring National Park and Treble Cone Ski Area and affords views of much of the area.
 - d. The urban edge of Wānaka (Urban Growth Boundary) along the eastern boundary, generally coinciding with the toe of steeper slopes associated with the moraine landform at the eastern end of the area. The northern and southern portions of the urban area form abrupt transitions with no discernible defensible landform or other 'landscape' edge, making the urban boundary potentially vulnerable to urban development creep.
 - e. Rural lifestyle development within the Rural Lifestyle Zone, the Mount Aspiring Holiday Park and residential development within the Large Lot Residential Zone, all located throughout the terraces and alluvial fans at the base of the Alpha Range on the south-west side of Wānaka – Mount Aspiring Road.

Mana whenua features and their locations

12. The entire area is ancestral land to many whānau within the iwi of Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua, and wai are all intertwined in te ao Māori.
13. The area is adjacent to the wāhi tūpuna Wānaka (Lake Wānaka). Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1988. It is also near to a contemporary nohoaka (camping site to support traditional mahinga kai activities) at Ruby Island Road, 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

14. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
15. 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 rakatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
16. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai and nohoaka.

Historic attributes and values

17. The area has significance in its representation of the evolution of farming around Wānaka. The area was initially part of the nucleus of the expansive Wānaka Station during the 19th century. Later early-20th century agriculture at Wānaka Station was associated with fruit growing and irrigation schemes that ultimately anticipated the viticulture present today.

Shared and recognised attributes and values

18. The identity of the area as a ‘green belt’ on the north-western side of Wānaka, providing a sympathetic transition to the vast ONL beyond.
19. The long association of this part of the Wānaka local area with grapevines and wine production, with the Rippon vineyard hosting the annual Rippon Festival for 20 years prior to 2017.
20. The popularity of Wānaka – Mount Aspiring Road as a vehicular and cycling scenic route.
21. The high popularity of the lake edge trail for walking and cycling (known as the Millenium Track).
22. The very high popularity of the Roys Peak Track which affords elevated views out across the area, taking in the expansive lake and mountain setting of Wānaka.

Recreation attributes and values

23. Horseback riding and equestrian activity.

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

24. The roche moutonnée (as part of the more extensive sequence of these landforms stretching extending northwards to Damper Bay), hummocky moraine, alluvial depositions in valleys and Waterfall Creek paleo channel (in the vicinity of the equestrian facility and road) are expressive of the interaction of the glacial and fluvial processes that have shaped the Wānaka area.

Particularly important views to and from the area

25. The sequence of attractive and varied views across the area from Wānaka – Mount Aspiring Road and Rippon Vineyard. In these views the area is seen balanced by the dramatic and large-scale landforms of the Mount Alpha Range. The broader mountain and lake context of Wānaka forms the backdrop to the area in places, adding a sense of connection to the vast and rugged landscape context to the north. Framed vistas across the northern portion of the area to the lake are available from the stretch of road adjacent the northern end of the area. The distinctly rural appearance of the area comprised of an attractive mix of pastoral land, vineyard plantings, equestrian facilities, and extensive amenity plantings (and in which buildings are obscured from view) serves to reinforce the connection of the area to the proximate pastoral Alpha Range context.
26. Attractive views from parts of the lakeside track to the vineyards seen alongside expansive views of Lake Wānaka. Again, buildings are generally subservient and well-integrated by landform and/or vegetation in such views.
27. Pleasant parkland style views from Ruby Island Road across the northern portion of the RCL area in which there is an appreciation of the attractive interplay of grazing land and amenity plantings that dominates this part of the area. The careful siting of buildings so that they are not seen from the road reinforces the impression of a rural parkland setting.
28. Highly scenic and memorable views from Roys Peak Track out across the area. The expansive nature of such views and diminishing influence of distance serves to reduce the visual importance of the area in shaping the quality of the outlook. Nevertheless, the area plays an important role as a distinctly spacious and green edge to the north-western side of Wānaka.
29. Long-range views from Eely Point and eastern (urban) side of Roys Bay, in which there is an appreciation of the glacial landforms of area. The spacious appearance of the area, which is generally uncluttered by buildings, forms a distinctive rural bookend to the urban patterning along the eastern side of the lake and blends harmoniously with the Alpha Range backdrop.

Naturalness attributes and values

30. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the area, although this is undermined to some extent by the presence of driveways, the equestrian facility, gateways, signage, and the like.
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 vineyards is evident.

Memorability attributes and values

32. Memorable to residents and locals as a 'green belt' to the north-western side of Wānaka.

Transient attributes and values

33. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees and grape vines.
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 Ruby Island Road and the lake edge track.
37. A dark night-sky impression contributes to feelings of wildness along the lake edge.

Aesthetic attributes and values

38. The experience of all of the values identified above from public and private viewpoints.
39. More specifically, this includes:
 - a. the highly attractive spacious rural views across the area to the surrounding mountain and lake context;
 - b. the appealing patterning of grazing land, viticulture and amenity plantings which creates a rural parkland impression in places;
 - c. the more spacious and tranquil landscape character associated with the eastern side of the area;
 - d. the distinctly rural character of the area arising from the visible vineyard and equestrian related uses; and
 - e. the low number of buildings and their effective integration by landform and/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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the East of Wānaka - Mount Aspiring Road area can be summarised as follows:

40. **Moderate physical values** relating to the glacial and fluvial derived landforms, the strong patterns of rural land use, and the mana whenua features associated with the area.
41. **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, locals, and visitors as a rural greenbelt/ buffer along the western side of Wānaka.
42. **Moderate-high perceptual values** relating to the expressiveness of the glacial landforms, the coherent rural character, the scenic rural views to the surrounding ONL lake and 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 East of Wānaka – Mount Aspiring Road area 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 small scale and '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 small scale and '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 that are: visually recessive; 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).

- iii. **Urban expansions – extremely limited or no** landscape capacity. The absence of a discernible defensible edge to Wānaka makes the neighbouring parts of the area particularly vulnerable to urban development creep.
- iv. **Intensive agriculture – extremely limited** 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 trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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 – 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 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. **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 area is vulnerable to fragmentation and 'domestication' through rural living development and the absence of a discernible defensible edge to Wānaka makes the neighbouring parts of the area particularly vulnerable to urban development creep. Any additional rural living should be: set well back from roads and public tracks; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and '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 hawthorn, broom and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.7 Studholme Road: Schedule of Landscape Values

General Description of the Area

The Studholme Road area roughly corresponds to an irregularly shaped pocket of elevated land on the southwestern edge of Wānaka (including a sliver land sandwiched between the Alpha Range PA (ONL) and urban development on Heaton Park Drive). Urban residential land adjoins the north and northeast boundary. Rural Lifestyle zoned land adjoins the eastern side. The south and western edges abut the eastern edge of the upper Alpha Fan, which is part of the Mount Alpha PA (ONL).

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 surficial geology of the area includes both outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms includes:
 - a. terrace and moraine landforms that were derived from glacial-fluvial action that truncated the large alluvial fan at the base of the Alpha Range (Alpha Fan);
 - b. alluvial fan associated with Stoney Creek; and
 - c. a series of terrace risers and rolling slopes along the urban edge of the terrace/moraine that serve to differentiate the more elevated terrace and lower Alpha fan area (and coinciding with the Studholme Road area) from the Wānaka valley floor.
3. The relatively free-draining brown and pallic soils with reasonable fertility and largely gentle contour, reflect the pastoral farming land uses in the area.

Hydrological features

4. Stoney and Centre Creeks draining from the Alpha Range across the terrace to Lake Wānaka (Roys Bay). These creeks are ephemeral. Stoney Creek to the north, is the largest of the two and has been subject to significant flooding events in the past and natural hazard mitigation earthworks have been undertaken in the catchment. The alluvial fan of Stoney Creek is active and there is the potential that the path of the creek could alter in the future.
5. The Wānaka Basin Cardrona gravel aquifer which underlies the area and Wānaka township. Water take from the aquifer is currently over-allocated.

Ecological features and vegetation types

6. Distinctive exotic vegetation types include:
 - a. Exotic shelterbelts (poplar, macrocarpa, Douglas fir, and pine) with scattered shade and exotic deciduous specimen trees (including walnuts and willows).
 - b. Exotic amenity plantings around rural dwellings, rural buildings, and along driveways.

- c. Small areas of conifer woodlots on either side of Stoney Creek towards the northern end of the area.
 - d. Areas of semi-improved pasture and unimproved rank exotic grassland.
7. Scheduled *Sequoiadendron giganteum* (Giant Redwood) located towards the southern end of the area.
 8. Rank exotic grassland may be utilised by skinks.

Land use patterns and features

9. The majority of the area forms a small part of a much larger rural landholding (sheep and deer farming with some forestry). The area is dominated by working land use with only one smaller-scale rural living lot (approximately 3ha) evident. A cluster of rural cottages and buildings is located roughly in the centre of the area. All of the rural and rural living buildings are well integrated by mature plantings which limits their visibility from outside the area.
10. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Urban Residential zoned land (and the Wānaka Urban Growth Boundary) and Rural Lifestyle zoning around the northwest, north, and east sides of the area. The general absence of a strong natural landscape boundary along these edges makes the area vulnerable to development creep.
 - b. The Mount Alpha PA (ONL) and working farmland on the fan at the base of the Alpha Range to the west and south.
 - c. The area forms part of the 'greenbelt' of pastoral farming framing the southwestern edge of Wānaka township and which reads as a sympathetic transition between the urban area and rugged mountains of the Alpha Range.
 - d. The neighbouring Wānaka Top 10 Holiday Park offering an all year-round accommodation mix including cabins, family units, campervan sites and tent site.

Archaeological and heritage features and their locations

11. Stone dairy building, circa 1890, at Hawthenden Farm.

Mana whenua features and their locations

12. The entire area is ancestral land to many whānau within the iwi of 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. The Studholme Road area has significance in its representation of the evolution of farming in the Wanaka Area. The area was initially part of the nucleus of the expansive Wanaka Station during the 1860s and

1870s, while later 19th century agriculture focused on more-intensive, smaller-scale sheep farming. This is a transition that is typical for most rural land in Central Otago and the Queenstown Lakes District.

Shared and recognised attributes and values

15. Valued as pleasant working farmland with limited rural living close to Wānaka, with a high level of visual and rural amenity.
16. The identity of the area as a 'predominantly pastoral green belt' on the south-western edge of Wānaka, providing a sympathetic transition to the vast Alpha Range ONL.

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 alluvial fan material from Mount Alpha, eroded by fluvial action from a more recent glacial advance along with part of the terminal moraine that encloses Wānaka are expressive of the glacial processes that have shaped the Wānaka Basin.

Particularly important views to and from the area

18. The intermittent sequence of attractive and varied mid to longer-range views of parts of the area from Studholme Road (both ends), Mount Iron, Wānaka town centre, the eastern foreshore of Roys Bay and the adjacent eastern part of Wānaka. In these views the area reads as a spacious rural area adjacent to urban Wānaka and backdropped by the proximate mountain context of the Alpha Range and the upper Alpha Fan. In the more distant views, the area forms part of the continuous patterning of elevated, gently sloping and irregularly shaped 'fan' of land and reads as an integrated part of the Alpha Range landform system.

Naturalness attributes and values

19. 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

20. Memorable to visitors, residents and locals as part of the working rural backdrop to Wānaka that functions as a greenbelt and spacious transition between the urban area and mountains of the Alpha Range.

Transient attributes and values

21. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees.
22. Seasonal pasture colours.
23. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

24. Rural tranquillity and quietness are currently experienced in parts of the area away from the urban edge where the levels of activity are consistent with 'working farmland'.

Aesthetic attributes and values

25. The experience of all of the values identified above from public and private viewpoints.

26. More specifically, this includes:

- a. the highly attractive views of the area, seen as part of a larger, working rural backdrop and transition between Wānaka and the Alpha Range;
- b. juxtaposition and contrast between the smooth and green 'tamed' appearance of the area and the upper Alpha Fan and the rougher, browner, and more visually complex rangelands of the upper Alpha Range; and
- c. the distinctly rural character of the area deriving from the dominant pastoral land uses, a sense of spaciousness and the very limited level of built development integrated by vegetation, which collectively forms a marked contrast to the neighbouring urban land use.

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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Studholme Road area can be summarised as follows:

27. **Moderate physical values** relating to the geological importance of the fan, scarp and moraine landforms, the productive soils (with irrigation) and associated agricultural land uses, and the patterns of rural shelterbelts, shade, and specimen trees framing open areas of pastoral land.
28. **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 as 'greenbelt' on the southwestern edge of Wanaka, as a spacious rural transition between the urban area and mountains and as an area of rural working character.
29. **Moderate perceptual values** relating to the expressiveness of the lower Alpha fan, scarp and moraine landforms, the scenic views of area as part of the spacious and green working rural backdrop to urban Wānaka, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness, with very little built development, which remains subordinate to working rural patterns.

Landscape Capacity

The landscape capacity of the Studholme Road area for a range of activities is set out below.

- i. **Commercial recreational activities – limited** landscape capacity for small-scale and low-key activities that: are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities – very 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 small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for small-scale and low-key tourism-related activities that are: visually recessive; 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).

- iii. **Urban expansions – some** landscape capacity as identified in the QLDC 2021 Spatial Plan. From a landscape perspective, the area suggests a logical expansion area as it adjoins the existing urban area and the area's 'outer' boundary corresponds to legible and defensible 'landscape' boundary (i.e. ONL/escarpment boundary).
- 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 trails (including a potential route between the Top 10 Holiday Park and the eastern end of Studholme Road), farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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 – very limited** landscape capacity for farm-scale quarries within the area that maintain or enhance the quality of views, naturalness values and aesthetic 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 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** landscape 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 or mature vegetation 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 – extremely limited or no** landscape capacity to absorb additional rural living, given that the area has been earmarked for urban expansion in the QLDC 2021 Spatial Plan and rural living development is likely stymie efficient urban use in the future.

Plant and Animal Pests

- A. Plant pest species include wilding conifers, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.8 Riverbank Road: Schedule of Landscape Values

General Description of the Area

The Riverbank Road area roughly corresponds to the relatively low-lying riverside terrace along the true left side of the Ōrau (Cardrona River), near the northern entrance to the Cardrona Valley. The area forms a roughly triangular area of rural land. To the west is Mount Alpha PA (ONL) and to the east is Cardona River / Mount Barker Road PA (RCL). The northern boundary of the area adjoins Rural Lifestyle zoned land or the Wānaka Urban Growth Boundary.

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 surficial geology of the area includes both outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms includes:
 - a. the contemporary alluvial bed of the Ōrau (Cardrona River);
 - b. a clearly defined terrace riser at the eastern side of Cardrona Valley Road and Riverbank Road, beyond which (to the east) are alluvial terraces and the floodplain of the Cardona River;
 - c. outwash gravel terraces, with some degradational terraces stepping down to the river where fluvial processes have eroded into the glacial outwash gravels;
 - d. an outwash plain extending north-eastwards and roughly corresponding to the land on the western side of Riverbank Road; and
 - e. a small area of the Alpha Fan in the north-western quadrant of the area comprising glacial moraine overlaid with more recent alluvial fan material.
3. The relatively free-draining brown and pallic soils 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 or exposed soils.

Hydrological features

5. The section of Ōrau (Cardrona River) adjacent to the area 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. Water races and irrigation / amenity ponds.
7. The Wānaka Basin Cardrona gravel aquifer, which underlies the area and Wānaka township.

Ecological features and vegetation types

8. Distinctive vegetation types include:
 - a. Mature conifer and Lombardy poplar shelter belts throughout much of the area.
 - b. Amenity plantings (native and exotic) associated with dwellings, gardens, roadside hedges and driveway avenues.
 - c. Extensive areas of broom along the Ōrau (Cardrona River) corridor.
 - d. Areas of improved and semi-improved pasture used for grazing and cropping are favourable seasonal feeding grounds for Paradise shelduck, South Island oystercatcher, Black-billed gull and Spur-winged plover.
9. The Ōrau (Cardrona River) is a habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout.
10. Rank exotic grassland along road margins and across terrace embankments may be utilised by skinks.

Land use patterns and features

11. Pastoral farming or cropping, with irrigation from the Ōrau (Cardrona River) / Timber Creek water races and bores to the Wānaka Basin Cardrona gravel aquifer.
12. Rural living is common, mainly on lots of around 1ha in size. Areas of this type of land use dominate the triangle formed by Cardrona Valley Road, Orchard Road, and Riverbank Road (and which corresponds to a cluster subdivision set within a larger rural landholding, with an overall approximate density of 1 lot/4ha), and are present along either side of High Country Lane, the eastern side of Riverbank Road (along the top of the floodplain scarp) and the north-western portion of the area, accessed from the established Rural Lifestyle zoning associated with Studholme Road. Many of the consented platforms have not yet been built.
13. Larger rural living and/or pastoral farming properties ranging from approximately 10 to 25ha are located towards the southern end of the area and its western, north-western and eastern margins.
14. Rural living dwellings are generally well set back from roads, and, in the case of older properties screened and integrated by planting. Dwellings include substantial homes or visitor accommodation lodges with large gardens and curving tree-lined driveways. More recent rural living dwellings are generally on the eastern side of Cardrona Valley Road, appear to be clustered and are reasonably visible.
15. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Rural Lifestyle zoning and the Wānaka Urban Growth Boundary to the north.
 - b. The Mount Alpha PA (ONL) and working farmland at the base of the Alpha Range to the west.
 - c. The mixed rural and rural living landscape of Cardrona River / Mount Barker Road PA (RCL) 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 area forms a transitional area of pastoral farming and rural living between Wānaka township and the more open rural land to the south (Cardrona valley), west (Alpha Range), and east (Ōrau / Cardrona River terraces and Mount Barker / Criffel Range).
 - f. The area is identified for future urban development in the Queenstown Lakes Spatial Plan 2021.

Archaeological and heritage features and their locations

16. Water races associated with the Wānaka Station irrigation scheme alongside Riverbank Road and along the Mount Alpha foothills.

Mana whenua features and their locations

17. The entire area is ancestral land to many whānau within the iwi of 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 eastern part of the area 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

19. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
20. The Ōrau is a traditional ara tawhito (travel route) linking Whakatipu-wai-Māori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
21. Ōrau is also recorded as a kāika mahika kai where tuna (eels), pora ('Māori turnip'), āruhe (fernroot) and weka were gathered.
22. The mana whenua values associated with the area include, but may not be limited to, mahika kai, ara tawhito, nohoaka.

Historic attributes and values

23. The area is notable as being one of the first areas in Otago to employ a systematic irrigation scheme during the early 20th century.
24. The area is associated with early commercial fruit growing.
25. The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early-20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Shared and recognised attributes and values

26. Cardrona Valley Road valued as a scenic rural entrance to Wānaka township from the south and as a rural gateway to the Cardrona Valley (ONL).
27. Valued as a pleasant rural living location close to Wānaka, with a high level of visual and rural amenity.
28. The identity of the area as a 'predominantly pastoral green belt' on the south-western edge of Wānaka, providing a sympathetic transition to the vast ONLs surrounding the triangle.
29. The popularity of Cardrona Valley Road as a vehicular and cycling scenic route.
30. The popularity of Riverbank Road (SH6) as a shortcut route between Cardrona Valley Road and Albert Town that bypasses the Wānaka town centre.

Recreation attributes and values

31. Recreational use of the Ōrau (Cardrona River) 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

32. The flat outwash plain wrapping around the Alpha Range and the escarpment where the Cardrona River has cut into the terrace are expressive of the landscape's formative processes.

Particularly important views to and from the area

33. The intermittent sequence of attractive and varied mid to longer range views across the area from Cardrona Valley Road and Riverbank Road. In these views the area is seen framed by the dramatic and large-scale proximate landforms of the Mount Alpha Range and the Criffel Range, with views to Mount Barker in places. The broader mountain context of the Upper Clutha Basin and Lake Wānaka forms the backdrop to the area in places, adding a sense of connection to the vast and rugged landscape context to the north and south. Roadside evergreen shelterbelt and amenity plantings serve to frame and obstruct longer range western views for much of the state highway corridor, creating a strong degree of enclosure and serving to accentuate the appeal and memorability of the mid and longer-range eastern views across the flat terraces of the Upper Clutha Basin.
34. The public and private views across parts of the area comprised of a mix of pastoral land, shade and shelter plantings, riverside plantings (including distinctive groupings of Lombardy poplars) and extensive amenity plantings (and in which buildings are obscured from view), creates an appealing rural outlook.

Naturalness attributes and values

35. 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 presence of clusters of dwellings within the Orchard Road subdivision, driveways, gateways, signage, and the like.
36. 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, particularly within the triangle formed by Cardrona Valley Road, Orchard Road, and Riverbank Road.

Memorability attributes and values

37. Memorable to residents and locals as a 'gateway' and 'green belt' to the south-western side of Wānaka and for the lines of mature and dense, evergreen shelterbelt plantings lining Cardrona Valley Road.

Transient attributes and values

38. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees.
39. Seasonal pasture colours.
40. The varying water flow characteristics of the Ōrau (Cardrona River).
41. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

42. A dark night-sky impression contributes to feelings of wildness along the river corridor.
43. Along the river corridor, the subservience of built development along with the rough broom vegetation and proximate connection of the area to the surrounding mountains imbues an appealing perception of wildness.

Aesthetic attributes and values

44. The experience of all of the values identified above from public and private viewpoints.
45. More specifically, this includes:
 - a. the highly attractive views, often framed by trees, across pastoral land to the Alpha Range, Criffel Range, Mount Barker, and the mountain ranges surrounding the Upper Clutha Basin and Lake Wānaka;
 - b. juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the area and the rougher, browner, and more visually complex rangelands of the Alpha Range and the Criffel Range slopes; and
 - c. the distinctly rural character of the area deriving from the dominant pastoral or cropping land uses, a sense of spaciousness and rural living development integrated by 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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Riverbank Road area can be summarised as follows:

46. **Moderate physical values** relating to the productive soils (with irrigation) and associated agricultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of glaciofluvial landforms extending between the river and Alpha Range, 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.
47. **Moderate associative values** relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Ōrau (Cardrona River) and the shared and recognised values of the area as a gateway/rural edge to Wānaka township, a gateway to the Cardrona valley and a pleasant rural living location.
48. **Moderate perceptual values** relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the rural character, the framed 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.

Landscape Capacity

The landscape capacity of the Riverbank Road area 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 located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities – some** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for small-scale and low-key tourism-related activities that are: visually recessive; 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).
- iii. **Urban expansions – some** landscape capacity as identified in the QLDC 2021 Spatial Plan. From a landscape perspective, the area suggests a logical expansion area as its 'outer' boundaries correspond to legible and defensible 'landscape' boundaries (i.e. river and ONL/mountain boundaries).
- 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 trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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. **Very limited** landscape capacity for farm-scale quarries elsewhere within the area that maintain or enhance the quality of views, naturalness values and aesthetic 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 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** landscape 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 or mature vegetation 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 – extremely limited or no** landscape capacity to absorb additional rural living, given that the area has been earmarked for urban expansion in the QLDC 2021 Spatial Plan and rural living development is likely stymie efficient urban use in the future.

Plant and Animal Pests

- A. Plant pest species include wilding conifers, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.9 Wānaka Airport Environs: Schedule of Landscape Values

General Description of the Area

The Wānaka Airport Environs area is rural land corresponding to the series of outwash terraces near Wānaka airport. To the west is Halliday Road/Corbridge PA (RCL) and to the east is Church Road Shortcut Road PA (RCL). The northern boundary of the area adjoins the series of steep scarps defining Mata-au (Clutha River) PA (ONF). The distinctive terrace riser east of the airport is classified as ONF and severs the (lower) eastern terrace of the area from the (higher) western portion of the RCL area. The Wānaka – Luggate Highway (SH6) runs along the southwestern side of the area. Shortcut Road (SH8A) borders the southern edge of 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. The surficial geology of the area includes outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka. The upper outwash plains are from the Albert Town Glacial Advance and the lower eastern outwash plain is from the more recent Hāwea Glacial Advance
2. The sequence of landforms includes:
 - a. A clearly defined and prominent terrace riser of approximately 40m height extending along the northern edge of the area, and cutting across the eastern portion of the area, to form two distinct terraces (NB The terrace riser defines Mata-au (Clutha River) PA (ONF)).
 - b. A series of degradational terraces stepping down towards the river, where fluvial processes have eroded the glacial outwash gravels. Scattered rock outcrops are evident.
 - c. Gently rolling glacial moraine fields along the western side of the area, abutting Halliday Road/Corbridge PA (RCL).
3. The relatively free-draining brown and pallic soils with reasonable fertility associated with the (western) area of moraine, reflect the pastoral farming character 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 exposed gravel roads or soils.

Hydrological features

5. A series of shallow unnamed streams and ephemeral water courses draining from the mountains to the southwest (northern end of the Criffel Range) across the terraces that are artificially channelled in places and discharge to Mata-au (Clutha River). These channels tend to flow only during prolonged rainfall.
6. Irrigation reservoirs/ponds within the rolling moraine fields and outwash terraces, with varying levels of permanent water.
7. The Wānaka Basin Cardrona gravel aquifer, which underlies the area and Wānaka township. Water take from the aquifer is currently over-allocated.

Ecological features and vegetation types

8. Noteworthy indigenous vegetation are the diverse plantings surrounding the Reko's Point walking track car park and initial section of track (noting that the track and half of the carpark is outside the area).
9. Scattered areas of matagouri shrubland border Shortcut Road and the eastern end of Stevenson Road.
10. Distinctive exotic vegetation types include:
 - a. Scattered exotic shelterbelts in places and shelter plantings around farm buildings.
 - b. Amenity plantings around some rural buildings and rural dwellings, including roadside hedges.
 - c. Extensive areas of improved and semi-improved pasture used for dairying, sheep grazing, and cropping that are favourable seasonal feeding grounds for Paradise shelduck, South Island oystercatcher, Black-billed gull and Spur-winged plover.
 - d. Land next to Shortcut Road, the eastern end of Stevenson Road and the river escarpment is covered in extensive areas of unimproved rank exotic grassland.
11. Rank exotic grassland along road margins may be utilised by skinks.

Land use patterns and features

12. SH6 which traverses the southern edge of the area, linking between Wānaka/Luggate and Cromwell, and SH8A which borders the southeast edge of the area which provides access to SH8.
13. Pastoral farming, cropping and horticulture, often with irrigation from bores to the Wānaka Basin Cardrona gravel aquifer. Properties tend to be larger than 20ha with large-scale farm buildings, stockyards, and pivot irrigation infrastructure evident.
14. Berry farming and associated commercial facilities on the lower lying terrace southeast of Wānaka Airport.
15. Film studio development is anticipated throughout the rolling moraine landform at the western end of the area. The development will be screened from SH6 and the river corridor by topography.
16. The Wānaka Airport Zone located roughly in the centre of the western (upper) terrace (and outside the area), with a sizeable grouping of large-scale buildings positioned near SH6. The airport runway and associated buffer bisects the western terrace, extending on a northwest-southeast alignment from Stevenson Road to (roughly) the Mata-au (Clutha River) ONF scarp. The Wānaka Airport Outer Control Boundary noise management overlay affects a substantial portion of the area. While this overlay is not a landscape feature, its presence prohibits residential activity and activities sensitive to aircraft noise and has influenced land use patterns in the area.
17. The National Transport and Toy Museum and Wānaka Beerworks located immediately north of Wānaka Airport, adjacent SH6 (and within the area).
18. The Oxbow jet sprint course on the 'upper' western terrace.
19. Rural living is limited to a very few hobby-scaled properties along the northern edge of the area, configured to optimise the scenic outlook along the Mata-au (Clutha River). Lot sizes tend to be around 2ha. Three consented but unbuilt platforms.
20. Gravel pit on the lower (eastern) terrace.
21. Project Pure (i.e. the Wānaka wastewater treatment plant) on the upper (western) airport terrace.

22. 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 Airport Zone.
 - b. Mata-au (Clutha River) PA (ONF) immediately adjoining the area to the north, which includes the Upper Clutha River Track.
 - c. Church Road Shortcut Road PA (RCL) across SH8A Shortcut Road to the southeast, where low-density rural living, horticulture, and hobby farming land uses dominate on the terrace, with forestry plantings throughout the terrace escarpment bordering the southern end of the area.
 - d. Cardrona River/ Mt Barker Road PA (RCL) and Luggate Creek PA (RCL) to the southwest where a mix of pastoral farming, rural living, and hobby farming dominate land use of the area adjacent the area.
 - e. Halliday Road Corbridge PA (RCL) to the northwest characterised by a mix of pastoral farming, cropping, and established rural living and visitor accommodation. Consented film studio development dominates the portion of the PA adjacent the area.

Mana whenua features and their locations

23. The entire area is ancestral land to many whānau within the iwi of 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 eastern extents of the area overlap the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
25. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
26. 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 experience

27. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
28. 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.
29. 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.
30. 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.
31. 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

32. The agricultural history and development of the area is typical of the Wanaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Shared and recognised attributes and values

33. Valued as part of the scenic rural approach to Wānaka from the east on Wānaka Luggate Highway.
34. The popularity of SH6 as a scenic vehicular route.

Recreation attributes and values

35. Access to the Upper Clutha Track via Stevenson Road within the area (with a carpark at the end) and adjacent the area near Shortcut Road.

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

36. The flatness and extent of the outwash plain and the more gently rolling landform of the glacial moraine which are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha Basin.
37. The visibility of the outwash plains at the same level as the area on the northern side of the Mata-au (Clutha River) provides a clear sense of the river cutting down into the glacial outwash plains.

Particularly important views to and from the area

38. The sequence of attractive long-range and expansive 'rural' views from SH6 across the terraces of the area to the escarpments on the north side of the Mata-au (Clutha River), and the expansive outwash plains on the northern side of the river, seen backdropped by the Grandview Range. The northern end of the Pisa Range and Criffel Range provide strong containment to the west. Where visible, the scarp defining the two terraces within the area add to the appeal of the outlook and reinforce the spatial connection of the area to the river corridor. The pastoral and cropping land of the area 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 terraces 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 and noting that this is the first open view to the north and east after leaving Wānaka.
39. Views from the summit of Mount Iron PA (ONF), where the panoramic vistas take in the river terraces and prominent escarpments, and the undulating pastoral moraine land extending to the southeast.
40. The expansive very long-range 'rural' views from the elevated urban areas of Luggate to the southeast, in which the area forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL).
41. Attractive rural views to the terraces within the area from the Newcastle Track and the Upper Clutha River Track (both within Mata Au Clutha River PA (ONF)).

Naturalness attributes and values

42. 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 presence of the airport and associated development (effectively forming a 'cut out' within the area), pivot irrigation, infrastructure driveways, gateways and signage.
43. Human intervention as intensively managed farmland and rural living is evident. The terrace scarp, close proximity of Mata-au (Clutha River), and the mountain context contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

44. Memorable to residents and locals as part of the 'gateway' and 'green belt' to the east of Wānaka and for the expansive open rural views across the outwash plains to the northern Mata-au (Clutha River) and the Grandview Range.

Transient attributes and values

45. Seasonal pasture colours.
46. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

47. Rural tranquillity and quietness are currently experienced in those parts of the area 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.
48. Along the northern edge of the area, the subservience of built development along with the rough scrub vegetation and proximate connection of the area to the surrounding mountains imbues an appealing impression of remoteness in places.

Aesthetic attributes and values

49. The experience of all of the values identified above from public and private viewpoints.
50. More specifically, this includes:
 - a. Highly attractive, rural and 'big sky' views across large open paddocks to the river scarps, 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 Wānaka Luggate Highway and Shortcut Road, a sense of spaciousness, and rural living development set well back from the highway or generally integrated by vegetation.
 - c. Aesthetic appeal of the prominent and proximate escarpment (within ONF) and the gently undulating moraine landforms.
 - d. The juxtaposition between the tamed flat rural land and the rougher character along the river corridor/scarps.

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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Wānaka Airport Environs area can be summarised as follows:

51. **Moderate physical values** relating to the sequence of gently rolling moraine fields and glaciofluvial terrace landforms and scarps extending southward and westward from the river, the productive soils (with irrigation) and associated agricultural land uses, the mana whenua features associated with the area, and the strong patterns of rural land use.
52. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of the track connecting to (and along) Mata-au (Clutha River), and the shared and recognised values of the area for residents and locals as part of the gateway/working rural edge to Wānaka township.
53. **Moderate perceptual values** relating to the expressiveness of the terrace, escarpment and moraine downland landforms, the coherence of land use patterns, the rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness, with the very limited level of rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the Wānaka Airport Environs area 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 commercial recreation features and the airport; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and '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 small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited or no** landscape capacity for small-scale and low-key tourism-related activities that are: visually recessive; 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).
- 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 trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns, particularly the flatness of the outwash plains and terraces.

- 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 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 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. **Some** capacity for well-designed larger-scale regionally significant infrastructure expanding on the existing wastewater treatment plant facility and airport.
- x. **Renewable energy generation – some** landscape capacity for small-scale wind or solar generation located where topography or mature vegetation ensures it is not highly visible from public places. **Some** landscape capacity for larger-scale commercial renewable energy generation located and designed so that it is not visible from the highway.
- 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 and noting the constraints associated with airport noise that applies to much of the area. The rural character of the area 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; integrated by existing landform and/or existing vegetation; designed to be of a small scale and ‘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, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.10 Northern End of Criffel / Pisa Range Foothills: Schedule of Landscape Values

General Description of the Area

The Northern End of the Criffel / Pisa Range area comprises rural land taking in the series of outwash terraces along the northern toe of the Criffel Range and Pisa Range. More specifically, the terraces extend around the western, northern, and eastern side of the prominent knoll referred to as A3KV (located within Lake McKay Station and Environs PA (ONL)).

To the west is Rural Lifestyle zoned land in the vicinity of Smith Road. Halliday Road/Corbridge PA (RCL) defines the north-western edge. SH6 runs along the north-eastern boundary, beyond which is the Wanaka Airport Zone and Wānaka Airport Environs area (addressed in 21.23.9). The eastern boundary is defined by Church Road Shortcut Road PA (RCL) and the Rural Lifestyle and Settlement zones on the western edge of Luggate. The south boundary coincides with Lake McKay Station and Environs PA (ONL).

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 surficial geology of the area includes glacial outwash gravels, fans and till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The sequence of landforms includes:
 - a. a series of clearly defined and prominent terrace edges of approximately 40 to 70m height extending along the northern side of the Pisa / Criffel Range foothills and around the prominent knoll of A3KV;
 - b. the low ice-scoured schist knoll with numerous rock outcrops towards the western end of the area;
 - c. occasional moraine deposits; and
 - d. a series of degradational terraces stepping down to the northwest and northeast formed by glaciofluvial processes.
3. The relatively free-draining brown and pallic soils with reasonable fertility, reflect pastoral farming and more intensive farming under irrigation.

Hydrological features

4. A tributary of Luggage Creek that flows around northern side of A3KV and through a steep gully before joining the main creek at Luggate.
5. A series of shallow unnamed streams (and ephemeral water courses draining from the mountains and A3KV across the terraces that are artificially channelled in places and discharge to Mata-au (Clutha River). These channels tend to flow only during prolonged rainfall.
6. Irrigation ponds with varying levels of permanent water.
7. The Wānaka Basin Cardrona gravel aquifer, which underlies much of the area (excludes Luggate Creek catchment). Water take from the aquifer is currently over-allocated.

Ecological features and vegetation types

8. Particularly noteworthy indigenous vegetation features include:
 - a. Limited amounts of grey shrubland and kanuka regeneration in gully adjacent to Luggate campground and associated with rocky ground and knolls, including a small portion of Significant Natural Area E30D Luggate Creek.
9. Other distinctive vegetation types include:
 - a. Exotic shelter belts (conifer and poplar) including along the northeastern edge of the area and scattered eucalypt or conifer woodlots, particularly throughout the steep scarps. Many of the shelter and woodlot trees have wilding potential.
 - b. Prominent pine woodlot covers escarpment overlooking SH6 near Luggate.
 - c. Amenity plantings around the very few rural living lots in the area.
 - d. Extensive areas of improved pasture are favoured seasonal feeding grounds for Paradise shelduck, South Island oystercatcher, Black-billed gull and Spur-winged plover.
 - e. Areas of rank exotic grassland on steeper terrain may be utilised by skinks.

Land use patterns and features

10. SH6 which traverses the north-eastern edge, linking between Wānaka/Luggate and Cromwell.
11. Pastoral farming, orcharding or cropping, with irrigation predominantly via surface takes of Luggate Creek and its tributaries. Properties up to 1,000ha with landholdings extending outside the area into the Criffel and Pisa Ranges with large-scale farm buildings and farm races evident.
12. Rural dwellings are limited to a sparse scattering of rural homesteads, workers cottages with some smaller 3ha to 30ha rural living lots.
13. Commercial recreation opposite airport at corner of SH6 and Mt Barker Road.
14. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Cardrona River/Mount Barker Road PA (RCL) to the northwest, which includes a mix of working rural and rural living land uses.
 - b. Wānaka Airport Environs area (21.23.9) and Wānaka Airport Zone to the north-east dominated by working rural and airport-related activities and development. This area influences the strip of the area addressed in 21.23.10 between the escarpment and SH6.
 - c. The relatively abrupt settlement edge of Luggate (along the western side of the area), on the northern side of Atkins Road.
 - d. Church Road Shortcut Road PA (RCL) across SH6 to the southeast, where low-density rural living, horticulture, and hobby farming land uses dominate on the terrace, with forestry plantings throughout the terrace escarpment bordering the southern end of the area.
 - e. The working rural landscape associated with Lake McKay Station and Environs PA (ONL) to the south.
 - f. The Rural Lifestyle Zone to the west which influences the character of the western end of the 5.

- g. Overall, the area forms a transitional area of working farmland between the lower-lying and more expansive mixed working rural and rural living terraces to the north, and the relatively undeveloped foothills of the Criffel/Pisa Ranges to the south.

Archaeological and heritage features and their locations

15. Water races potentially associated with historic farming or mining activity near the western edge of the area.
16. Two gold mining tunnels at the southeastern periphery of the area (archaeological site G40/219).

Mana whenua features and their locations

17. The entire area is ancestral land to many whānau within the iwi of 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

18. 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

19. The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.
20. The southern periphery of the area, along Luggate Creek, is important as a focal point of mining from the 1870s and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining in this locale, and the sites associated with it, is characteristic of the more-intensive mining practice that was established around the district in the wake of the 1860s rushes.

Shared and recognised attributes and values

21. Valued as part of the scenic rural approach to Wānaka (from the east) and Luggate (from the west) via SH6.
22. Valued as the rural foreground and toe to the Criffel / Pisa Range and for the legibility of the glacial outwash terraces and escarpments.

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. The series of smooth terraces, fans and steep scarps interspersed with ice-scoured schist and moraine knolls, which are expressive of the glacial processes that have shaped the Upper Clutha valley. These landform features are reinforced the differing vegetation types and land management regimes on scarps and terraces.

Particularly important views to and from the area

24. The sequence of short-range 'rural' views from SH6 to the steep scarp defining the northern and eastern edges of the area. In these views, only the northern and eastern margins of the area are visible. The close proximity of the steep scarp to the road corridor provides a memorable contrast to the more open rural outlook afforded from the highway to the north in the view. Experienced travelling southwards, this creates an impression of departure from the environs of Wānaka township and a rural entrance to Luggate. Travelling northwards, the enclosing scarp landform signals the rural entrance to the Wānaka valley.
25. The intermittent sequence of longer-range views from Mount Barker Road and Ballantyne Road (both local shortcut routes) across the flat rural land (Cardrona River/Mount Barker Road PA (RCL)) to the knolls, terraces, and scarps of the area, backdropped by the dramatic and large-scale proximate landforms of the northern end of the Pisa Range and Criffel Range. The pastoral and cropping land use of the area 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 foreground terrace and beyond to the mountain backdrop reinforces the coherence of the underlying landform sequence. Roadside evergreen shelterbelt, woodlot, and amenity plantings serve to frame and obstruct longer-range views for parts of the road corridors, serving to accentuate the appeal and memorability of the open longer-range views, where they are available.
26. Views from the summit of Mount Iron PA (ONF), where the panoramic vistas take in the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL).
27. The expansive short to mid-range views from Luggate to the southeast, in which the area forms part of the attractive rural and mountain backdrop to the settlement.
28. The rural appearance of the area comprising of an attractive mix of pastoral land, shade and shelter plantings, serves to reinforce the connection of the area to the proximate pastoral mountain context.
29. Buildings are generally subservient and well-integrated by landform and/or vegetation in such views.

Naturalness attributes and values

30. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape.
31. Human intervention as managed farmland, production forestry and some limited rural living is evident. The terrace scarp and close proximity of the mountain context contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

32. Memorable to residents and locals as part of the 'rural gateway' to Wānaka and Luggate and as the legible foreground to the mountain range.

Transient attributes and values

33. Seasonal pasture colours.
34. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

35. Rural tranquillity and quietness are currently experienced in those parts of the area away from SH6 Wānaka Luggate Highway.
36. A dark night-sky impression contributes to feelings of remoteness.
37. The rough grey shrubland and kānuka vegetation throughout scarp and rocky areas along with its proximate connection to the surrounding mountains imbues an appealing perception of wildness.

Aesthetic attributes and values

38. The experience of all 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 and the scarps to the northern end of the Pisa / Criffel Range;
 - b. Juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the terraces, the rough scarps within the area, and the rougher, browner, and the more visually complex rangeland of the Criffel Range slopes in the ONL 'backdrop';
 - c. Strong rural character, with an impression of openness (where there are pastoral or cropping uses), a sense of spaciousness, and very limited rural living development set well back from roads and integrated or screened by topography and/or vegetation.
 - d. Aesthetic appeal of the prominent scarps and the knoll/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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Northern end of Criffel / Pisa Range Foothills area can be summarised as follows:

40. **Moderate physical values** relating to the sequence of knolls, moraine, terraces and scarps, regenerating grey shrubland and kanuka, the productive soils (with irrigation) and associated agricultural land uses, and the strong patterns of rural land use.
41. **Moderate associative values** relating to the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as part of the gateway/rural edge to the Wānaka valley and Luggate, and as a working rural backdrop to Luggate.
42. **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 rural character, the

scenic views across open pasture, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness.

Landscape Capacity

The landscape capacity of the Northern End of Pisa / Criffel Range Foothills area 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 small scale and '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 small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited** landscape capacity for small-scale and low-key tourism-related activities that are: visually recessive; 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).
- 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 trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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** – **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 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 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** landscape 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 or mature vegetation 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 adverse effects on associative and perceptual values. The working rural character of the area is vulnerable to

fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and '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, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.11 East of Luggate: Schedule of Landscape Values

General Description of the Area

The East of Luggate area roughly corresponds to the rural riverside terrace along the true right side of Mata-au (Clutha River). The area is bounded by the north-eastern end of the Pisa Range (ONL) and SH6 (Luggate Cromwell Road) to the south, the settlement edge of Luggate to the west (Low Density Suburban Residential Zone), Mata-au (Clutha River) to the north (ONF) and the district boundary to the east. The area coincides with a narrowing of the Upper Clutha Basin where it transitions to the narrow Cromwell / Lake Dunstan 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. The geology of the area includes outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka. More recent fluvial processes of erosion and sedimentation have reworked older alluvium associated with historic glaciations affecting the landscape.
2. The sequence of landforms includes:
 - a. In the western part of the area, the distinctive flat topped schistose/moraine feature that encloses Luggate to the north;
 - b. the alluvial bed of Dead Horse Creek, and its numerous overflow channels, to the east of Luggate (and draining to Mata-au (Clutha River));
 - c. a series of degradational terraces stepping down to the river at the eastern end of the area, where fluvial processes have eroded the glacial outwash gravels; and
 - d. an outwash plain extending west to east and roughly corresponding to the terrace sandwiched between the river and highway throughout which there are exposed schist outcrops.
3. Localised hummocky areas, low rocky ribs, and boulders (outside of the pivot irrigation fields), with shallow dry swales of former paleo channels in places.
4. The relatively free-draining brown and pallic soils with reasonable fertility reflected in 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.

Hydrological features

6. Dead Horse Creek and Sheepskin Creek that drain intermittently from the north-eastern slopes of the Pisa Range to Mata-au (Clutha River).
7. A network of shallow ephemeral water courses draining from the mountains to the south across the terrace that are artificially channelled in places and discharge to Mata-au (Clutha River). These channels tend to flow only during prolonged rainfall.

Ecological features and vegetation types

8. Particularly noteworthy indigenous vegetation features include:
 - a. Extensive patches of kānuka shrubland and scrub occur along parts of the terrace bordering the Mata-au (Clutha River) escarpment and the lower reaches of Luggate Creek near the Mata-au (Clutha River) confluence.
 - b. Patches of grey shrubland occur across steep rocky terrain bordering the lower reaches of Luggate Creek and in places amongst the kānuka shrubland bordering the escarpment.
9. Other distinctive vegetation types include:
 - a. Conifer, eucalypt, and Lombardy poplar shelter belts throughout the area and scattered eucalypt or conifer woodlots generally around 1-3ha in size. Many of the shelter and woodlot trees have wilding conifer potential.
 - b. Vegetation associated with rural living, including roadside hedges, driveway avenues, shelter trees around dwellings, and large gardens.
 - c. Extensive areas of improved pasture used for dairying are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
10. Rank exotic grassland along road margins may be utilised by skinks.

Land use patterns and features

11. SH6 which traverses the southern edge, linking between Wānaka / Luggate and Cromwell.
12. Pastoral farming or cropping, with K-line or pivot irrigation. The area includes a large farm located between SH6 and the Mata-au (Clutha River) in the order of 120ha used for cattle or dairy support farming, small scale orcharding, poultry farming and a clean fill. Properties tend to be larger than 20ha with large-scale farm buildings, stockyards.
13. Rural living is limited with lot sizes ranging from approximately 3ha to 7ha. Dwellings tend to be: located towards the eastern end of the area; positioned to overlook the river corridor; set well back from the highway; correspond to a ribbon pattern along the south side of the highway near the entrance to Luggate (sandwiched between the road and the steep landforms of the ONL); or arranged across the western end of the schistose/moraine landform which effectively forms part of the rural settlement, but is zoned Rural and surrounded by Council recreation reserve. Three consented but unbuilt platforms in the latter area and one isolated consented but unbuilt platform on the north side of the highway, roughly in the centre of the area.
14. Rural residential scale development at Jackson Rise within the area, coinciding with the schistose / moraine landform. Although the existing development lacks a defensible edge the surrounding Rural Zoned land is vested as a Recreation Reserve and this would likely reduce the potential for development creep into the Rural Zone.
15. Small groupings of rural living or more urban scaled lots along the south side of SH6 near Luggate.
16. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Low Density Suburban Residential zoning along the south-eastern edge of Luggate, adjoining the western boundary of the area. This zoning integrates a strong defensible edge (landform and planting buffer) through a structure plan (Luggate Park 27.13.8) which seeks to minimise the visibility of urban development from the east.

- b. Rural Residential zoning throughout the ~~northern~~ eastern portion of Luggate settlement at Jackson Reise abutting the western edge of the area, coinciding with the schistose / moraine landform. Although the development lacks a defensible edge along the existing eastern edge of the Rural Residential Zone (and there is encroachment of similarly scaled residential properties within this part of the area); the surrounding land is vested as a Recreation Reserve and this would likely reduce the potential for development creep into the Rural Zone.
- c. The Mata-au (Clutha River) to the north, which includes a popular walking and cycling trail along the true right side. The predominantly vegetation fringed river corridor forms a strong natural landscape edge to the area.
- d. The mixed rural and rural living landscape within Central Otago District to the southeast, which influences the perception of rural character associated with this area.
- e. The northern shoulder slopes of the Pisa Range corresponding to Lake Mackay Station PA (ONL) to the south. The proximity and large scale of the mountains form a dramatic backdrop to the area.

Archaeological and heritage features and their locations

- 17. Historic stone hut remains (archaeological site G40/44).
- 18. Mining tailings (archaeological site G40/145).

Mana whenua features and their locations

- 19. The entire area is ancestral land to many whānau within the iwi of Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua, and wai are all intertwined in te ao Māori.
- 20. Parts of the area overlap the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
- 21. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
- 22. 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 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 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.
- 25. 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.
- 26. 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.
- 27. 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

28. Historic land use in the Luggate area is representative of the sort of dispersed settlement and multi-faceted rural economy that historically existed in parts of the Upper Clutha area. Scattered settlement in the area is associated with a mixture of large-scale pastoralism, smaller-scale farming, and mining, with some locals expected to have been involved with two or even all three of these industries. An historically low population, and a need to be close to farms and/or mining sites resulted in homesteads (likely cottages and huts) being established far apart.
29. The northern periphery of the area along the Mata-au (Clutha River), is important as a focal point of mining during the 19th century and numerous archaeological sites have been recorded in the vicinity (though mostly outside the area). Mining along the riverbank in this area is mainly understood to relate to sluicing and dredging operations during the late 19th-early 20th centuries, though some early, small-scale mining is known to have taken place at Sandy Point.
30. The area encompasses much of an early European communication route alongside the Upper Clutha up from Cromwell. This has evolved into today's Luggate-Cromwell Road.

Shared and recognised attributes and values

31. Valued as a scenic rural gateway to the district from the south and as a rural entrance to Luggate.
32. Valued as a pleasant rural living location close to Luggate and approximately midway between Wānaka and Cromwell, with a high level of visual and rural amenity, particularly in close proximity to the river.
33. The identity of the area as part of the working rural farmland of the Upper Clutha Basin and as a 'green belt' on the south-eastern edge of Luggate.
34. The impression of the schistose/moraine landform forming a relatively undeveloped landform enclosure along the norther side of east Luggate.
35. The popularity of the Upper Clutha River Trail.

Recreation attributes and values

36. The network of trails for walking and cycling from SH6 across the area and along the edge of Mata-au (Clutha River). The Upper Clutha Trail is planned to connect through to Cromwell and the wider Otago Trail network.
37. Bouldering activity (climbing on large boulders for sport and exercise) located on the Luggate-Cromwell Road.

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

38. The series of degradational terraces and fluvially eroded scarps leading down to Mata-au (Clutha River) which express the fluvial processes of river erosion.
39. The outwash plain which is expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha Basin.
40. The schistose / moraine landforms which are expressive of glacial processes.

Particularly important views to and from the area

41. The intermittent sequence of attractive and varied close to longer-range views across the area, including to the irrigated terraces of Kane Road and Luggate -Tarras Highway from SH6. In these views the rural expanse of the area (and the area addressed in 21.23.13) are seen framed by the dramatic and large-scale proximate landforms of the northern end of Pisa Range (to the west) and the southern end of the Grandview Range (to the east), affording an impression of landscape containment that is appealing and memorable. The broader mountain context of the Upper Clutha Basin and Lake Wānaka forms the backdrop to the area in places, adding a sense of connection to the vast and rugged landscape context to the north. Roadside evergreen shelterbelt, woodlot, and amenity plantings serve to frame and obstruct longer range views in some places.
42. The rural appearance of the area comprises predominantly open pastoral land, with a mix of shade and shelter plantings and amenity plantings (and in which buildings are obscured from view) in places. The rural character serves to reinforce the connection of the area to the proximate pastoral mountain and basin context, and, in the case of the schistose / moraine area, forms an attractive and relatively undeveloped backdrop to the eastern part of Luggate.
43. Highly attractive views from parts of the riverside trail in which there is an appreciation of the rural composition associated with the area seen alongside the river and backdropped by the expansive mountain context. Buildings are generally subservient and well-integrated by landform and/or vegetation in such views.

Naturalness attributes and values

44. Perceptions of naturalness and of a spacious rural character are largely maintained for people visiting the landscape, although this is undermined in parts by the presence of pivot irrigation infrastructure, driveways, gateways, signage and the like.
45. Overall, there is a moderate level of naturalness. Human intervention as intensively managed farmland and rural living is evident. The close proximity of Mata-au (Clutha River) and the mountain context contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

46. Memorable to residents and locals as a 'gateway' to the Upper Clutha Basin (and the Cromwell / Lake Dunstan valley) and entrance / 'green belt' to the south-eastern side of Luggate.

Transient attributes and values

47. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees.
48. Seasonal pasture colours.
49. The varying water flow characteristics of the Mata-au (Clutha River) (outside the area but in very close proximity).
50. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

51. Impressions of rural tranquillity and quietness are localised to the river edge trail and corridor.
52. A dark night-sky impression along the river corridor edge contributes to feelings of remoteness.
53. Along the river corridor, the subservience of built development along with the rough scrub vegetation and proximate connection of the area to the surrounding mountains imbues an appealing perception of wildness.

Aesthetic attributes and values

54. Appealing aesthetic attributes and values as a result of:
- the highly attractive views, often framed by trees, across pastoral land to the Pisa Range, northern Upper Clutha Basin, Grandview Range, and the mountain ranges surrounding the Upper Clutha Basin and Lake Wānaka;
 - juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the area and the rougher, browner, and more visually complex rangelands of the Pisa Range and the Grandview Range slopes; and
 - the distinctly working rural character of the area deriving from the dominant pastoral or cropping land uses, a sense of spaciousness, and rural living development integrated by topography and/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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the East of Luggate area can be summarised as follows:

- Moderate physical values** relating to the sequence of glaciofluvial landforms extending between the river and Pisa Range, the productive soils (with irrigation) and associated agricultural land uses, 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.
- Moderate associative values** relating to wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu, the historic heritage of European pastoral farming, the recreational use of the river and boulders, and the shared and recognised values of the area as a gateway to the Upper Clutha Basin (and the Cromwell / Lake Dunstan valley), an entrance / pastoral greenbelt to Luggate, and a pleasant rural living location.
- Moderate perceptual values** relating to the expressiveness of the downland landforms, the coherence of land use patterns, the 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 rural land uses and vegetation.

Landscape Capacity

The landscape capacity of the East of Luggate area for a range of activities is set out below.

- Commercial recreational activities – 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 small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

- ii. **Visitor accommodation and tourism related activities – some** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and ‘low-key’ rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Very limited** landscape capacity for tourism related activities that are: visually recessive; 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).
- 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 trails, farming, rural living / visitor accommodation/tourism related activities and recreational tracks that maintain naturalness and expressiveness 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 Mata-au (Clutha River) in accordance with Otago Regional Council River Management Strategy. **Very limited** landscape capacity for farm-scale quarries elsewhere within the area that maintain or enhance the quality of views, naturalness values and aesthetic 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 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** landscape 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 or mature vegetation 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 area is vulnerable to fragmentation and ‘domestication’ through rural living development, particularly along the edge of Mata – Au (Clutha River) and across the schistose/moraine landform in the north-western portion of the area. It is important that new development along the edge of Mata – Au (Clutha River) PA is difficult to see from the ONF, to protect the associative and perceptual values of the ONF. It is also important that development on the schistose/moraine within the area, is difficult to see from the Mata – Au (Clutha River) PA, to protect the associative and perceptual values of the ONF and ensure that it does not read as development creep from the existing settlement pattern in the area. More generally, any additional rural living should be set well back from roads and public tracks; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and spacious, ‘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, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.12 Sheepskin Creek: Schedule of Landscape Values

General Description of the Area

The Sheepskin Creek area is located on the northern lower slopes of the Pisa Range. The northern and eastern boundary coincides with SH 6 (Luggate Cromwell Road) and the boundary of the area addressed in 21.23.11 Luggate. The eastern and southern boundary is defined by the District boundary and the western / north-western boundary abuts Lake McKay Station and Environs PA (ONL). Overall, the area forms part of an ice-eroded shoulder on the northern slopes of the Pisa Range, with glacial outwash terraces and schist escarpments to the north. The plateau extends west into the ONL and eastwards into the rural living area of Queensberry (within Central Otago District) located immediately to 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. The area is located on the northern lower slopes of the Pisa / Criffel Range. This range forms the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. The northern end of the range is characterised by an 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 deeply cut gullies are associated with contemporary streams.
2. The lower margin of the shoulder, south and east of Luggate, and within which the area is located, has ice-scoured terrain with rock exposures and fluviially formed escarpments and terraces leading down to the basin floor.

Hydrological features

3. The series of tributaries draining from the terraces to Sheepskin Creek (to the west) and the unnamed stream in the vicinity of Queensberry (to the east and south), all flowing directly to Mata-au (Clutha River).

Ecological features and vegetation types

4. Particularly noteworthy indigenous vegetation features include:
 - a. Extensive areas of improved pasture and lucerne cropping that are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
 - b. An evergreen shelterbelt on a roughly north-south alignment through the centre of the lower sloping terrace and shelter / amenity plantings around rural living dwellings in the northern portion of the area.
5. Kānuka scrub and shrubland and rocky outcrops are valued habitat for skinks and geckos, a wide range of invertebrate species, and native birds (including New Zealand falcon, hawk, South Island tomtit, grey warbler, fantail, and silvereye).

Land use patterns and features

6. SH6 which traverses the southern edge, linking between Wānaka / Luggate and Cromwell.

7. Pastoral farming or cropping, with pivot irrigation on the smoother terrace slopes, and low intensity grazing across steeper areas. Properties tend to be larger than 20ha and/or part of much bigger landholdings. The exception to this is along the toe of the escarpment adjacent SH6, where there is a small grouping of rural living lots ranging in size from approximately 2ha to 3ha.
8. Earthworks and built modifications are generally limited to fencing, farm tracks, stockyards, irrigation ponds, shared accessways, and rural living dwellings (on the northern kānuka-covered rise and the flats near SH6).
9. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Rural living development throughout the Queensberry area immediately to the east of the area (and within Central Otago District). This includes two formed rights of way: Mahana Lane and Puningia Lane (gravel surface); to the south boundary of the area (District boundary). Houses are generally located in localised hollows of the elevated terraces and slopes with variable degrees of success evident in relation to their visual integration, particularly in more distant views. Much of the accessway and public road network (Pukerangi Drive chipseal surface) is visible from the surrounding area. Overall, the proliferation of rural living houses and accessways confers the impression of a rural living zoning.
 - b. The McKay Station and Environs PA (ONL) to the west as a predominantly unmodified, highly expressive, memorable, and appealing area.

Archaeological and heritage features and their locations

10. Hut remains potentially associated with the historic mining or pastoralism (archaeological site G40/175).

Mana whenua features and their locations

11. The entire area is ancestral land to many whānau within the iwi of 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

12. 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

13. The area is representative of the type of high-country landscape that endured as a pastoral run used for low-intensity stock grazing from the mid-19th century through into the 20th century (unlike other, less-marginal areas that began to be farmed more intensively).
14. The area was likely subject to some early goldmining, though restricted water availability would have limited the land's viability.
15. The area likely encompasses of an early European communication route branching off from the Luggate-Cromwell Road.

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.
17. Identity as an open and spacious, relatively undeveloped, and predominantly 'working' rural buffer between the undeveloped ONL landscape to the west and south, and the rural living landscape of the Queensberry area in the neighbouring district to the east.
18. The lower escarpment and portion of the area adjacent the highway is valued as a scenic rural gateway to the district from the south, and as part of the rural entrance to Luggate and the Upper Clutha Basin.

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 patterning of indigenous vegetation in stream gullies and across escarpments. The relative openness of the upper slopes and escarpments 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 area are generally limited to views of the lower escarpment and terrace adjoining the Upper Clutha Basin floor from SH6 and views of the upper sloping terraces from the Queensberry rural living area to the east (outside of the district). From SH6, short to mid-range views across the lower (highway edge) terrace are seen backdropped by the kānuka and scrub dominated escarpment. Scattered shade trees and amenity plantings screen views of the majority of rural living dwellings in this part of the area, and the balance of the area is screened from view by intervening landforms. In views from the Queensberry rural living area, the upper sloping terraces read as part of the more expansive working rural landscape that dominates the mid slopes of the Pisa Range.
21. The area is widely visible from more distant vantage points across the basin, including Kane Road, Luggate - Tarras Road (SH8A), and parts of the Upper Clutha River Trail, the Grandview Ridge Track, and the Deep Gully Track. From these vantage points, the area reads as part of the coherent and distinctly rural mid-ground to the higher peaks of the Pisa Range. The rough vegetation-covered upper escarpments and stream gullies contrast with the colour and texture of improved pasture on the sloping terraces, enhancing the legibility of the landscape and providing visual complexity and interest. From these viewpoints, the area reads as a continuous part of the mountainous enclosure of the basin.

Naturalness attributes and values

22. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape, although this is undermined by the presence of pivot irrigation infrastructure, driveways, gateways, signage, and the like.
23. Natural patterns and process are particularly strong in the regenerating kānuka woodland and shrubland areas, and on the steeper slopes. Rocky outcrops add to perceptions of naturalness.
24. Overall, there is a moderate-high level of naturalness. Human intervention as intensively managed farmland and rural living is evident. The close proximity of the more undeveloped mountain context contributes a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

25. The memorability of the area as part of the Pisa Range, enclosing the Upper Clutha Basin to the south, and contrasting strongly with the long horizontals of the basin outwash plain.
26. Memorable to residents and locals as part of the 'gateway' to the Upper Clutha Basin (and the Cromwell/Lake Dunstan valley) and as part of the rural entrance to Luggate.

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 such as hawks.

Remoteness and wildness attributes and values

28. Some remoteness and wildness experienced within the working farmland (albeit noting that this is not publicly accessible).

Aesthetic attributes and values

29. The experience of all of the values identified above from public and private viewpoints.
30. More specifically, this includes:
 - a. the juxtaposition and contrast between the smooth pastoral 'tamed' appearance of the sloping terraces, and the rougher escarpment, rock outcrop, and gully areas;
 - b. strong rural character, with an impression of openness (where there is pastoral or cropping uses), a sense of spaciousness, and very limited rural living development; and
 - c. 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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Sheepskin Creek area can be summarised as follows:

31. **Moderate physical values** relating to the sequence of terraces, rock outcrops, escarpments and gullies, the regenerating grey shrubland and kanuka, the productive soils (with irrigation) and associated agricultural land uses, and the strong patterns of rural land use.
32. **Moderate associative values** relating to the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as part of the gateway/rural edge to the Wānaka valley and Luggate, and as a rural buffer between development at Queensberry and the ONL.
33. **Moderate-high perceptual values** relating to the open character and resulting legible and expressive display of topography, the coherence of vegetation and land use patterns, the rural character, the expansive scenic views to the area from the Upper Clutha Basin which reads as part of the broader northern shoulder of the Pisa Range, and the moderate-high level of naturalness.

Landscape Capacity

The landscape capacity of the Sheepskin Creek area 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 to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and '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 visitor accommodation activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and '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 that are: visually recessive; 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).
- iii. **Urban expansions** – **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** – **some** landscape capacity on the terraces where the quality of views and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks** – **limited** landscape capacity to absorb earthworks associated with trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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** – **very limited** landscape capacity for farm-scale quarries that 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 or mature vegetation ensures it is not highly visible from public places. **Extremely 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 adverse effects on associative and perceptual values. The working rural character of the area is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be located on the lower-lying land towards the northern part of the area; set well back from roads; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where

appropriate); enhance public access (where appropriate); and should maintain the impression of rural views from public vantage points (including views from the highway).

Plant and Animal Pests

- A. Plant pest species include sweet briar and hawthorn.
- B. Animal pest species include rabbits, hares, pigs, goats, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.13 Kane Road and Luggate -Tarras Highway: Schedule of Landscape Values

General Description of the Area

The Kane Road and Luggate – Tarras Highway area corresponds to the expansive and flat outwash terraces on the northern side of Mata-au (Clutha River) (true left side), between Hāwea Flat and Luggate. To the south and west is Mata-au (Clutha River) PA (ONF). The northern boundary of the area adjoins 21.23.14 Hāwea Moraine and the east boundary abuts Hāwea South North Grandview PA (ONL) (at its northern end), and the ONL taking in Great Rock and Trig Hill along its central and southern boundary.

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 surficial geology of the area includes outwash gravels and glacial till from the glaciers that formed the Upper Clutha Basin and Lake Wānaka.
2. The outwash plains throughout the western, central, and north-eastern portion of the area are from the Albert Town Glacial Advance. More recent fluvial processes of erosion and sedimentation have reworked some older alluvium.
3. The elevated terraces in the vicinity of Glenfoyle (south-eastern portion of the area) correspond to outwash from the Luggate Glacial Advance. These are interspersed with river alluvium and aggrading fans aligning with the Crook Burn valley.
4. The sequence of landforms includes:
 - a. Lagoon Valley, along the toe of the Grandview Range.
 - b. The elevated alluvial terraces and fans with steep risers in the vicinity of Glenfoyle.
 - c. A series of degradational terraces dropping down to the river, where fluvial erosion has cut into the glacial outwash gravels to create a slightly undulating topography in places.
 - d. The sequence of steep terrace risers stepping down to the river and Crook Burn valley. Numerous small shallow gullies eroded into the terrace risers create a distinct wavering ribbon effect.
5. The relatively free-draining brown and pallic soils with reasonable fertility, reflected in pastoral farming and more intensive farming under irrigation.

Hydrological features

6. A series of steeply incised unnamed streams that drain across the outwash terraces to discharge to Mata-au (Clutha River). These channels tend to flow only during prolonged rainfall.
7. Irrigation reservoirs/ponds throughout the outwash plains, with varying levels of permanent water.

Ecological features and vegetation types

8. Particularly noteworthy indigenous vegetation features include:

- a. Limited amounts of mixed grey – sweet briar shrubland and kanuka on terrace risers, scarps, and throughout gullies.
 - b. SNA B (E18B) which comprises a mosaic of short tussock grassland, cushionfields and herbfields is located on the edge of the expansive outwash plain overlooking the Mata-au (Clutha River).
9. Other distinctive vegetation types include:
- a. Conifer shelter belts occur throughout the area and conifer woodlots occur in the vicinity of the Luggate - Tarras Highway and McKay Road.
 - b. Native and exotic amenity plantings associated with rural living, including roadside hedges, driveway avenues, shelter trees around dwellings, and large gardens.
 - c. Extensive areas of improved pasture used for dairying and over winter grazing as well as areas used for cropping are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
10. Rank exotic grassland present along road margins and across terrace risers, scarps and throughout gullies may be utilised by skinks.

Land use patterns and features

- 11. Pastoral farming or cropping. The area includes intensive dairying on either side of Kane Road and to the south of Luggate – Tarras Highway. Properties tend to be much larger than 20ha with large-scale farm buildings, stockyards, long and straight shelterbelts and farm tracks, pivot irrigation, and informal airport infrastructure evident. Low earth bunding is used in places to provide protection for farm storage areas.
- 12. Rural dwellings tend to comprise homesteads and worker cottages with very few rural living dwellings evident, excepting along the river edge and on McKay Road. Dwellings tend to be reasonably well-integrated by amenity and/or farm plantings, while workers cottages are more exposed and utilitarian in character. Two consented but unbuilt platforms on the east side of Kane Road.
- 13. The few rural living properties within the area (relative to its size), are generally located towards the southern end of the area, positioned to overlook Mata-au (Clutha River) ONF or scattered along the edges of Luggate – Tarras Highway.
- 14. Quarries near the intersection of McKay Road and the Luggate – Tarras Highway (including native plantings in places).
- 15. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Mata-au (Clutha River) PA (ONF) immediately adjoining the area to the west, which includes the Upper Clutha River Track on the true right side of the river, the Newcastle Track on the true left side of the river, and part of the Hāwea River Track near the north-western boundary of the area. The steep scarps of the river corridors form a strong natural landscape edge to the area.
 - b. Hāwea South North Grandview PA (ONL) and the ONL along the western boundary of the area, which includes the Grandview Mountain Track network. The proximity and large scale of the mountains means that they form a dramatic backdrop to the area.

Archaeological and heritage features and their locations

- 16. Cob Cottage at 324 Luggate – Tarras Road (Ref. 531). Along with the cob buildings, a wooden house is also recorded as part of the site's archaeological record (archaeological site G40/35). This is currently used as a museum

17. The Stone Ruin at the Landreth property, 342 Kane Road (Ref. 512).
18. Wooden and cob buildings and structures, near 480 Luggate-Tarras Highway (archaeological site G40/26).
19. Stone cottage up the Crookburn Gully, reputedly associated with an early pastoral run (archaeological site G40/34).
20. MacKay Road Miners Trail, extending north-west from the intersection of Kane Road alongside the riverbank, with another fragment also identified around 2.5km south-east of Albert Town (archaeological site G40/243).

Mana whenua features and their locations

21. The entire area is ancestral land to many whānau within the iwi of 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 southern part of the area overlaps the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
23. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
24. 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 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 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.
27. The Mata-au (Clutha River) was part of inland mahika kai trails and was also a key transportation route for pounamu from inland areas to settlements on the coast.
28. Te Rua Tūpāpaku is a kāika mahika kai located on the Mata-au (Clutha River) where weka, tuna (eels) and kauru (cabbage tree root) were gathered. It is also recorded as a fortified permanent pā.
29. 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

30. The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, when compared to nearby areas like the Hāwea Flat, the development of this latter type of agriculture appears to have been limited by marginal quality of the land in the area. Most recorded heritage and archaeological sites in the area relate to these historic agricultural attributes.
31. The southern periphery of the area, along the Mata-au (Clutha River), is important as a focal point of mining during the 19th century and numerous archaeological sites have been recorded in the vicinity

(though mostly outside the area). Mining along the riverbank in this area is mainly understood to relate to sluicing and dredging operations during the late 19th - early 20th centuries.

32. The area encompasses much of an early European communication route alongside the Upper Clutha up from Cromwell. For the most part this has evolved into the Luggate - Tarras Highway, but fragments of an earlier miners' trail have also been identified in the RCL (G40/243) and a 'paper railway' winds across the landscape.

Shared and recognised attributes and values

33. Valued as part of the expansive swathe of overtly production-focused rural land throughout the terraces on the eastern side of Mata-au (Clutha River). The more open rural terraces form a contrast with the more developed and inhabited western side of the river and are of importance to the sense of spaciousness and identity of the Upper Clutha Basin as a working rural landscape.
34. The popularity of SH8A as a scenic vehicular and cycling route between Wānaka and the Lindis Pass and which reads as a spacious rural gateway to the Upper Clutha Basin.
35. The popularity of the Upper Clutha River, Newcastle, Eastern Hills and Grandview tracks nearby or within the area.

Recreation attributes and values

36. The Sandy Point Conservation Area with car parking and access to the river track and Eastern Hills tracks.
37. Freedom camping ground at intersection of Kane Road and Luggate - Tarras Highway (outside the area).
38. Deep Gully Eastern Hills Loop Track.

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

39. The generally planar character of the outwash terraces interspersed with gentle undulations, along with the aggrading fans (in the vicinity of Crook Burn) are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha Basin.
40. The fans / scarps in the vicinity of Glenfoyle are expressive of alluvial processes.
41. The series of degradational terraces and eroded terrace risers and scarps leading down to Mata-au (Clutha River) are expressive of the fluvial processes of river erosion.

Particularly important views to and from the area

42. The almost continuous sequence of attractive and sweeping mid to long-range views from Kane Road, Luggate – Tarras Highway and the local road network across the outwash plains. The pastoral and cropping land use of the area and linear shelterbelts contribute a strong 'working farm' rural character, with the visibility of pivot irrigation infrastructure lending an industrial rural landscape impression in places. The distinctly working rural character or limited visibility of built development reinforces the rural impression and also reinforces the connection of the area to the proximate pastoral mountain context (Grandview Range PA (ONL)). The openness, spaciousness, and planar character of the majority of the area seen from the road, set against a continuous mountain or scarp backdrop, confers a memorable sense of a 'big sky' landscape.

43. The more intimate and close-range views afforded around Glenfoyle where the complex landform and vegetation patterns serve to close down views and imbue a strong sense of enclosure and containment.
44. Distant views from the summit of Mount Iron PA (ONF), where the panoramic vistas take in the expansive rural river terraces and prominent scarps extending across the area.
45. The expansive long-range 'rural' views from the elevated urban areas of Luggate to the south, in which the area forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL). Also the views from SH6 near the airport where the continuity of the outwash plain is legible, with Mata-au (Clutha River) eroded into the outwash.
46. Highly attractive views from the Grandview Track network (ONL) to the east, in which the area reads as part of the expansive working rural landscape that appears to dominate the Upper Clutha Basin from this orientation.

Naturalness attributes and values

47. Perceptions of naturalness and of a spacious rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the presence of pivot irrigation infrastructure driveways, gateways, signage, and the like.
48. Human intervention as intensively managed farmland is evident. The terrace risers and scarps, and close proximity of Mata-au (Clutha River) and the mountain context, contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

49. Memorable to residents and locals as part of the 'rural hinterland' of the Upper Clutha Basin and as a seemingly spacious and open, overtly working rural landscape.

Transient attributes and values

50. Seasonal pasture and crop colours.
51. The changing shadow patterns from shelter belts and the changing light patterns across the undulating moraine and face of the 'rippled' terraces faces.
52. The presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

53. Rural tranquillity and quietness are currently experienced in those parts of the area away from Kane Road and Luggate – Tarras Highway, where there are low traffic volumes and the levels of activity are consistent with 'working farmland'.
54. A dark night-sky impression contributes to feelings of remoteness.

Aesthetic attributes and values

55. The experience of all of the values identified above from public and private viewpoints.
56. More specifically, this includes:
 - a. Attractive rural and 'big sky' views across large open and flat paddocks to the terrace risers, scarps of the area, and the mountains framing the Upper Clutha Basin.
 - b. Strong rural character, with large areas of open space – either pastoral or cropping – seen bisected by linear shelterbelts, and with built development displaying a distinctly rural character.

- c. The juxtaposition between the tamed and flat rural land of the area and the rougher character and steep landform profiles along the river corridor and ranges along the western and eastern sides of the area.

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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Kane Road and Luggate - Tarras Highway area can be summarised as follows:

- 57. **Moderate physical values** relating to the sequence of glaciofluvial terrace landforms, terrace risers and scarps and aggrading fans, the productive soils (with irrigation) and associated agricultural land uses, the mana whenua features associated with the area, the historic features of the area, and the strong patterns of rural land use.
- 58. **Moderate associative values** relating to the mana whenua associations of the area, the historic features, and the identity of the area as a part of the rural hinterland of the Upper Clutha Basin.
- 59. **Moderate perceptual values** relating to the expressiveness of the terrace, riser/scarp and fan landforms, the strong coherence of rural vegetation and land use patterns, the sweeping rural views across the (predominantly) open and spacious terraces that shape the identity of this part of the basin as a distinctly working rural landscape, 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.

Landscape Capacity

The landscape capacity of the Kane Road and Luggate -Tarras Highway area 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 small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities** – **some** landscape capacity for visitor accommodation activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Very limited** landscape capacity for tourism related activities that are: visually recessive; 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).
- 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 trails, farming, rural living/visitor accommodation/tourism related activities, and recreational tracks that maintain naturalness and expressiveness 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** capacity for farm-scale quarries and expansion of existing quarries that that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure – 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 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 or mature vegetation ensures it is not highly visible from public places. **Some** landscape capacity for larger-scale commercial renewable energy generation as long as it is screened from public places.
- xi. **Forestry – limited** landscape capacity for scattered woodlots of up to 10 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 area is vulnerable to fragmentation and ‘domestication’ through rural living development, particularly along the edge of Mata-au (Clutha River). Generally, such an outcome could undermine the impression of this part of the Upper Clutha Basin as a spacious working rural landscape. For development along the edge of Mata-au (Clutha River) PA it is important that new development is difficult to see from the ONF, to protect the associative and perceptual values of the ONF. More generally, any additional rural living should be set well back from roads and public tracks; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and spacious, ‘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, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.14 Hāwea Moraine: Schedule of Landscape Values

General Description of the Area

The Hāwea Moraine area corresponds to the Lake Hāwea penultimate terminal moraine ridge which extends approximately west-east from the Hāwea River to the Grandview Range. The terminal moraine separates the flat outwash plains of 21.23.15 Hāwea Basin (to the north) from the older 21.23.13 Kane Road and Luggate – Tarras Highway outwash terraces to the south. The western edge of the area adjoins the Mata-au (Clutha River (ONF)) and the eastern end abuts Hāwea South North Grandview PA (ONL).

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 surficial geology of the area includes moraine from the glaciers that formed the Upper Clutha Basin and Lake Wānaka. Identified in the Geopreservation Inventory as being of regional geological significance, the landform comprises the Lake Hāwea penultimate terminal moraine ridge. This is an excellent example of a terminal moraine ridge that dammed a glacier lake after the Albert Town Glacial Advance retreated. This resulted in several hundred metres of lake sediment being deposited under Hāwea Flats.
2. The sequence of landforms includes:
 - a. The low hummocky terrain characteristic of the penultimate terminal moraine. The moraine forms part of the extensive composite loop of moraine deposited in a semi-circle across Hāwea Valley, from an isolated flat-topped hill (Cameron Hill) around to south of Hāwea Flat and west of Camp Hill, to butt against schist in the south spur of Mt Maude. The Hāwea River, and later outwash plains have now disrupted the moraine loop.
 - b. Distinctive escarpment of approximately 40m to 80m high, leading up from Hāwea Flat.
 - c. Scattered schist boulders throughout the moraine slopes.
3. The relatively free-draining brown and pallic soils with reasonable fertility, reflected in pastoral farming. The undulating terrain is a deterrent to more intensive farming in parts of the area.

Hydrological features

4. Irrigation reservoirs/ponds within the rolling moraine field with varying levels of permanent water.
5. Farm drains.

Ecological features and vegetation types

6. Particularly noteworthy indigenous vegetation features include:
 - a. Limited amounts of grey shrubland - sweet briar and kānuka on parts of the moraine landform.
 - b. Small pockets of native restoration plantings on steeper land, typically associated with recent rural living subdivisions.

7. Other distinctive vegetation types include:
 - a. Conifer, eucalypt, and Lombardy poplar shelter belts throughout the area.
 - b. Areas of managed and unmanaged conifer woodlots alongside Newcastle Road and parts of the escarpment and farmland to the south of Hāwea Flat. Many of the shelter and woodlot trees have wilding potential.
 - c. Native and exotic amenity plantings associated with rural dwellings, farm buildings, and rural living dwellings, including roadside hedges, amenity plantings, driveway plantings, and shelter trees around dwellings.
8. Extensive areas of improved pasture used for dairying that are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
9. Rank exotic grassland along road margins and across the moraine landform may be utilised by skinks.

Land use patterns and features

10. Low-intensity pastoral farming and conifer woodlot land use, reflecting the rock-strewn and undulating terrain. Some intensive dairy farming towards the southern edges of the area with irrigation.
11. A relatively spacious patterning of rural living development through parts of the higher ground to the south and southeast of Hāwea Flat and in the vicinity of Loess Lane. Dwellings tend to be sited to optimise the screening effect of landform and mature vegetation features. Lots typically a minimum of 3 to 8ha in size, with two consented but unbuilt platforms south of Hāwea Flat.
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. Mata-au (Clutha River) PA (ONF) immediately adjoining the area to the west, which includes the Upper Clutha River Track on the true right side of the river, the Newcastle Track on the true left side of the river, and part of the Hāwea River Track near the north-western boundary of the area. The steep scarps of the river corridors form a strong natural landscape edge to the area.
 - b. Hāwea South North Grandview PA and the ONL along the western boundary of the area, which includes the Grandview Mountain Track network. The proximity and large scale of the mountains form a dramatic backdrop to the area.
 - c. The settlement edge of Hāwea Flat (Rural Residential Zone, typically 4,000m² lot sizes) and further to the north, the Rural Lifestyle Zone (typically lot sizes of 1ha) along the central northern boundary, generally coinciding with the toe of steeper slopes associated with the moraine landform of the area. The settlement pattern forms an abrupt, rectilinear 'cut out' into the moraine landform pattern with no discernible defensible edge, making the area vulnerable to development creep.

Mana whenua features and their locations

13. The entire area is ancestral land to many whānau within the iwi of 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. The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late 19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Shared and recognised attributes and values

16. Locally valued as part of the proximate rural backdrop to Hāwea Flat settlement and as the 'divider' between the northern and southern terraces and plain of the Hāwea hinterland on the eastern side of Mata-au (Clutha River) and the Hāwea River.

Recreation attributes and values

17. Devon Link Track between Butterfield Road and the Hāwea River Track.

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

18. The rolling moraine landform, escarpment and rock boulders are strongly expressive of the glacial processes that have shaped the Upper Clutha Basin.

Particularly important views to and from the area

19. The sequence of attractive and varied 'rural' views from Kane Road across the eastern portion of the area. The rolling terrain and frequency of shelterbelt and shade plantings confers a complexity that contrasts with the more open and expansive terraces and plains landscapes to the south and north (the areas addressed by 21.23.13 and 21.23.15 respectively). The boulders and often patchy patterning of conifers across the steeper terrain contribute to the impression of a spacious and relatively undeveloped rural landscape in places, that forms both a marked contrast with the established settlement patterning at Hāwea Flat as well as functioning as a distinctly rural backdrop to the settlement. Elsewhere, the more open pastoral character and limited visibility of built development reinforces the rural impression and the connection of the area to the proximate pastoral mountain context (Grandview Range PA and ONL).
20. The intermittent mid to long-range views from Camp Hill Road, Newcastle Road, the Devon Link Track and Hāwea Flat settlement in which the continuous sequence of moraine is visible and forms a strong contrast with the open and planar outwash/lakebed plain of 21.23.15 Hāwea Basin in the foreground of view. The rising land of the area obscures views to the upper terrace (i.e. the area addressed by 21.23.13), thus reading as a southern 'bookend' to the northern outwash plain. The very limited visibility of built

development throughout the moraine and mix of pastoral land use interspersed with predominantly conifer plantings confers a distinctly rural impression that blends with the overtly working rural landscape foreground.

21. Long range views from the Grandview Track network (ONL) to the east, in which the area reads as a fragmented area largely due to the patterning of rural living, shelterbelts and exotic forestry, that contrasts with the expansive rural outwash terraces and plains on either side stretching between Hāwea and Luggate.

Naturalness attributes and values

22. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the presence of driveways, gateways and signage.
23. Human intervention as managed farmland and rural living is evident. The boulder-strewn areas, and close proximity of the mountain context, contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

24. Memorable to residents and locals as a rural backdrop to Hāwea Flats, and as a natural divider of the expansive lower and upper outwash terraces and plains stretching between Hāwea and Luggate.

Transient attributes and values

25. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees.
26. Seasonal pasture colours.
27. The changing shadow patterns from shelter belts and the changing light patterns across the undulating moraine.
28. The presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

29. Rural tranquillity and quietness are currently experienced in much of the area away from Hāwea Flat and where the levels of activity are consistent with 'working farmland', hobby farming and low-density rural living.

Aesthetic attributes and values

30. The experience of all of the values identified above from public and private viewpoints.
31. More specifically, this includes:
 - a. Expansive rural views of the continuous moraine landform from the north.
 - b. Strong rural character, with areas of open space – either pastoral or cropping – retained adjacent to road corridors, and rural living development set well back from roads and generally integrated by topography and/or vegetation.
 - c. Aesthetic appeal of the undulating moraine landforms and northern escarpment, with boulders and pockets of regenerating kānuka and grey shrubland.
 - d. The juxtaposition between the tamed rural land and the rougher character associated with the steeper moraine slopes where boulders, regenerating grey shrubland / kānuka and patches of conifers prevail.

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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Hāwea Moraine area can be summarised as follows:

32. **Moderate - high physical values** relating to the geological importance of the penultimate terminal moraine, the productive soils (with irrigation) and associated agricultural land uses, the sequence of rolling moraine fields strewn with boulders and regenerating shrubland and kānuka in places, and the strong patterns of rural land use.
33. **Moderate associative values** relating to the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals; as a backdrop to Hāwea Flat and a divider of the expansive outwash terraces and plains between Hāwea and Luggate; and as a pleasant, modest, and spacious rural living location 'off the beaten track'.
34. **Moderate perceptual values** relating to the expressiveness of the terminal moraine landform and escarpment, the rural character, the attractive views across open pasture, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness, with rural living retaining a spacious feel and remaining subordinate to rural patterns.

Landscape Capacity

The landscape capacity of the Hāwea Moraine area 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; are designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities** – **some** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Very limited** landscape capacity for tourism related activities that are: visually recessive; designed to be small scale and have a low key 'rural' character; integrate landscape restoration.
- 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 trails, farming and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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 farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic 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 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 or mature vegetation 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 area is vulnerable to fragmentation and ‘domestication’ through rural living development; and the absence of a discernible defensible edge to Hāwea Flat Rural Residential and Rural Lifestyle zoning makes the neighbouring parts of the area particularly vulnerable to rural settlement creep. Any additional rural living should be set well back from the Hāwea settlement edge, roads, and public tracks; co-located with existing development; integrated by existing landform and/or existing vegetation; designed to be of a small scale and ‘low-key’ and spacious 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, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.15 Hāwea Basin: Schedule of Landscape Values

General Description of the Area

The Hāwea Basin area corresponds to the expansive and flat outwash plain south of Lake Hāwea settlement. The area also takes in the southern edge of the terminal moraine along the south side of Lake Hāwea (east of the settlement), the Hāwea River corridor, the Hāwea dam and a small area of the western side of the river roughly opposite Lake Hāwea settlement (including the golf course). The northwest boundary corresponds to Hāwea settlement. The northeast boundary abuts Lake Hāwea (Hāwea South North Grandview PA (ONL)) and the 'hamlet' of Gladstone. The east boundary runs along the base of the Grandview Range (Hāwea South North Grandview PA (ONL)). The south boundary adjoins 21.23.14 Hāwea Moraine and Hāwea Flat settlement. The west boundary adjoins West of Hāwea River PA (RCL).

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 surficial geology of the area is dominated by sediment deposited within a lake dammed by the Lake Hāwea penultimate terminal moraine ridge.
2. The sequence of landforms includes:
 - a. The low hummocky surface of the Lake Hāwea terminal moraine, with flat-bottomed hollows (because of limited drainage) between hillocks.
 - b. Two breaks in the once continuous terminal moraine, located at Gladstone and the present lake outlet. Streams flowing from the ice front and the early formation of Lake Hāwea drained through the moraine onto the surface of the outwash plain.
 - c. A sequence of shallow dry paleochannels on the south side of the terminal moraine that were cut by streams flowing from the ice front, while it was still depositing the younger innermost moraine ridge.
 - d. The river corridor of the Hāwea River, including a more steeply incised channel at the western end of the terminal moraine.
 - e. The outwash plains throughout the western and central portion of the area where more recent fluvial processes of erosion and sedimentation have reworked the older alluvium to create an irregular patterning of gentle undulations in places.
 - f. The continuous smooth profile of the irregularly-shaped aggrading fans and alluvial deposits across the eastern side of the area splaying out from Grandview Creek and Hospital Creek (in the mountains to the east).
 - g. The small-scale schistose roche moutonnée of Camp Hill along the western side of the area.
3. The engineered Hāwea dam formation.
4. The relatively free-draining brown and pallic soils with reasonable fertility, reflected in pastoral farming and more intensive farming under irrigation.

Hydrological features

5. The Hāwea River and dam.
6. The series of steeply incised streams that drain from the mountains to the east, across the outwash terraces and moraine, to discharge to Lake Hāwea. Including Hospital Creek, Grandview Creek and Johns Creek.
7. The irrigation water race winding its way from the Outlet to the south, through Lake Hāwea settlement and the area addressed in this schedule.
8. The network of artificial farm drains and Irrigation reservoirs/ponds throughout the outwash plains, with varying levels of permanent water.
9. The Hāwea Basin aquifer.

Ecological features and vegetation types

10. Particularly noteworthy indigenous vegetation features include:
 - a. Areas of grey shrubland and kānuka scrub and shrubland on the Hāwea River terraces and risers and alongside streams draining the Grandview Range. These shrublands have potential for enhancement through weed and animal pest control.
11. Other distinctive vegetation types include:
 - a. Conifer, eucalypt, and Lombardy poplar shelter belts throughout the outwash terrace, and scattered eucalypt or conifer woodlots generally up to approximately 15ha in size. Many of the shelter and woodlot trees have wilding potential.
 - b. Native and exotic amenity plantings associated with rural living, including roadside hedges, driveway avenues, shelter trees around dwellings, and large gardens.
12. Extensive areas of improved pasture used for dairying and areas used for cropping are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
13. Rank exotic grassland and bracken along road margins and river and stream margins may be utilised by skinks.

Land use patterns and features

14. Pastoral farming or cropping, with irrigation from bores to the Hāwea Basin aquifer, the water race from the Lake Hāwea outlet and water races from Hospital Creek. The area includes intensive dairying across its western side. The lower terraces of Lake Hāwea Station coincide with the north eastern portion of the area, just south of the small settlement at John Creek (with the latter positioned outside the area).
15. A quarry and cleanfill on the south side of Camp Hill Road that is screened from external view by earth mounding.
16. A small orchard on Butterfield Road.
17. The Informal Recreation zoned Hāwea Domain roughly in the centre of the unit and the small parcel of Informal Recreation zoned land to the east of Hāwea Flat (within the area). The latter accommodates carparking and a swimming pool (adjacent Hāwea Flat School). Hāwea Domain comprises flat land. The Hāwea School Track (walking, cycling and horse riding) passes along the northeastern boundary of the Domain linking Lake Hāwea to Hāwea Flat. The domain also includes two decommissioned tennis courts two informal buildings, used by the Picnic Race Club, grazing land and the Hāwea Domain Irrigation Company water race (which enters from the eastern side and exits to the north). The facility is used for

community events, Hāwea Wanaka Pony Club training and competitions and community food crops (Hāwea Food Forest).

18. Community Purposes zoned land on the east side of Muir Road, where there is a cemetery.
19. The small-scale and contained subunit in the northwestern portion of the area coinciding with the Hāwea Dam, and adjacent the main entry to Lake Hāwea settlement. Includes the Hāwea Golf Course, the Hāwea Garage, the Hāwea Irrigation Race and state highway infrastructure.
20. Hāwea oxidation ponds, a gravel pit and a honey processing plant on Domain Road.
21. The important connection between Hāwea Flat (to the south of the area) and Lake Hāwea township (to the north of the area).
22. The urban residential, commercial and community facilities development enabled by Lake Hāwea South Structure Plan and which integrates a Building Restriction Area (BRA) along its western, southern and eastern edges to create a defensible edge and manage the risk of urban development creep.
23. Rural holdings tend to be much larger than 20ha, with large-scale farm buildings, stockyards, long and straight shelterbelts and farm tracks and pivot irrigation.
24. Rural dwellings tend to comprise homesteads and worker cottages with very few rural living dwellings evident. Rural dwellings tend to be reasonably well-integrated by amenity and/or farm plantings, while workers cottages are more exposed and utilitarian in character.
25. The few rural living properties within the area are grouped on Nook Road and on the corner of Butterfield Road and Camp Hill Road; and are well-integrated by amenity and shelterbelt plantings located towards the southern end of the area.
26. The Gladstone Gap emergency spillway which was built in 1956 as part of the Hāwea Dam construction works. Associated with the Gap is a broad swathe of low-lying land extending southwards from the lake, across Cemetery Road towards Domain Road, that is identified as a Flood Hazard area.
27. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Hāwea South North Grandview PA (ONL) along the western and eastern sides of the area, which includes the Grandview Mountain Track network (eastern side) and Mount Maude (western side). The proximity and large scale of the mountains form a dramatic backdrop to the area.
 - b. West of Hāwea River PA (RCL) to the west, within which are several rural living properties along the river terrace edge, located to overlook the Hāwea River corridor and, in places, the western portion of the area.
 - c. Hāwea Moraine (addressed in 21.23.14) to the south which serves to separate the northern outwash plain of the area from the southern outwash plain of Kane Road and Luggate – Tarras Highway (addressed in 21.23.13).
 - d. The Rural Residential zoned enclave or 'hamlet' at John Creek and the Rural Lifestyle zoned land at Hāwea Flat, which both adjoin the area.

Archaeological and heritage features and their locations

28. Blairnhall, Hāwea Back Road.
29. Hāwea Flat School, Camp Hill Road, Hāwea Flat.
30. St Ninians Presbyterian Church, Kane Road, Hāwea.
31. Stone Homestead, Mc Carthy Road, Hāwea Flat.

Mana whenua features and their locations

32. The entire area is ancestral land to many whānau within the iwi of Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua, and wai are all intertwined in te ao Māori.
33. The northern ends of the area overlap with the Hāwea (Lake Hāwea) and Paetarariki & Timaru wāhi tūpuna. The western extent of the area overlaps with the wāhi tūpuna Hāwea River (including Camp Hill).
34. Lake Hāwea 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

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 rakatira (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 were known as rich kāiika mahika kai. Camp Hill alongside Hāwea River was often used as a nohoaka (seasonal camping site).
39. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, awa, ara tawhito, kāiika, nohoaka.

Historic attributes and values

40. The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late 19th to early 20th centuries. Cropping was a particularly prominent form of agriculture across Hāwea Terrace (in contrast to much of the Upper Clutha where grazing was more common).
41. Compared to many other areas of the Upper Clutha, the agricultural settlement that eventuated around the Hāwea Terrace appears to have been particularly dense. This sort of settlement, and its relative geographic circumscription by the mountains and lake, allowed the area to develop an identity as a distinct rural community complete with institutions like schools, churches, stores, and post offices.

Shared and recognised attributes and values

42. Valued as part of the expansive swathe of overtly production-focused rural land throughout the terraces on the eastern side of the Hāwea River. The rural terraces form a contrast with the more developed and inhabited western side of the river and are of importance to the sense of spaciousness and identity of the Upper Clutha Basin as working rural landscape.
43. The identity of the area as a spacious rural hinterland to Lake Hāwea settlement.

44. The popularity of the Hāwea River Track (within the area and forms part of Te Araroa) and the Grandview Range track network nearby along with the other recreational features of the area.

Recreation attributes and values

45. The popular walking and cycle trail of the Hāwea River Track (true left side of the river).
46. Hāwea Community Bike Park that connects with the Hāwea River Track.
47. Hāwea Domain which is particularly popular for casual recreation (walking, dog exercising), students walking and cycling to school, and large events (Hāwea Picnic Race Day and the Cavalcade), and serves as an informal meeting point for the two communities at Lake Hāwea (to the north) and Hāwea Flat (to the south).
48. The Hāwea Flat Whitewater Park (The Wave) near Camp Hill, which is a popular surfing, kayaking, swimming, and picnicking spot accessed via Camp Hill Road.
49. The popularity of the Lake Hāwea Golf Course (west side 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

50. The following landforms are expressive of glacial processes: the hummocky surface of the terminal moraine (characteristic of the deposits dumped by ice during the Hāwea Glacial Advance); the shallow dry channels on the south side of the moraine; the breaks in the moraine at Gladstone and the lake outlet; and the Camp Hill roche moutonnée.
51. The interaction of glacial and fluvial processes is evident along the Hāwea River corridor and river terraces where fluvial action has shaped the landform; across the outwash plains (where more recent fluvial processes of erosion and sedimentation have reworked older alluvium to create an irregular patterning of gentle undulation in places); the aggrading fans and alluvial areas in the vicinity of Grandview Creek and Hospital Creek.

Particularly important views to and from the area

52. The sequence of expansive mid to long-range 'rural' views from the southern part of Lake Hāwea settlement, the northern edges of Hāwea Flat, the Hāwea River Track, the rural living development on the western side of the river (true right side of river and within West of Hāwea River PA), Domain Road, Gladstone Road and Camp Hill Road, in which the area forms part of the broad sweep of the Upper Clutha Basin rural plains, seen framed by a continuous circle of dramatic mountains (ONL). The pastoral and cropping land use of the area and linear shelterbelts contribute a strong 'working farm' rural character, with the visibility of pivot irrigation infrastructure lending an industrial rural landscape impression in places. The distinctly working rural character or limited visibility of built development reinforces the rural impression and reinforces the connection of the area to the pastoral mountain context. The openness, spaciousness, and planar character of the majority of the area seen from these locations, set against a continuous mountain or terrace riser backdrop, confers a memorable sense of a 'big sky' landscape.
53. Highly attractive close to mid-range views from the Hāwea River Track of the attractive river terrace landforms, in which the limited visibility of built development (in places) and rough vegetation character imbue an impression of remoteness that belies the proximity of intensive farming and Lake Hāwea settlement.

54. Distant views from the summit of Mount Iron PA (ONF), where the panoramic vistas take in the expansive rural river terraces and prominent scarps extending across the area.
55. Highly attractive views from the Grandview Track network (ONL) to the east, in which the area reads as part of the expansive working rural landscape that appears to dominate the Upper Clutha Basin from this orientation and reads as a sympathetic foreground to the lake.
56. Views to Camp Hill roche moutonnée from Camp Hill Road.
57. Attractive views of the terminal moraine/Grandview Creek from Cemetery Road and Gladstone Road.

Naturalness attributes and values

58. Perceptions of naturalness and of a spacious rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the presence of pivot irrigation infrastructure driveways, gateways, signage and the management of the water flow in the Hāwea River and dam.
59. Human intervention as intensively managed farmland is evident across the outwash plains. The close proximity of the mountain context, very limited level of development, consistently low-intensity pastoral farming character, and 'backroad' nature means that the eastern side of the area generally has a higher impression of naturalness when compared to the western and central area.
60. The landform containment of the river corridor and terrace riser landforms and rough vegetation character means that where built development is not visible, there is a higher perception of naturalness in parts of the area where these elements are evident.

Memorability attributes and values

61. Memorable to residents, locals, and visitors as part of the rural backdrop to Lake Hāwea settlement.
62. Memorable to residents and locals as a spacious working farmland area between the settlements at Lake Hāwea and Hāwea Flats.

Transient attributes and values

63. Autumn leaf colour and seasonal loss of leaves associated with the exotic trees.
64. Seasonal pasture and crop colours.
65. The changing shadow patterns from shelter belts and the changing light patterns across the undulating moraine and face of the 'rippled' terraces faces.
66. The presence of stock and wildlife such as hawks.
67. The dynamic qualities of the river and The Wave as a consequence of changes in the water level.
68. A higher level of use of recreational assets (such as cycle trails, The Wave and Golf Course) during Spring, Summer and Autumn.

Remoteness/wildness attributes and values

69. Rural tranquillity and quietness are currently experienced throughout the eastern part of the area where there is a limited level of development, a dominance of low-intensity pastoral farming, and the local road network is infrequently used.
70. A dark night-sky impression contributes to feelings of remoteness across the eastern part of the area.

Aesthetic attributes and values

71. The experience of all of the values identified above from public and private viewpoints.

72. More specifically, this includes:

- a. Attractive rural and 'big sky' views across large open and flat paddocks to the (northern) terminal moraine and (southern, penultimate terminal moraine coinciding with 21.23.14 Hāwea Moraine), and mountains framing the Upper Clutha Basin.
- b. Strong rural character, with large areas of open space (– either pastoral or cropping land use), seen bisected by linear shelterbelts and with widely spaced built development displaying a distinctly rural character.
- c. The juxtaposition between the tamed and flat rural land of the area and the rougher character associated with the river corridor and the toe of the ranges along the western and eastern sides of the area.
- d. The strong contrast between the extensive plains and the steep mountains to the west and east.

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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Hāwea Terrace area can be summarised as follows:

73. **Moderate-high physical values** relating to the sequence of glaciofluvial terrace landforms, terminal moraine, terrace risers and scarps, aggrading fans, roche moutonnée and river corridor, the productive soils (with irrigation) and associated agricultural land uses, the mana whenua features associated with the area, the historic features of the area, and the strong patterns of rural land use.
74. **Moderate - high associative values** relating to the mana whenua associations of the area, the identity of the area as a spacious rural hinterland to Lake Hāwea settlement, and the popularity of the recreational features in the area.
75. **Moderate perceptual values** relating to the expressiveness of the natural landforms, the strong coherence of rural vegetation and land use patterns, the sweeping rural views across the (predominantly) open and spacious flats that shape the identity of this part of the basin as a distinctly working rural landscape, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness, with the very limited rural living remaining subordinate to pasture/cropping and vegetation.

Landscape Capacity

The landscape capacity of the Hāwea Terrace area 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; are designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities** – **some** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to

be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Very limited** landscape capacity for tourism related activities that are: visually recessive; designed to be small scale and have a low key 'rural' character; and integrate landscape restoration.

- iii. **Urban expansions – some** landscape capacity as identified in the QLDC 2021 Spatial Plan.
- 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 trails, farming and rural living/visitor accommodation/tourism related activities, that maintain naturalness and expressiveness 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** capacity for farm-scale quarries and expansion of existing quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure – limited** landscape capacity to absorb additional infrastructure that is of a modest scale and low-key rural character.
- i. **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.
- ix. **Renewable energy generation – some** landscape capacity for small-scale wind or solar generation located where topography or mature vegetation ensures it is not highly visible from public places. **Limited** landscape capacity for larger-scale commercial renewable energy generation where topography or mature vegetation ensures it is not highly visible from public places.
- x. **Forestry – limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xi. **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 area is vulnerable to fragmentation and 'domestication' through rural living development, particularly along the edge the Hāwea River, and around the edges of the existing settlements at Lake Hāwea and Hāwea Flats. Generally, such an outcome could undermine the impression of this part of the Upper Clutha Basin as a spacious working rural landscape. For development along the edge of the Hāwea River corridor, it is important that any new development is visually discreet in views from the Hāwea River Track. More generally, any additional rural living should be set well back from roads and public tracks; co-located with existing development; integrated by existing 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 the impression of expansive rural views from public vantage points.

Plant and Animal Pests

- A. Plant pest species include wilding conifers, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.16 Crosshill: Schedule of Landscape Values

General Description of the Area

The Crosshill area comprises rural land approximately 5km north of the centre of urban Wānaka which is enclosed on all sides by ONF, ONL and RCL areas. The area adjoins Dublin Bay PA (ONL) to the west, the Deans bank section of Mata-au (Clutha River) PA (ONF) to the south and east, SH6 to the east and Maungawera Valley PA (RCL) to the north. The area takes in a series of river terraces and glacial outwash along the northern (true left) side of Mata-au (Clutha River) and the elevated land referred to as 'Crosshill' that, in combination with Mount Brown, separates the river terraces from the Maungawera 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. The surficial geology of the area includes glacial outwash deposits and moraine from Albert Town Glacial Advance that have been eroded subsequently by river action.
2. The sequence of landforms includes:
 - a. The undulating elevated moraine throughout the northern portion of the area (roughly north of Dublin Bay Road);
 - b. a series of flat degradational terraces stepping down to the river (roughly south of Dublin Bay Road), including steep terrace risers, where fluvial processes have eroded the glacial outwash gravels;
 - c. the paleochannels and outwash fan that extends on a roughly north-south direction through the centre of the area, south of Dublin Bay Road.
3. The relatively free-draining brown and pallic soils with reasonable fertility reflect pastoral farming and cropping.

Hydrological features

4. A series of shallow unnamed streams and ephemeral water courses draining from the river terraces south of Dublin Bay Road that discharge to Mata-au (Clutha River).
5. A series of more steeply-incised unnamed streams draining from Crosshill, southwards under SH6, to discharge to the Hāwea River (near Horseshoe Bend).

Ecological features and vegetation types

6. Particularly noteworthy indigenous vegetation features include:
 - a. Crosshill SNA (E39A) which comprises an area of short tussock grassland and cushion field located towards the southern end of the area.
 - b. Regenerating kānuka shrubland and grey shrubland occur in patches of variable size in association with unimproved exotic grassland along the southern and western margins of the expansive morainic terrace and along the paleo channel.

7. Other distinctive vegetation types include:
 - a. Scattered exotic and predominantly evergreen shelterbelts and small-scale woodlots in places, and shelter plantings around farm buildings.
 - b. Native and exotic amenity plantings around some farm buildings and rural dwellings, including along rural living property boundaries.
8. Extensive areas of improved pasture used for cropping and extensive areas of semi-improved pasture used for grazing are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
9. Rank exotic grassland along road margins may be utilised by skinks.

Land use patterns and features

10. Distinctive and coherent pattern of cropping and pastoral farming, with large landholdings and farm infrastructure such as tracks, and a few sporadic farm buildings.
11. A small cluster of rural living lots (ranging in size from approximately 2ha to 10 ha) roughly in the centre of the area. Dwellings are screened by vegetation in views from Dublin Bay Road, with intervening landform and vegetation providing screening in views from SH6.
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. SH6 along the eastern side of the area which is a popular scenic route between Wānaka and Lake Hāwea.
 - b. Pastoral farming, forestry, and a small amount of rural living in Maungawera Valley PA (RCL) and West of Hāwea River PA (RCL) to the east, where rural living development is largely set back from the highway and/or screened by vegetation.
 - c. The Dublin Bay PA (ONL) extending to the ridge of Mount Brown. This area has open working farmland with a very low density of built development and contains sensitive ridgelines that are visible from Lake Wānaka (ONL), Mount Iron PA (ONF), and public places on the Upper Clutha Basin floor.
 - d. Mata-au (Clutha River) PA (ONF) immediately to the south, which includes the Deans Bank Track on the true left side of the river and the Outlet Track on the true right side.
 - e. The Albert Town Campground (Open Spaces Community Purposes Zone) on the western side of SH6 to the south of the area.
 - f. The Outlet Campground on the opposite side of the river to the western end of the area.
 - g. The close proximity of the area to (urban) Albert Town.

Mana whenua features and their locations

13. The entire area is ancestral land to many whānau within the iwi of Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua, and wai are all intertwined in te ao Māori.
14. The area sits adjacent to and has slight overlaps with the wāhi tūpuna Mata-au (Clutha River) and Hāwea River.
15. The Mata-au (Clutha River) nearby the area 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

16. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
17. 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.
18. 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.
19. The mana whenua values associated with the area include, but may not be limited to, wāhi taoka, awa, ara tawhito, mahika kai, nohoaka, wāhi tapu.

Historic attributes and values

20. There is known to have been early Māori occupation in the vicinity of the area. Buried archaeological remains may be present that are representative of the area's mana whenua history.
21. The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, when compared to nearby areas like the Hāwea Flat, the development of this latter type of agriculture appears to have been limited by marginal quality of the land in the area.

Shared and recognised attributes and values

22. The identity of the area as part of the 'breathing space' and 'rural hinterland' between Albert Town and Hāwea settlement.
23. The popularity of the Outlet Track and Deans Bank Tracks near or partly within the area.

Recreation attributes and values

24. Deans Bank Track which is partly within the area.

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

25. The flatness and extent of the terraces, steep terrace risers, and legible paleo channel (which is reinforced by the patterning of regenerating kānuka shrubland), along with the more gently rolling landform of the moraine, which are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha Basin.
26. The visibility of the stepped terraces adjacent Mata-au (Clutha River) provides a clear sense of the river cutting down into the glacial outwash plains.

Particularly important views to and from the area

27. The sequence of attractive short and mid-range 'rural' views from SH6 across the area. From the majority of the stretch of highway south of Dublin Bay Road, the patterning of the steep risers between the terraces combined with road levels means that views are truncated. The proximate urban context of Albert Town and Wānaka forms part of the outlook (in south bound views) and the broader viewing experience (in north bound views), and views of the area are framed by a continuous more distant ONF/L mountain backdrop. For the stretch of the highway near, and to the north of, Dublin Bay Road, the elevated and undulating moraine landform across the northern part of the area backdrops much of the terrace foreground. The higher peaks in the more distant (ONL) mountain context form the backdrop in places. The distinctly planar, open, and working rural character of the terraces, in combination with the pastoral and generally open character of the moraine, contributes the impression of a continuous patterning of rural land use across the area and reinforces the coherence of the underlying river terrace and moraine landforms. This is the first open 'rural' view after leaving Albert Town which, in combination with the strong contrast in visual appearance between the area and the proximate Albert Town/Wānaka context, adds to the memorability of the view.
28. Attractive and longer range 'rural' views from the elevated area towards the northern end of Albert Town where the open pastoral land use of the area is viewed above the dramatic river cliffs of Mata-au (Clutha River) and seen backdropped by a continuous circle of mountains.
29. Short and mid-range views from Dublin Bay Road across the pastoral upper terrace and moraine where there is a strong 'working farm' character, with most built development displaying a distinctly working rural character or obscured by vegetation. This includes localised views of the paleo channel.
30. Attractive short-range rural views from parts of the Deans Bank Track across the lower river terrace. In these views there is an appealing contrast between the tamed rural terraces and the rougher character associated with the river corridor (outside the area).
31. Views from the summit of Mount Iron (ONF), where the panoramic vistas take in the river terraces and the undulating pastoral moraine land extending to along the north-eastern side of the area.

Naturalness attributes and values

32. 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 presence of driveways, gateways and the like.
33. Human intervention as managed farmland is evident, as is the proximate urban context. The very limited level of built development within the area, along with the consistently low-intensity pastoral farming character, and back-road nature of Dublin Bay Road contribute a moderating influence with respect to the perception of naturalness.

Memorability attributes and values

34. Memorable to residents and locals as part of the 'rural hinterland' between Albert Town and Hāwea settlement.

Transient attributes and values

35. Seasonal pasture colours and changes associated with cropping.
36. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

37. Rural tranquillity and quietness are currently experienced in those parts of the area away from SH6, where there are low traffic volumes, and the levels of activity are consistent with 'working farmland'. This includes parts of the Deans Bank Track and Dublin Bay Road.

Aesthetic attributes and values

38. The experience of all of the values identified above from public and private viewpoints.
39. More specifically, this includes:
 - a. Highly attractive rural views across the terraces, risers, and moraine of the area to the surrounding mountain ranges.
 - b. The coherent patterns of open farmland.
 - c. The very low density of domestication and the effective integration of dwellings by landform or vegetation.
 - d. Aesthetic appeal of the prominent and proximate terrace riser landforms and the gently undulating moraine landform.
 - e. The juxtaposition between the tamed rural terraces, the rougher character along the river corridor, and urban character to the south.

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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Crosshill area can be summarised as follows:

40. **Moderate physical values** relating to the sequence of gently rolling moraine fields and glaciofluvial terrace landforms and risers, the distinctive paleochannel, the productive soils (with irrigation) and strong patterns of rural land use, and the mana whenua features associated with the area.
41. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of the track along Mata-au (Clutha River), and the shared and recognised values of the area for residents and locals as part of the 'rural hinterland' between Albert Town and Hāwea settlement.
42. **Moderate perceptual values** relating to the expressiveness of the terrace, riser, and moraine landforms, the coherence of land use patterns, the rural character, the scenic views across open pasture, the low-key rural tranquillity and quietness (in places), and the moderate level of naturalness, with the very limited level of rural living remaining subordinate to rural patterns.

Landscape Capacity

The landscape capacity of the Crosshill area 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; are designed to be of a small scale and '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; are designed to be of a small scale and '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 that are: visually recessive; designed to be small scale and have a low key 'rural' character; and integrate landscape restoration.
- 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 trails, farming, and rural living/visitor accommodation/tourism related activities that maintain naturalness and expressiveness 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 –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 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 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 or mature vegetation ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation where topography or mature vegetation ensures it is not highly visible from public places.
- 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 area 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; integrated by existing landform and/or existing vegetation; designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of rural views from public vantage points.

Plant and Animal Pests

- A. Plant pest species include wilding conifers, hawthorn, crack willow, broom, and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

21.23.17 Quartz Creek and Maungawera: Schedule of Landscape Values

General Description of the Area

The Quartz Creek and Maungawera area comprises rural land approximately 8km north of the centre of urban Wānaka adjoining the Mount Maude/Mount Gold/Mount Burke ONL to the north, the West of Hāwea River PA (RCL) and SH6 (Lake Hāwea Albert Town Road) to the east, Maungawera Valley PA (RCL) and Dublin Bay PA (ONL) to the south, and Lake Wānaka (ONL) to the west.

The area takes in the lower slopes framing the north side of the Maungawera Valley extending towards Mount Maude/Mount Gold/Mount Burke ONL, the lower reaches of Quartz Creek and the Maungawera alluvial fan.

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 surficial geology of the area includes glacial outwash deposits and moraine from the Hāwea Glacial Advance and the Albert Town Glacial Advance that have been eroded subsequently by river action forming a range of alluvial landforms.
2. The sequence of landforms includes:
 - a. The undulating moraine, terraces, and alluvial fans along the south side of Mount Maude/Mount Gold/Mount Burke (ONL) throughout the northern portion of the area; and
 - b. The distinctive Maungawera fan at the western end of the area, adjacent Waiariki (Stevensons Arm).
3. The relatively free-draining pallic soils with reasonable fertility reflected in pastoral farming and cropping under irrigation.

Hydrological features

4. Quartz Creek draining from the mountains to the north to Waiariki (Stevensons Arm). Wide braided delta at the mouth (which is outside the area in Lake Wānaka ONL).
5. Rod's Creek at the southern toe of Mount Brown.
6. 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.
7. Two constructed irrigation ponds.

Ecological features and vegetation types

8. Particularly noteworthy indigenous vegetation features include:
 - a. Swathes and patches of regenerating kānuka and bracken across toe slopes of Mount Maude and along margins of Quartz Creek and Rods Creek and across the portion of the Maungawera fan near Quartz Creek.

9. Other distinctive vegetation types include:
 - a. Grazed and cropped pasture with conifer and poplar shelterbelts. The latter are generally oriented north-south across the valley to mitigate the localised wind tunnel effect created by Waiariki (Stevensons Arm) and the enclosing landforms.
 - b. Small scale forestry blocks and wilding old man pines occur throughout the sloping land adjacent SH6, along the base of Mount Maude and sparsely scattered across the lake terrace.
 - c. Indigenous and exotic amenity plantings around rural dwellings and farm buildings.
 - d. Wilding conifers in places, particularly throughout areas of regenerating kānuka scrub and shrubland.
10. Areas of improved pasture and areas used for cropping that are favourable seasonal feeding grounds for paradise shelduck, South Island oystercatcher, black-billed gull and spur-winged plover.
11. Rank exotic grassland and bracken along road margins and stream margins may be utilised by skinks.

Land use patterns and features

12. Distinctive and coherent pattern of cropping and pastoral farming, with large landholdings, shelterbelts, farm infrastructure such as tracks, pivot irrigation systems and a few sporadic farm buildings, and dwellings/homestead clusters.
13. SH6 along the eastern edge of the area, which is a popular scenic route between Wānaka and Lake Hāwea.
14. Some low-density rural living on the moraine ridge adjoining SH6 and two consented but unbuilt rural living platforms at the eastern end of the area. Successfully integrated development is located to optimise the screening and filtering influence of landform and established vegetation patterns and is of a modest scale and visually recessive appearance.
15. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. Lake Wānaka (ONL) and Dublin Bay PA (ONL) to the southwest and west. Much of this interface comprises the waters of Waiariki (Stevensons Arm) where there is little to no built modification along the lake edge. The landward component of Dublin Bay PA (ONL) is characterised by pastoral farming with areas of regenerating kānuka and kōhūhū dominant shrubland and bracken and very little built development and contains areas that are visible from Lake Wānaka, Mount Iron PA (ONF) and public places on the Upper Clutha Basin floor.
 - b. The Mount Maude/Mount Gold/Mount Burke ONL to the north. This comprises a dramatic mountain landscape with an open and undeveloped character.
 - c. Pastoral farming, forestry and a small amount of rural living in the West of Hāwea River PA (RCL) to the east, where rural living development is largely set back from the highway and/or screened by vegetation.
 - d. The mixed rural and rural living character of Maungawera Valley PA (RCL) in which built development is generally well integrated by the hummocky topography or by existing vegetation and is not visually prominent from the road network.

Archaeological and heritage features and their locations

16. McPherson House, Hawea-Albert Town Road (Ref. 532).
17. Possible mana whenua oven site to the north of Maungawera Valley Road (archaeological site F40/12).

Mana whenua features and their locations

18. The entire area is ancestral land to many whānau within the iwi of 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 area abuts and slightly overlaps the mapped wāhi tūpuna Wānaka (Lake Wānaka).
20. 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

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 rakatira (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, , nohoaka.

Historic attributes and values

24. There is known to have been early Māori occupation in the vicinity of the area. Buried archaeological remains may be present that are representative of the area’s mana whenua history.
25. The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, the lower reaches of Quartz Creek within the area encompasses an area that has endured as a pastoral lease from the 1850s through till today.

Shared and recognised attributes and values

26. The low population density and relatively low level of ‘through traffic’ (noting that Maungawera Valley Road is a ‘dead end’ road), means that the valley is not a significant component of the shared and recognised landscape values of the Upper Clutha. However, it is valued by local residents as part of their ‘sense of place’.
27. The local popularity of the informal access to Waiariki (Stevensons Arm) via private land at the western end of Maungawera Valley Road.

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

28. The more gently rolling landform of the moraine, flat terraces and smooth fans are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha Basin. The Maungawera Fan is thought to be the best and most legible example of an alluvial fan in the district.

Particularly important views to and from the area

29. The sequence of attractive short range 'rural' views from SH6 to the moraine slopes at the eastern end of the area. Dense conifer woodlot, shelter and scrub plantings across the slopes limit the visibility of buildings across the eastern slopes of the area and, in combination with the vegetated slopes of West of Hāwea River PA (RCL) on the eastern side of the highway, create the impression of an enclosed and wooded stretch of highway.
30. Attractive short and mid-range views from Maungawera Valley Road across the pastoral terrace and fans, seen backdropped by the moraine at the eastern end of the area, and the mountain ONL context. The patterning of regenerating vegetation adds to the appeal and impression of naturalness of the outlook. The farmed and managed terraces and fans contrast with the unmodified upper slopes of Mount Brown and surrounding mountains in these views. Overall, there is a strong 'working farm' character, with the very little built development evident displaying a distinctly working rural character or obscured by vegetation.

Naturalness attributes and values

31. 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 (albeit very limited) is evident. The variable but coherent patterns of rougher pasture and regenerating kānuka on the steeper moraine slopes and throughout gullies contribute to perceptions of naturalness.

Memorability attributes and values

32. Memorable to residents and locals as an enclosed valley with a strong rural character and as an informal access point to Waiariki (Stevensons Arm).

Transient attributes and values

33. Seasonal foliage, pasture or crop colours.
34. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values

35. The lack of through traffic and easy access to the lake, together with a low population density, give the area a very strong sense of rural tranquillity, quietness and remoteness.

Aesthetic attributes and values

36. The experience of all of the values identified above from public and private viewpoints.

37. More specifically, this includes:

- a. 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;
- b. the coherent patterns of open farmland interspersed with regenerating steep slopes and gullies;
- c. the spacious and tranquil 'working farm' rural character;
- d. the low occurrence of domestication;
- e. the effective integration of buildings 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
----------	-----	---------	----------	----------	------	-----------

The physical, associative, and perceptual attributes and values described above for the Quartz Creek-Maungawera area can be summarised as follows:

38. **Moderate – high physical values** relating to the glacially formed outwash terraces, alluvial fans and moraine, the distinctive Maungawera fan, the productive soils (with irrigation) and the strong patterns of rural land use, and the mana whenua features associated with the area.
39. **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.
40. **Moderate-high perceptual values** relating to the expressiveness of the terrace, escarpment and 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, and the moderate level of naturalness, with very limited built development remaining subordinate to rural patterns.

Landscape Capacity

The landscape capacity of the Quartz Creek - Maungawera area 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: are located to optimise the screening and/or filtering benefit of natural landscape elements; are designed to be of a small scale and '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: co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; are designed to be of a small scale and 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate). **Extremely limited or no** landscape capacity for tourism related activities that are: visually recessive; designed to be small scale and have a low key 'rural' character; and integrate landscape restoration.
- 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 trails, farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness 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 – 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 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 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 or mature vegetation ensures it is not highly visible from public places. **Limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. **Forestry – limited** landscape capacity for scattered small scale 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 area is vulnerable to fragmentation and 'domestication' through rural living development. In a similar vein, development across the northern side of the valley near the adjacent ONL runs the risk of detracting from the naturalness and aesthetic values of the neighbouring ONL. Any additional rural living should be set well back from ONL edges, roads and public tracks; co-located with existing development; integrated by existing 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, broom, sweet briar, crack willow and lupin.
- B. Animal pest species include rabbits, stoats, feral cats, possums, hedgehogs, rats, and mice.

Appendix C1 – Methodology Report

UPPER CLUTHA 21.23 SCHEDULES AND MATA- AU CLUTHA RIVER PA SCHEDULE 21.22.25

Methodology Report

Final

October 2024

Prepared for Queenstown Lakes District Council by

bridgetgilbert
l a n d s c a p e a r c h i t e c t u r e

Contents

1.0	Introduction	1
2.0	Landscape Attributes and Values	6
3.0	Landscape Capacity	12
4.0	The link between the Upper Clutha RCL Schedules and the District Plan Policy Framework	14
5.0	Landscape Assessment 'Method'	15

Figures

Figure 1:	Diagrammatic representation of the bridge between Te Ao Māori and Te Ao Pākehā meaning of landscape. <i>Source: TTatM, page 32.</i>	7
-----------	-------------------------------------------------------------------------------------------------------------------------------------	---

Appendices

Appendix A: 'Other Expert' Methodology Reports

Appendix B: Consultation Summary Tables with Landscape Comments

Appendix C: Schedule Template

Appendix D: Peer Review Report

Appendix E: List of GIS Datasets and Sources

1.0 Introduction

- 1.1 The following Upper Clutha 21.23 Schedules and Mata-au Clutha River Priority Area (PA) Schedule 21.22.25 Methodology Report (collectively referred to as the **Upper Clutha Schedules**) has been prepared by Bridget Gilbert Landscape Architecture Limited (**BGLA**) and peer reviewed by Helen Mellsoop Landscape Architect for Queenstown Lakes District Council.
- 1.2 The preparation of Upper Clutha Schedules relates to RCL land in the Upper Clutha Basin that is outside the mapped Priority Areas that were confirmed by a series of decisions from the Environment Court. This parcel of work also addresses a Schedule of Landscape Values for the Matau-au Clutha River PA.
- 1.3 BGLA and Helen Mellsoop co-authored the notified version of the Priority Area Landscape Schedules, with BGLA providing ongoing expert advice to QLDC during the Priority Area Landscape Schedules Variation hearing process.

Upper Clutha 21.23 Schedules

- 1.4 It was originally intended that all RCLs (both Priority Area and non-Priority Area) would be included as part of the Priority Area Landscapes Variation. However, the Council was required to notify the Variation by a specific date, and further time was required to ensure that identification and description of landscape values for the remaining areas of the Upper Clutha was undertaken in a robust way.
- 1.5 Although the areas of RCL addressed in this workstream are not specifically addressed in Chapter 3 of the Proposed District Plan (**PDP**) in the way that the Priority Areas are, a consistent approach to the evaluation of landscape values and landscape capacity to that required for the PA RCL areas of the district has been applied, as outlined in the following sections of the PDP.

PDP Chapter 3 Values Identification Framework for Rural Character Landscapes

3.3.40 For the Priority Areas listed in 3.3, according to SP 3.3.41, describe in Schedule 21.23 at an appropriate landscape scale:

- a. the landscape attributes (physical, sensory and associative);
- b. the landscape character and visual amenity values; and
- c. the related landscape capacity.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.41 To achieve SP 3.3.40 for each Priority Area:

- 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;
- 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.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.43 In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:

- a. Physical attributes:
 - i. geology, geomorphology and topography;
 - ii. ecology;
 - iii. vegetation cover (exotic and indigenous);
 - iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;
 - v. land use (including settlements, buildings and structures); and
- 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 naturalness;
 - iii. wild or scenic values;
 - iv. transient values including values at certain times of the day or year; and
- c. Associative attributes:
 - i. whether the attributes identified in (a) and (b) are shared and recognised;
 - ii. cultural and spiritual values for Tangata Whenua;
 - iii. historical and heritage associations;
 - iv. recreational values.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

1.6 The Upper Clutha Schedule 21.23 areas are as follows:

6. East of Wānaka – Mount Aspiring Road.

7. Studholme Road.

8. Riverbank Road.
 9. Wānaka Airport Environs.
 10. Northern End of Criffel and Pisa Range Foothills.
 11. East of Luggate.
 12. Sheepskin Creek.
 13. Kane Road and Luggate – Tarras Highway.
 14. Hāwea Moraine.
 15. Hāwea Terrace Basin.
 16. Crosshill.
 17. Quartz Creek and Maungawera.
- 1.7 The spatial extent (boundaries) of the Upper Clutha Schedule 21.23 areas is shown in the QLDC GIS mapping resource and are incorporated by reference.
- 1.8 The delineation of the Upper Clutha 21.23 Schedule areas was defined by BGLA and Helen Mellsop. In many instances, the extent of the mapped areas is determined by the surrounding zoning patterns and / or confirmed boundaries of RCL PAs or ONL / ONF. This means that the Schedule area forms a discrete 'pocket' of Rural Character Landscape (**RCL**) (e.g. 21.23.6, 21.23.7, 21.23.8, 21.23.9, 21.23.10, 21.23.11, 21.23.12, 21.23.16 and 21.23.17). The RCL areas of the district correspond to a RMA s7(c) amenity landscape.
- 1.9 In the case of the Upper Clutha 21.23 Schedule areas on the eastern side of the Hāwea River and Mata-au (Clutha River), landform patterning has informed the 'internal' delineation of 21.23.13, 21.23.14 and 21.23.15 (i.e. the configuration of the boundaries between Upper Clutha 21.23 Schedule areas). It is acknowledged that the absence of detailed contour information in this part of the District has made this difficult in places (and in particular, in relation to the northern and southern edges of 21.23.14 Hāwea Moraine).
- 1.10 It is noted that the Upper Clutha 21.23 Schedules workstream is not required to address the merits or otherwise of the general RCL spatial mapping itself, as this has been confirmed through the Queenstown Lakes District Plan Review process.
- 1.11 Further, the mapped extent of an Upper Clutha 21.23 Schedule area is not a 'landscape' in its own right, and typically forms part of a broader landscape.

Mata-au Clutha River PA

- 1.12 The Mata-au Clutha River PA was originally intended to be notified as part of the Priority Area Landscapes Variation. However, Council was directed to amend the PDP maps to categorise Mata-au Clutha River as an Outstanding Natural Feature (**ONF**) (not an Outstanding Natural Landscape) and to amend the ONF boundary so that it reflected the escarpments on either side of the river.¹
- 1.13 This work was directed at the same time as the Priority Area Landscapes Variation and was not completed by the time the schedules were notified (as directed by SP 3.3.42). This led to delays in finalising the Priority Area which meant that it could not be notified with the others and would instead be notified as part of the Upper Clutha Landscape Schedules Variation.

¹ [2022] NZEnvC 244

- 1.14 The sections of the PDP Chapter 3 highlighted in paragraph 1.5 above have guided the evaluation of landscape values and landscape capacity for 21.22.25 Mata-au Clutha River.

Relevant PDP Chapter 3 Definitions

- 1.15 To assist plan users, the Chapter 3 text also includes a number of definitions that are of relevance to the preparation of the Upper Clutha 21.23 Schedules and Mata-au Clutha River PA Schedule 21.22.25.

3.1B.7 In this Chapter:

- a. '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;
- b. 'Landscape values' in relation to any Outstanding Natural Feature, Outstanding Natural Landscape or Rural Character Landscape includes biophysical, sensory and associative attributes (and 'values' has a corresponding meaning);
- c. 'Rural Living' means residential-type development in a Rural Character Landscape or on an Outstanding Natural Feature or in an Outstanding Natural Landscape, including of the nature anticipated in a Rural Residential or Rural Lifestyle zone but excluding residential development for farming or other rural production activities;
- d. 'Priority Area':
 - 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 [held on [QLDC reference file]].
- e. 'Best practice landscape methodology' in relation to the identification of landscape values or related landscape capacity or their assessment includes a methodology produced or recommended by a reputable professional body for landscape architects.

- 1.16 The Mata-au Clutha River PA Schedule 21.22.25 workstream is not required to address the merits or otherwise of the PA 'overlay' spatial mapping itself, as this has been confirmed through the Environment Court.

- 1.17 Further, the mapped extent of Mata-au Clutha River PA Schedule 21.22.25 is not necessarily a 'landscape' in its own right, and typically forms part of a broader landscape.

Relationship of the current workstream with the PA Landscape Schedules Variation process

- 1.18 The Upper Clutha 21.23 Schedules and Mata-au Clutha River PA Schedule 21.22.25 workstream has been progressed after the completion of the PA Landscape Schedules Variation hearing process. This has allowed the Schedules that are the subject of this methodology report to integrate the relevant 'amendments' agreed in expert conferencing along with amendments recommended by the Panel. Put another way, the drafting of the Upper Clutha 21.23 Schedules and Mata-au Clutha River PA Schedule 21.22.25 'builds' on the learnings and outcomes of the PA Landscape Schedules Variation process.

RCL areas in the Upper Clutha Basin that are not addressed in the current workstream

- 1.19 There are a small number of RCL areas in the Upper Clutha Basin that have not been addressed in the PA Landscape Schedules Variation or the current workstream.
- 1.20 A Schedule has not been prepared for the fragments of RCL land surrounded by urban zoned land in Wānaka, around the edges of Mount Iron PA (ONF), along the margins of Orau (Cardrona River) and between the urban edge and Mata-au (Clutha River) PA (ONF) adjacent Outlet Road and Aubrey Road. This is because the RCL fragments generally relate to individual sites, land that is subject to appeal in the Environment Court or sites where a designation applies.
- 1.21 Schedules have not been prepared for RCL near Jacks Point. This is because the focus of interest for the current Variation is the Upper Clutha Basin. It is also noted that the Jacks Point area is the subject of a detailed spatial planning review by QLDC.

Methodology Report Structure and Scope

- 1.22 Drawing from this background, the Methodology Statement report is structured as follows:
- a. Provides an outline of the approach taken to the identification and evaluation of **landscape attributes and values** in the schedules.
 - b. Explains how **landscape capacity** is evaluated in the schedules.
 - c. Explains how the **schedules link with the District Plan Policy Framework**.
 - d. Describes the **landscape assessment 'method'** (or 'process') that has been used to complete schedules. This includes:
 - i. a description of **other expert inputs** into the preparation of the 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 **schedule** template;
 - vi. a description of the **field survey**;

- vii. a summary of the **peer review** process;
- viii. the **delineation of 'landscape character units'** within the Schedule areas;
- ix. the **data sources** that have been relied on;
- x. any **assumptions** that have underpinned the preparation of the Schedules; and
- xi. the **step-by-step process** that has been used to complete the work.

1.23 It should be noted that while the outline above frames the method that has been applied for the Upper Clutha 21.23 Schedules and Mata-au Clutha River PA Schedule 21.22.25 workstream, this is not formulaic and is inevitably contextual requiring professional judgement to determine the appropriate method.

2.0 Landscape Attributes and Values

- 2.1 The author understands that the purpose of this aspect of the Upper Clutha 21.23 Schedules and Mata-au Clutha River PA Schedule 21.22.25 workstream is to provide guidance to plan users by identifying and rating the landscape values of the schedule areas that require management under the PDP.
- 2.2 The identification and evaluation of the landscape attributes and values referenced in the schedules is underpinned by the landscape assessment methodology set out in *Te Tangi a Te Manu* (the Aotearoa Landscape Assessment Guidelines July 2022, that were unanimously adopted by the New Zealand Institute of Landscape Architects Tuia Pito Ora (NZILA TPO) at the 49th AGM on 5 May 2021 (referred to as **TTatM**²).
- 2.3 TTatM reflects best practice landscape assessment in Aotearoa and has been carefully drafted to incorporate up-to-date guidance from the Environment Court with respect to landscape assessment.
- 2.4 In particular, four key concepts addressed in TTatM have informed the range of landscape attributes and values (or 'factors') addressed in the schedules, along with the evaluation of the landscape attributes and values:
- a. the three-dimensional concept of landscape;
 - b. the definition of landscape values;
 - c. the discussion of the factors that might inform a 'starting point' for describing and evaluating landscape values; and
 - d. the rating of landscape values.

² https://nzila.co.nz/media/uploads/2021_07/210505_Te_Tangi_a_te_Manu_Revised_Final_Draft_as_approved_5_May_2021.pdf.

A Three-Dimensional Concept of Landscape

2.5 As explained in TTatM³:

Landscape embodies the relationship between people and place: it includes the physical character of an area, how the area is experienced and perceived, and the meanings associated with it.

Whenua is the nearest Te Reo term for landscape, although the terms are not directly interchangeable. Whenua contains layers of meaning concerning people’s relationship with the land.

Professional practice conceives of landscape as comprising three dimensions: the physical environment, peoples’ perceptions of it, and the meanings and values associated with it. This concept, integrated with mātauranga, provides a potential bridge between whenua and landscape.

*The current professional practice of conceptualising landscape as three overlapping dimensions provides a bridge between Te Ao Māori and Te Ao Pākehā meanings: (see **Figure 1** below)*

- *Physical (the physical environment – its collective natural and built components and processes); and*
- *Associative (the meanings and values we associate with places); and*
- *Perceptual (how we perceive and experience places).*

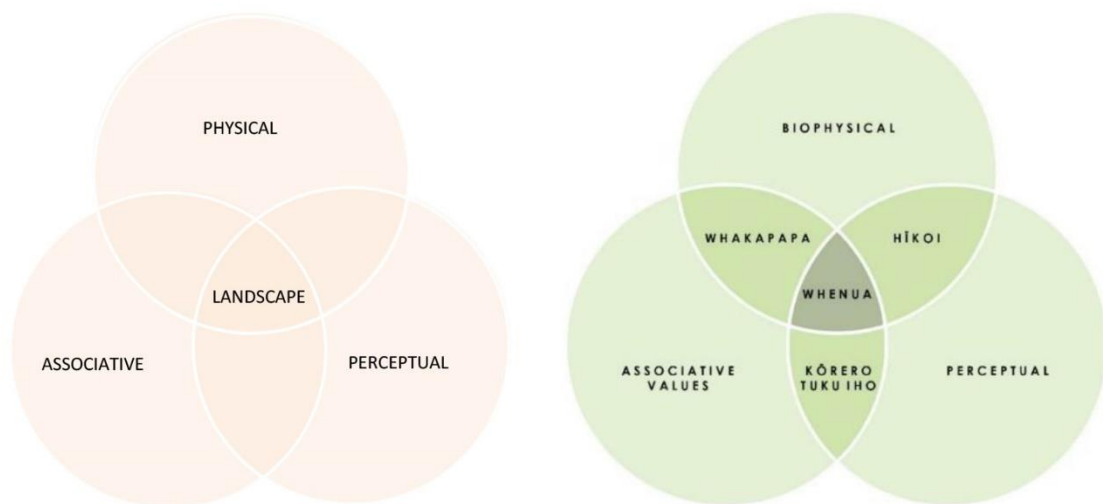


Figure 1: Diagrammatic representation of the bridge between Te Ao Māori and Te Ao Pākehā meaning of landscape. Source: TTatM, page 32.

2.6 TTatM elaborates on the **three dimensions of landscape** as follows:

*‘Physical’ means both the natural and human-derived features, and the interaction of natural and human **processes** over time. Other terms sometimes used for this dimension include ‘natural and physical resources’ (which echoes RMA phraseology), **natural and built environment** (which echoes the Randerson Report phraseology), ‘physical environment’,*

³ Refer TTatM, pages 31 and 32.

‘biophysical’ (which is potentially problematic if it is taken to mean only the natural aspects of landscape rather than both natural and human features), and **‘geographical’**.

‘Associative’ means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape. Such associations typically arise over time out of the relationship between people and place. *Tāngata whenua* associations are therefore especially relevant because of primacy and duration. *Pūrākau*, *tikanga*, *whakapapa*, and *mātauranga* are key considerations of the associative dimension from a Te Ao Māori perspective, particularly important when considering matters such as *mauri* and *wairua*. Other terms sometimes used for this dimension include **‘intangible’**, **‘meanings’**, **‘place-related’** (sense of place).

‘Perceptual’ means both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory. What we **know**, **remember**, and **imagine** influences how we perceive a place. While sight is the sense most typically applied to landscape assessment, sensory perception importantly includes all the senses such as sound, smell, touch, and taste (the smell of the forest floor, sounds of a city, feel of the wind, sense of movement in the tides and waterways, tastes of an area’s foods, or of salt on the wind). Other terms sometimes used for the perceptual dimension include **‘sensory’** (which suggests only raw senses and does not capture the cognitive or interpretative aspect that is implied in the term ‘perceptual’), **‘aesthetic’** (which suggests a focus on beauty rather than wider appreciation), and **‘experiential’** which perhaps better conveys movement and active engagement.

- 2.7 The Topic 2 decisions use the term **‘sensory’** rather than **‘perceptual’** (as used in TTatM). This reflects the ongoing debate within the landscape profession at the time of landscape evidence preparation for the Topic 2 appeal hearings with respect to terminology. Since that time, the landscape profession has agreed to use the term ‘perceptual’ rather than ‘sensory’ as it captures both the sensory experience and peoples’ interpretation of those sensory experiences. For this reason, the term ‘perceptual’ is used in the schedules.

Landscape Values

- 2.8 TTatM explains that **landscape values** are:

...the reasons a landscape is valued – the aspects that are important or special or meaningful. Values may relate to each of the landscape’s dimensions – or, more typically, the interaction between the dimensions. They could relate to the physical condition of the landscape, the meanings associated with certain attributes, and their aesthetic qualities. Importantly, values are embodied in certain physical attributes (values are not attributes, but they depend on attributes).⁴

- 2.9 TTatM elaborates that values are ascribed by people and typically reflect different interests and perspectives, observing that even natural values, which may be referred to as ‘intrinsic’, are values ascribed by people. It is the role of the landscape assessor to provide an impartial assessment of landscape values.⁵

⁴ TTatM, paragraph 5.6.

⁵ Ibid, paragraphs 5.9 and 5.10.

The Factors that Inform an Understanding of Landscape Values

2.10 TTatM explains that the three dimensions are complementary, overlapping, and non-hierarchical⁶ and provides a **list of the typical factors** often considered under the dimensions of landscape:

- Physical
- (Natural and human):
 - Geology and geomorphology.
 - Topography and hydrology (including drainage patterns).
 - Climate and weather patterns.⁷
 - Soil patterns.
 - Vegetation patterns.
 - Ecological (flora and fauna) and dynamic components.
 - Settlements and occupation.
 - Roads and circulation.
 - Land use – cadastral pattern.
 - Buildings.
 - Archaeology and heritage features.
 - Tāngata whenua features.
 - Likely future (permitted or consented) activities in the environment.

- Associative
- Tāngata whenua creation and origin traditions manifest in landscape features.⁸
 - Tāngata whenua associations and experience – (historic, contemporary, and future)⁹ including pūrākau, whakapapa, tikanga, and mātauranga.¹⁰
 - Tāngata whenua metaphysical aspects such as wairua and mauri.
 - Legal personification of landscape features.
 - Historic associations and stories attached to the landscape since European settlement.
 - Shared and recognised values of a landscape derived from community life including the community’s livelihood, its history and reason for being in that place, places of social life and gathering, places associated with metaphysical meanings such as retreat, contemplation, and commemoration.
 - Landscape values associated with identity such as attributes that are emblematic for an area, places that are central to a community (main street, wharf, park), features that are anthropomorphised.
 - Landscapes that are engaged through activities such traditional food and resource gathering, recreational use, food and wine that reflect a locale, tourism based on landscape experience or appreciation of a landscape’s qualities.

⁶ TTatM paragraph 4.28.

⁷ Factors are intertwined. For example, high rainfall on the West Coast results in lush vegetation and very active erosion compared to the dry regimes east of the Southern Alps. Much of the topography of the Southern Alps is influenced by glaciation which is also strongly influenced by climate. Characteristic weather patterns are also part of a landscape’s character, such as the Waikato River’s mists, Hauturu-o-Toi’s cloud puff, Canterbury’s Nor-west arch, and Greymouth’s ‘The Barber’ wind.

⁸ Such traditions often explain the appearance of features, whakapapa connections between them and between features and tangata whenua, and patterns of occupation and use. Creation and origin traditions are associated with many landscape features – particularly notable examples include Aoraki, Mauao, Taranaki maunga, and Te Mata-o-Rongokako.

⁹ Tāngata whenua have a holistic relationship with landscape in all its dimensions. The highlighting of certain factors in this list is not to be interpreted as restricting tāngata whenua landscape values to such factors.

¹⁰ Refer **QLDC Proposed District Plan Chapter 2 Definitions 2.3 Glossary and Chapter 5 Tangata Whenua**.

- Perceptual
- Geomorphic legibility (how obviously a landscape expresses the geomorphic processes).
 - Wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character).
 - Memorability.
 - Coherence (the extent to which patterns reinforce each other, coherence between human patterns and underlying natural landscape).
 - Aesthetic qualities.
 - Naturalness.
 - Views.
 - Wildness/remoteness.
 - Transient attributes.

2.11 TTatM clarifies that such lists are useful reminders but are not intended as a formula, explaining:

- Factors straddle dimensions (e.g., 'naturalness' is a function of physical, associative, and perceptual dimensions) – it is the interplay between dimensions that is often key.
- Not every factor is relevant everywhere, and factors that are not listed may be relevant.
- The relative weight given to a factor depends on context and issues.
- Assessment and interpretation of such factors (and the conclusions and recommendations that flow from them) is a matter of professional judgement. As with all matters of professional judgement, explanation and reasons are key.

2.12 TTatM also explains how the three overlapping dimensions of landscape (i.e. physical, associative and perceptual) draw from factor lists such as the 'Pigeon Bay factors'¹¹ and the 'Lammermoor list'¹², commenting that the benefit of 'repacking' such factors as three overlapping dimensions include:

- Accommodating both tāngata whenua and western world views in a holistic manner.
- Linking the dimensions more directly with the definition of 'landscape'.
- Providing flexibility to include other relevant factors and criteria depending on context.
- Discouraging use of such checklists as a default formula.

2.13 The list of 'factors' set out in TTatM is longer and more comprehensive than the list of factors in PDP Chapter 3 SP 3.3.43. This reflects the more 'summary' nature of SP 3.3.43. Importantly, all of the factors referenced in TTatM sit within the 'scope' of the factors listed in SP3.3.43.

2.14 The matter of **landscape scale** is also of importance in identifying (and rating) landscape values.

2.15 The physical scale of the landscapes to which a landscape schedule is to apply (e.g. regional scale, district scale etc) will influence the 'grain' or level of detail in the schedule.

2.16 As explained earlier, for the Upper Clutha 21.23 Schedules, the physical extent of the Rural zoned land which is classified as RCL in the Upper Clutha Basin has been determined via the District Plan Review process, with the extent of each of the 21.23 Schedule areas defined by BGLA and Helen Mellsop. However, it is important to note that the grain of landscape description and evaluation applied in the Upper Clutha 21.23 Schedules is inevitably coarser grained than a site-by-site landscape evaluation process. It will be important that this distinction is made in any future planning documents that incorporate the schedules. As mentioned previously, many of the schedule areas assessed do not constitute complete 'landscapes' but are, in some cases, landscape character units, or areas, within a broader landscape.

¹¹ For example, see NZEnvC C180/99 at [7].

¹² For example, see NZEnvC 432 at [50].

- 2.17 Further, the Schedules include attributes that contribute positively to landscape values, attributes that detract from landscape values, and attributes that are neutral with respect to informing landscape values. Reference to ‘Other distinctive vegetation types’ and the ‘Important land use and patterns and features’ in the 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.
- 2.18 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 Schedule. Few, if any of the District’s RCL or ONF/L areas 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 Schedule area. (For example, where a resource consent or plan change is proposed within a Schedule area, the proposal or provisions may seek to specifically address the management of pests).
- 2.19 In addition, the identification of an attribute in a Schedule is not confirmation or otherwise as to whether the attribute has been legally established.

Rating Landscape Values

- 2.20 TTatM recommends a seven-point rating scale for the evaluation of landscape values (and landscape effects) explaining that the seven-point scale is recommended as a ‘universal’ scale for the following reasons:

It is symmetrical around ‘moderate’.

It has even gradations.

It uses neutral terms so does not confuse rating and qualitative aspects.

The scale is therefore suitable for both positive and adverse effects, and for other purposes such as aspects of landscape value and natural character. It can be used in a ‘universal’ manner. (Emphasis added.)

The seven points provide for nuance of ranking, while being near the practical limit at which such distinctions can be made reliably. For those who struggle with seven points, the scale can be envisaged as three simpler categories (low, moderate, high) with finer steps above, below, and in-between.¹³

very low	low	low-mod	moderate	mod-high	high	very high
----------	-----	---------	----------	----------	------	-----------

low	moderate	high
-----	----------	------

- 2.21 Rating landscape values is a complex and iterative phase requiring a significant component of expert judgement by the landscape assessor, and typically including input from a **Study Team** comprised of other expert disciplines (for example, ecologists, geologists, archaeologists, where relevant), iwi representatives, Council staff, key stakeholders, and (ideally) representatives of the wider community.
- 2.22 The process by which input from other expert disciplines (ecology, heritage, recreation, geomorphology), iwi representatives, Council staff, key stakeholders, and (ideally) representatives of the wider community

¹³ See TTatM paragraphs 6.21 and 6.22.

has been integrated into the Schedules is explained shortly under the discussion of the Landscape Assessment 'Method'.

- 2.23 Further, as TTatM advises (at paragraph 5.30), care is required in rating attributes to quantitatively evaluate landscapes for the following reasons:

Conceptually, landscape is the interplay of dimensions – not the sum of their parts.

Value is embodied in specific character and attributes, not the generic criteria/factors that typically make up a scoring framework.

The relative significance of any criterion/factor depends on context.

While in practice a high 'score' for one dimension is often repeated by high scores in the other dimensions (given that the physical, associative, and perceptual dimensions typically resonate with each other), such self-reinforcing tendencies do not always hold true and should not be misconstrued. It is possible for a landscape to have a single over-riding reason for its value.

Some criteria/factors, particularly in more detailed schema, may be in opposition (for example rarity vs representativeness, historic features vs naturalness).

3.0 Landscape Capacity

- 3.1 The purpose of this aspect of the Schedules is to provide guidance to plan users by assessing and recording the landscape capacity of the area for subdivision and development activities for a range of different land uses.
- 3.2 In addition, the author notes that assessments of landscape capacity of this nature are typically aimed at assisting the management of cumulative adverse landscape effects.
- 3.3 As discussed earlier, the meaning of 'landscape capacity' within the context of the district has been defined in PDP Chapter 3. These definitions of landscape capacity have informed the corresponding assessment within the Schedules.
- 3.4 PDP Chapter 3 also provides guidance with respect to the range of land uses for which the landscape capacity should be assessed, acknowledging that other activities may be deserving of consideration.
- 3.5 Some of the land uses addressed in the schedules are described in Chapter 2: Definitions of the PDP. The exceptions to this are clarified as follows:
- i. 'Tourism related activities' which the author and peer reviewer have assumed has the same meaning as 'resort' in Chapter 2.
 - ii. 'Intensive agriculture' which the author and peer reviewer have assumed has the same meaning as 'factory farming' in Chapter 2.
 - iii. 'Urban expansions' which the author and peer reviewer have assumed 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.
 - iv. 'Mineral extraction' which the author and peer reviewer have assumed has the same meaning as 'mining activity' in Chapter 2.

- v. 'Farm scale quarries' which the author and peer reviewer have assumed means the mining of aggregate for farming activities on the same site.
 - vi. 'Renewable energy generation' which the author and peer reviewer have assumed has the same meaning as 'Renewable Electricity Generation and Renewable Electricity Generation Activities' in Chapter 2.
 - vii. 'Forestry' which the author and peer reviewer have assumed has the same meaning as 'Forestry activities' in Chapter 2.
 - viii. 'Rural living' which the author and peer reviewer have assumed has the same meaning as rural living in Chapter 3 section 3.1B.5.
 - ix. 'Passenger lift systems' which the author and peer reviewer have assumed has the same meaning as Chapter 2 except that for the purposes of the schedules, it includes base and terminal buildings and stations.
 - x. 'Jetties, lake structures, moorings and boatsheds' (where relevant), which the author and peer reviewer have assumed have their plain meaning (and may be used interchangeably).
- 3.6 As TTatM explains: an evaluation of (landscape) capacity is a necessarily imprecise process because it involves estimating an unknown future.¹⁴
- 3.7 For this reason, commentary with respect to landscape capacity is relatively 'high level' and focusses on describing the characteristics of development outcomes that are likely to be appropriate within the specific Schedule area rather than a series of measurable standards (such as a specified building height or building coverage control).
- 3.8 This reflects the complex nature of successfully integrating subdivision, use, and development into RMA s7(c) amenity landscape settings which typically involves a fine-grained, location-specific response. Such an approach does not fit well with the 'one size fits all' approach implicit in measurable standards.
- 3.9 For the purposes of the Schedules, landscape capacity is described using the following four terms:
- **some** landscape capacity;
 - **limited** landscape capacity;
 - **very limited** landscape capacity;
 - **extremely limited** landscape capacity; and
 - **extremely limited or no** landscape capacity.
- 3.10 The choice of wording here is deliberate. Given the uncertainty around what a specific landuse might entail, the author has not applied the seven-point rating scale (described above) but favoured a 'less absolute' terminology.¹⁵
- 3.11 Further, the ONL or amenity (RMA s7(c)) landscape context of the Schedules, means that they are inevitably sensitive to land use change (albeit to varying degrees). For this reason, the choice of terminology intentionally favours a relatively cautious approach to land use change.

¹⁴ See TTatM paragraph 5.46 last bullet point.

¹⁵ For example, under the land use type of 'renewable energy generation' this can range from a single wind turbine for domestic use to a large-scale windfarm.

3.12 To assist plan users, the following broad explanation of each of these terms is as follows:

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 landscape 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.

3.13 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), will assist in guiding the scale, location and characteristics of each land use type that will maintain and/or enhance landscape character and visual amenity values in the schedule areas.

3.14 In a similar vein to the discussion above in relation to landscape attributes and values, it should also be noted that the evaluation and comments with respect to landscape capacity:

- a. relate to 'a moment in time' and therefore may change over time; and
- b. have been undertaken at an overall 'Schedule area' scale, rather than a 'site' scale.

3.15 It should be noted that the capacity evaluation has taken into consideration residential building platforms but does not factor in consents that have not been implemented.

4.0 The link between the Schedules and the District Plan Policy Framework

4.1 For methodological consistency and transparency, the Schedules have been structured and prepared in the same way as the Priority Area Schedules, using the three dimensions of landscape: physical, associative and perceptual (or sensory) described above. This is established and accepted by the NZILA best practice.

4.2 This approach reflects the fact that all landscapes (and not just Aotearoa's very high value landscapes), are the 'result' of the collective interaction of these three dimensions of 'landscape'.

4.3 Landscape character and visual amenity values are expressed through the 'three dimensioned' structure of the Schedules (i.e. physical, associative and perceptual / sensory). The concept of 'landscape character' encompasses all three dimensions of landscape. 'Visual amenity values' typically draw from the perceptual dimension, however there is inevitably an overlap with the physical dimension.

4.4 The schedule author has carefully considered the potentially perceived 'disconnect' between the 3.3.41 text and the 21.23 Schedule structure. It is the author's view that structuring the 21.23 Schedules to more

'neatly' align with the terminology in the PDP would be methodologically flawed as it amounts to plan policy guiding how landscape schedules are 'crafted', rather than landscape assessment best practice (as articulated in TTaTM and which has informed the 21.23 Schedule structure).

- 4.5 In a similar way, the policy context for PAs set out at 3.3.41 mentions 'aspects' that are not specifically referenced in the 21.23 Schedules. For example, assess and record the relationship between the PA and the wider RCL context; and assess and record the relationship between the PA and ONFs in the Upper Clutha Basin. Again, for reasons of methodological consistency and transparency, the Schedule author does not consider that it is appropriate to craft the schedules to respond to these specific policy constructs and considers that the three dimensional landscape approach allows for these matters to be referenced. The Schedule author has carefully considered the content and terminology in the 21.23 Schedules, to ensure that the requirements of 3.3.41 have been adequately addressed and that there is a reasonably obvious link between the 21.23 Schedule text and policy 3.3.41 wording.

5.0 Landscape Assessment 'Method'

- 5.1 This section of the Methodology Statement explains the process or 'method' used to prepare the Schedules.

'Other Expert' Inputs

- 5.2 The three-dimensional approach to assessing landscape values outlined in Section 3 typically involves input by 'other expert' disciplines (i.e. non landscape architects).
- 5.3 The range of other disciplines required to assist landscape evaluation will vary from district to district throughout New Zealand depending on the landscape characteristics of the area. For example: the proliferation of volcanic features throughout Tāmaki Makaurau (Auckland), suggests a need for expert geological input to understand landscape values; the largely indigenous vegetation covered Raukumara Range would require expert ecology input to understand the health and value of the indigenous flora and fauna; and cultural landscape expert input would be required to understand the Te Ao Māori history and context to the modern day use and occupation of Ohinemutu Village on the shores of Lake Rotorua.
- 5.4 For the Queenstown Lakes District, the following expert inputs have informed the assessment of landscape values:
- a. Geomorphology (Jack McConchie).
 - b. Terrestrial Ecology (Simon Beale).¹⁶
 - c. Māori cultural landscape / mana whenua (Aukaha).
 - d. Recreation and tourism (Thrive Spaces and Places).
 - e. Heritage and archaeological (Origin Consultants).
- 5.5 Given that the Upper Clutha 21.23 Schedules and Mata-au PA Schedule 21.22.25 workstream is focussed on identifying the landscape values of the mapped RCL and ONF Areas (as opposed to a 'first principles' exercise of determining the extent and values of such areas), a pragmatic approach has been adopted to 'other expert' input. With the exception of cultural input (discussed shortly), this has involved the 'other experts' providing comment on a 'first draft' of the Schedules.

¹⁶ NB There has no expert input with respect to freshwater ecology.

- 5.6 More specifically, this includes responding to the following questions:
- a. *Bearing in mind the role of the Schedules to identify the landscape character and visual amenity values that need to be managed, are there any other attributes and values relevant to your discipline that are deserving of mention in the Schedules? If so, please advise recommending text description.*
 - b. *Are there amendments required to the (existing draft) description of values relevant to your discipline in the Schedules? If so, please advise recommended text amendments.*
- 5.7 The Methodology Statements for the 'other expert inputs' (excepting Māori cultural landscape / mana whenua expert input) are attached as **Appendix A** (NB this includes reports relating to the PA Landscape Schedules project as well as the current workstream).
- 5.8 With respect to suggested amendments to the Schedules 'text', the expert advice in relation to geomorphology, ecology, mana whenua and recreation and tourism has been adopted.
- 5.9 The Heritage and Archaeological suggested text amendments tend to focus on cross referencing to District Plan features rather than describing the 'values' that need to be protected, although it is noted that many such values are mentioned in the Origins Methodology Report. While many of the suggested text amendments to the Schedules have been incorporated, an approach to describing values has been retained in the Schedules.
- 5.10 The Schedule author acknowledges the reluctance of mana whenua to rate landscape values. The landscape experts defer to mana whenua on these matters and have sought to avoid specifically rating mana whenua values in the schedules.

Associative Values

- 5.11 Associative values embrace the meaning that mana whenua, communities, and individuals place on landscapes (and features).
- 5.12 The cultural input described above has assisted with informing the meaning that mana whenua associates with the Schedule areas.
- 5.13 With respect to the associative values ascribed by broader community to the Schedule areas, QLDC undertook:
- a) Preliminary community consultation between 9 March and 3 April 2022 of all of the Schedule areas (prior to the notification of the PA Landscape Schedules). The preliminary or 'first' consultation process is described in section 4 of the Section 32 Evaluation Report.
 - b) A community consultation drop-in session on 4 July 2023 in relation to the 21.23 Schedules as described in section 4 of the Section 32 Evaluation Report.
 - c) Online consultation between 22 June 2023 and 6 August 2023 in relation to all of the Schedules, as described in section 4 of the Section 32 Evaluation Report.
 - d) Clause 34 feedback between 19 August 2024 and 30 August 2024 on the material proposed to be incorporated by reference.
- 5.14 The feedback from the first three public consultation processes listed above, has been collated into Summary Tables (**Summary Tables**) by QLDC staff. The Summary Tables have been reviewed by the landscape schedule author and the (draft) Schedules amended to reflect many of the points raised by the

public. To assist transparency, the landscape schedule author has also recorded a brief response to each matter raised in the Summary Tables. (Refer **Appendix B.**)¹⁷

- 5.15 The Clause 34 feedback has resulted in:
- a) Amendments to the mapping of 21.23.15 to include Open Space areas outside the urban zone (consistent with the mapping approach followed in the PA Schedules mapping work) and correct minor errors where the 21.23.10 mapping inadvertently overlaps the Rural Lifestyle Zone.
 - b) A change in title for 21.23.15, from Hāwea Terrace to Hāwea Basin. (It should be noted that the Appendices attached to this report have not been amended to reflect this change.)
 - c) Amendments to the schedule text where such changes are supported by technical landscape advice. Changes relate to Schedules 21.23.9, 21.23.11, 21.23.13, 21.23.14 and 21.23.15.

Perceptual Values

- 5.16 Perceptual values relate to our sensory experience of landscapes and features and includes a cognitive or interpretative aspect (as opposed to simply the 'raw' sensory experience). This dimension of landscape values has been assessed by the landscape architects in the project team (with Bridget Gilbert carrying out the expert evaluation and Helen Mellsop undertaking a peer review role). A number of comments provided during public consultation have also informed the drafting and rating of this aspect of landscape values.

Other Information Sources

- 5.17 Other information sources relied on in the preparation of the Schedules include:
- a. Crown Pastoral Land Tenure Review.
 - b. Environment Court decisions that address the relevant area, including expert landscape evidence referenced in decisions.
 - c. Landscape assessments prepared for resource consent applications within the relevant area.
 - d. Reserve Management Plans and publicly available geomorphological and archaeological reports.

Schedule Template

- 5.18 A copy of the Schedule template is attached in **Appendix C.**
- 5.19 The structure of the Schedule template responds to the directions of the Court in the Topic 2 decisions, applies the landscape methodology discussed in Section 3 and aligns with the structure used for the PA Schedules.

Field Survey

- 5.20 Helen Mellsop and Bridget Gilbert undertook a joint survey of the Schedule areas in December 2022 and are generally familiar with the landscapes assessed through previous experience within the District.

¹⁷ NB the landscape schedule authors have not corrected any typographical errors or the like in the Summary Tables as supplied by QLDC.

Peer Review Process

- 5.21 The Peer Review process has included involvement in the development of the methodology and schedule templates, determination of the Schedule areas with the Upper Clutha Basin RCL, field survey and discussions in relation to the attributes and values associated with each Schedule area. Each of the Draft Schedules was read and reviewed in sequence to ensure coherence in assessment descriptions, language and relativity between the Schedule areas. Some language edits were made to ensure consistency, however edits to the attributes, values and ratings outlined in the Schedules were undertaken through iterative discussion between the author and the reviewer. Edits to the Schedules have thus been agreed between the assessors and the reviewer with the decision on edits made by the assessor.
- 5.22 The full Peer Review Report is attached as **Appendix D**.

Delineation of Landscape Character Units within Priority Areas

- 5.23 The Schedules ‘team’ have considered the utility of dividing the Schedule areas into landscape character units or ‘sub areas’ as they have worked through the drafting of the Schedules to assist an understanding of values. This has not been deemed necessary in any of the Schedule areas.

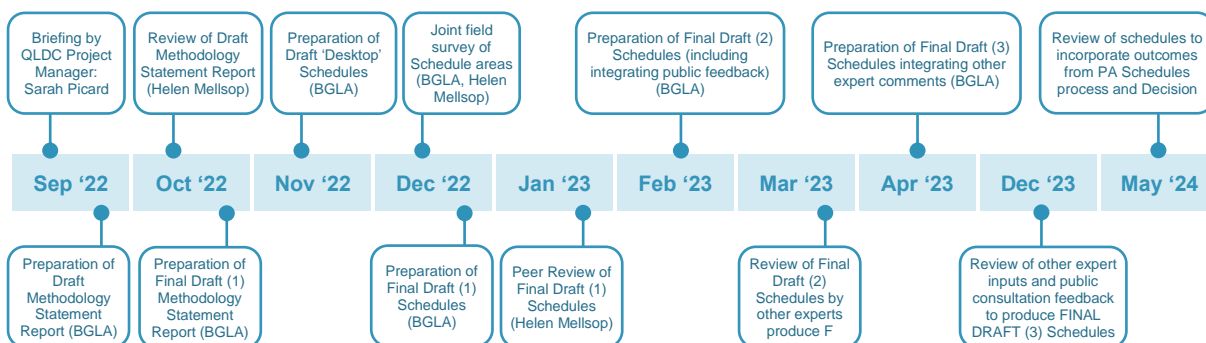
Data Sources

- 5.24 A full list of the GIS data and their sources relied on to inform the landscape assessment is attached in **Appendix E**.

Assumptions

- 5.25 The Schedules ‘team’ acknowledge that while they have some knowledge of some of the ‘sites’ within many of the Schedule areas, detailed site visits have not been made to assist the drafting of the Schedules. It is expected that as QLDC work through the notification process, detailed site visits may be appropriate to assist the refinement of the Schedules.

Step by Step Process



Appendix C2 – Methodology Report Appendices

Appendices

Appendix A: 'Other Expert' Methodology Reports

Upper Clutha 21.23 Schedules

Mata-au Clutha River PA Schedule

Appendix B: Consultation Summary Tables with Landscape Comments

Appendix C: Schedule Template

Appendix D: Peer Review Report

Appendix E: List of GIS Datasets and Sources

Appendix A

'Other Expert' Methodology Reports

Upper Clutha 21.23 Schedules

To: Sarah Picard, Senior Planner (Policy) **At:** Queenstown Lakes District Council
From: Jack McConchie, Technical Director **At:** SLR Consulting NZ Limited
Date: 14 March 2022 **Ref:** 720.30028.00000 Landscape analysis
Subject: Landscape schedules – Expert geomorphic advice

CONFIDENTIALITY

This document is confidential and may contain legally privileged information. If you are not a named or authorised recipient you must not read, copy, distribute or act in reliance on it. If you have received this document in error, please telephone our operator immediately and return the document by mail.

Introduction

Queenstown Lakes District Council (QLDC) are preparing landscape schedules for the Proposed District Plan. These schedules set out the landscape attributes, values, and capacity for priority areas of the district's Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

The schedules were drafted by the landscape architects. QLDC have subsequently sought expert advice in a range of scientific disciplines, including geomorphology, to review, and confirm where appropriate, the draft schedules.

Specifically, QLDC have requested that Dr John (Jack) McConchie:

1. Review and provide comments, from a geomorphic perspective, on the draft schedules for up to 11 ONF PAs and 13 ONL PAs;
2. Review and provide comments, from a geomorphic perspective, on the draft schedules for up to 5 RCL Pas, all located within the Upper Clutha;
3. Review and provide comments, from a geomorphic perspective, on the draft schedules for the other Upper Clutha RCL (quantity yet to be determined); and
4. Provide a brief statement setting out the methodology applied during the review.

The key output of the review is that it confirms, as appropriate, the draft schedules of the landscape attributes, values, and landscape capacity within those identified priority areas from a geomorphic perspective. The aim is to ensure that all landforms and landscape elements that meet specific geomorphic criteria are included in the schedules, while at the same time excluding features that do not.

This memorandum summarises the results of the review of the schedules from a landform and geomorphic perspective.

Reviewer

The review of the various landscape schedules was undertaken by Dr John (Jack) Allen McConchie. Jack is currently employed as the Technical Director (Hydrology & Geomorphology) by SLR Consulting (NZ). He has a Bachelor of Science degree with First Class Honours (from Victoria University of Wellington) and a PhD (also from Victoria University of Wellington). He is a member of several professional and relevant associations including the:

- (a) Australia-New Zealand Geomorphology Group;
- (b) New Zealand Hydrological Society;
- (c) American Geophysical Union;
- (d) New Zealand Geographical Society; and
- (e) Environment Institute of Australia and New Zealand.

Specific to this review, Jack was the New Zealand Geographical Society representative on the Joint New Zealand Earth Science Societies' Working Group on Geopreservation. This Working Group produced the first geopreservation inventory; published as the New Zealand Landform Inventory; now known as the New Zealand Geopreservation Inventory (<https://services.main.net.nz/geopreservation/>). He was also a Ministerial appointment to the Wilderness Advisory Group. He provided expert geomorphic evidence on behalf of Hurunui District Council to the Environment Court with respect to the Mt Cass Windfarm. He also provided expert evidence to both the Wellington District Plan and the Environment Court regarding the geomorphic significance of Quartz Hill.

Prior to the start of 2008, Jack was an Associate Professor with the School of Earth Sciences at Victoria University of Wellington. He taught undergraduate courses in hydrology and geomorphology, and a postgraduate courses in geomorphology, hydrology, hydrogeology, and water resources. He has written, or co-authored, 10 book chapters and over 50 internationally refereed scientific publications, including several papers focusing on landscape evolution and dynamics.

Methodology

The review of the various landscape schedules to the Proposed District Plan was solely a desktop study, using the technical expertise and experience of the Dr John (Jack) McConchie. As far as possible, given the desktop nature of the review, the review was consistent with both the New Zealand Geopreservation Inventory and the Best Practice Guide: Outstanding Natural Features, Geoscience Society of New Zealand Miscellaneous publication No. 154.

It should be recognised that, despite the unique geomorphic nature and character of Queenstown Lakes District, only a very few discrete landforms have been formally recognised i.e., through the New Zealand Geopreservation Inventory or any planning instrument. There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the district. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore,

the scale and distinctiveness of landforms which are considered significant are very subjective. It is recommended that these constraints be specifically noted and recognised within the schedules to the Proposed District Plan.

Despite the above constraints, each of the individual schedules was reviewed from the perspective of expert geomorphic knowledge and were either accepted, or edited where necessary, so that the schedule reflects the geomorphic character of the specific area.

Outcome of review

Following my review, I would offer the following comments:

- In general, the schedules provide a clear and concise summary of the overall geomorphic character and setting of the different areas.
- The level of detail provided is consistent with, and the result of, the constraints identified above.
- I think it would be useful to include a discussion that explicitly states that the specific landforms reference within each schedule is not a definitive list.
- That discussion could include something like the following:

There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the Queenstown Lakes District. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore, the scale and distinctiveness of landforms which are considered significant are very subjective. Therefore, by necessity, the discussion of the landscape and landforms in the various schedules is descriptive and general.

The schedules are not intended to provide a definitive list of all landforms, or even all 'significant' landforms, they contain. Consequently, the schedules are a starting point and not a definitive list of all significant landforms. More geomorphic information and detail will be added to the various schedules over time as it becomes available.

While the basic structure of the Queenstown Lakes District is controlled by the underlying geology (including schistosity) and faulting, the landscape has been modified extensively by successive glaciations. The effect of glaciation is apparent in both erosional landforms e.g., the lakes, kettles, tarns and roches moutonnées, and depositional landforms e.g., moraines. However, the largely glacially-derived landscape and landforms have been modified over time by slope, fluvial (river), and even 'coastal' processes. This interaction of a diverse range of geomorphic processes over time has led to a complex landscape composed of wide range of landforms, that vary in scale and by association. This leads to unique landscapes.

Consequently, there is an almost infinite number of landforms throughout the Queenstown Lakes District, and even within specific schedule areas. While some of these landforms are robust or resilient (roches moutonnées) others are prone to random and often rapid change (river bars, floodplains and deltas). Landforms in areas of higher elevation generally have a strong glacial signature while those on the flat and valleys tend to be dominated by fluvial processes including erosion and sedimentation.

- While a minor point, there is a need for consistency in spelling of spelling roches moutonnées (pl) or roche moutonnée (sing). While there is some 'variation' in the literature, the above spellings seem to have wide acceptance.

Methodology: Ecology

The work to be undertaken by the ecologist will be split into two stages/tasks:

1. a desktop assessment of all the PAs and;
2. follow up site inspections for verification (ground truthing) purposes and/or to address information gaps.

Desktop Assessments

This will involve a review of the following literature:

- SNA reports;
- Relevant resource consent applications and ecological impact assessments that apply to the PAs;
- DOC reports, including relevant tenure review conservation resource reports; and
- Citations of DOC and Council managed reserves where these exist. A review of satellite and aerial imagery.

Field Work

This will involve walk over surveys and/or utilising suitable vantage points where site access is not permitted. In addition, this work will be complemented by the ecologist's extensive working knowledge of the ecology of the Queenstown Lakes District which will ensure the field work is conducted in a targeted fashion.

Deliverables Ecological information relevant to each PA will be included in each schedule in a succinct fashion. This will include in descriptions of:

- Indigenous and exotic vegetation types –
- Any wetlands, their classification and condition;
- Non vegetation related habitats such as boulderfields, bluffs, talus and semi-braided riverbeds which along with some wetland types are naturally uncommon ecosystems; and
- The avifauna, herpetofauna and invertebrate communities the habitats in each PA are likely to support.
- The ecological significance of the vegetation / habitat types.

Inclusion of this spectrum of ecological information in each schedule will assist the landscape architects in understanding the natural values inherent to each PA, the relationships with surrounding landscapes from a contextual perspective, the degree of naturalness and the resilience or otherwise of each PA to absorb development. The latter is a key strategic matter set out in Chapter 3 of the PDP. The vulnerability of our landscapes to development is well highlighted following freeholding of the lower elevation land of the Crown pastoral estate bordering lake shorelines and river margins.

QLDC ONL/ONF/RCL PA Landscape Schedule Review Methodology Statement

Recreation & Tourism

1. Purpose

Queenstown Lakes District Council (Council) seeks the review of landscape schedules for parts of the district identified as priority areas by Council. The schedules have been set out to describe the landscape attributes, values and capacity for identified priority areas of parts of the districts Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

These schedules need to be detailed enough to capture values that need to be considered, protected and managed at the landscape scale, and assist future consent application processes. This report outlines the methodology Thrive Spaces and Places Ltd (formerly Geoff Canham Consulting Ltd) used to provide a review of the condition and effects of recreation and tourism capacity in the draft schedules provided by council for commentary. The key outcome was to review and confirm where appropriate the draft schedules of the landscape attributes, values and landscape capacity within those identified priority areas in relation to recreation and tourism capacity, this has particular regard to proposed policy 3.1B.5.b '*Landscape Capacity*.'

The landscape capacity of an ONL/ONF landscape feature is defined as being able to 'accommodate subdivision and development without compromising its identified landscape values, and; 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.'

The review of the schedules has been achieved in a way that is consistent with the definitions above and the Values Identification Framework set out in Chapter 3 of the Proposed District Plan. Where necessary statements of relevant information were provided to ensure concise and accurate schedules to assist future landscape assessment purposes in the district.

2. Scope

Review of draft landscape schedules: expert peer review to accurately capture recreation and tourism values in the PA Landscape Schedules. The final product will render concise and accurate schedules, namely;

- a. 11 ONF PAs in the Queenstown and Upper Clutha areas
- b. 13 ONL PAs; in the Queenstown and Upper Clutha areas

- c. 2 RCL PAs; in the Upper Clutha area.

More specifically, this involved evaluating the extent to which the draft PA Landscape Schedules identified the landscape values that need to be protected in each priority area from a recreation and tourism lens. In instances where there was additional information required adding red highlighted text descriptions as tracked recommended amendments.

3. Methodology

Review Process

Thrive has applied a systematic approach to reviewing the schedules. This is based on a generic framework of what we would normally cover in an assessment of effects on recreation and tourism. This framework provides a convenient template against which the PA schedules have been reviewed. These considerations are:

1. Examine the current recreation and tourism activities in the respective PAs to establish the broad scope of likely and potential outcomes which may affect recreation and/or tourism activity;
2. Establish an appropriate weighted vernacular within which potential capacity for future recreation and tourism activities are anticipated. This scope should be sufficient to cover:
 - a. The likely intended effects of increasing capacity for additional activities and/or developments, (i.e., high capacity) arising from the increased activity likely to coincide with higher capacity levels.
 - b. Possible effects which could arise from retaining the current capacity for recreation and/or tourism (i.e., low capacity);
3. Ensure there is an adequate evidence baseline which captures the current situations of the PAs (as relevant to a recreation and tourism assessment) and the expected future situation as a base case or “no change” future – i.e., no more improvements or additions to recreation and tourism infrastructure;
4. Utilise this baseline to examine the effects on recreation and tourism if recreation and tourism operations proceed unchecked (low probability);
5. Examine the effects on recreation and tourism if recreation and tourism continues in a manner that is complimentary to the landscapes and activities identified in the schedules; the current recreation and tourism operations; and the other values as identified the schedules (high probability).

The diagram below outlines the review process used to evaluate the recreation and tourism values.



Image 1: Recreation & Tourism review process.

Desktop analysis

Prior to a site visit Thrive reviewed the following documents, focusing on the information utilised, and the way in which the capacity for, and the potential effects on recreation and tourism of the ONL, ONF and RCL areas identified have been evaluated:

ITEM 1: QLDC GIS mapping platform, setting out the spatial extent of the PA areas <https://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=568b4f4c78df47b0b6d22c48e130d5c5>

ITEM 2: PDP Decisions Version: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan>

ITEM 3: QLDC Proposed District Plan: Chapter 3, Strategic Direction Policies

ITEM 4: Development and Strategy - district wide;

- QLDC vision 2050 - <https://www.qldc.govt.nz/media/wgscwzro/qldc-vision-2050-boards-feb19-v2.pdf>
- The Remarkables plans for future ski area development
 - <https://www.nzherald.co.nz/nz/remarkables-ski-field-expansion-outlined-including-a-300m-tunnel/MRZEBAQS7Q3DU6RQJNBTSQ5NVI/>
- Mt Dewar development - <https://treespace.co.nz/>
- Skyline Queenstown development - <https://www.skyline.co.nz/en/queenstown-development-project/project-overview/>
- Gondola for The Remarkables - <https://www.stuff.co.nz/business/industries/109158213/funding-consent-sought-for-100-million-queenstown-gondola>
- Parkins Bay Development - <https://www.odt.co.nz/regions/wanaka/application-marks-progress-parkins-bay-development>
- Remarkables Park Masterplans - <https://www.remarkablespark.com/masterplans/neighbourhood-precincts/>
- Mt Cardrona Station (in development) - <https://mtcardronastation.co.nz/>

Criteria Development

Table 1 below underpins the rationale for recreation and tourism used in the review of the draft PA schedules. As discussed below the recreation and tourism values have been assessed in the review by the landscape capacity for additional activities and developments. The current level of development and availability for recreation and/or tourism has been used as a baseline for the purposes of this review.

Recreation & Tourism Capacity	Schedule Review Criteria
High Capacity	The PA features low development with high opportunities for recreation and/or tourism features sympathetic and appropriate to the surrounding environment; or the PA features development that would greatly benefit from adequate development of recreation and/or tourism opportunities.
Medium Capacity	The PA features existing development with some potential to expand recreation and/or tourism opportunities; or the PA features high use from recreation and tourism and would benefit from strategic development sensitive to the receiving environment.
Limited Capacity	The PA is susceptible to change with pre-existing larger scale developments; or the PA has a high number of recreation and/or

	tourism activities and features a high capacity; or the PA cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.
No Capacity	The PA is highly susceptible to change with pre-existing larger scale developments or the PA does not have pre-existing development and has high naturalness values; or the PA cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.

Table 1: Recreation & tourism capacity criteria for ONL/ONF/RCL PA review.

Site Visits

The PA areas were visited between February 22nd - 24th 2022. This involved physically viewing each PA area to determine the extent of development and confirm key points raised during the desktop analysis phase. Some of these key points were concerned with;

- a. Confirming the extents of recreation and/or tourism activities;
- b. Evaluating the capacity of the PA for increasing and/or reducing activities;
- c. Evaluating the extent to which increases in capacity would reduce the current recreation and/or tourism values associated within a particular PA landscape.

Draft Schedule Review

Table 2 below summarises the key personnel who reviewed the draft landscape schedules. Recreation and tourism were equally reviewed, utilising local knowledge and familiarity with landscape vernacular.

Name	Expertise
Geoff Canham (ARPro, CPPI, NDH, Dip Hort, NEBSM, MNZRA) Principal Parks & Recreation Specialist	Recreation assessment evidence, expert witness. Peer reviewer, expert evidence.
Brad Rowe (BCom, DipPM) Tourism Specialist & Project Manager	Tourism development specialist and Queenstown area local. Tourism reviewer.
Lucia Caves (BLA, PC PR&T) Landscape Architect & Parks Project Manager	Landscape & recreation assessment experience. Recreation reviewer.

Table 2: Review personnel: recreation and tourism

QUEENSTOWN LAKES DISTRICT COUNCIL LANDSCAPE SCHEDULES

Heritage & Archaeological Review
May 2022



Heritage and Archaeological Review of Queenstown Lakes District Council Landscape Schedules

Commissioned by Sarah Picard on behalf of the
Queenstown Lakes District Council

Prepared by Lucy King, Jeremy Moyle, and Jaime Grant
Origin Consultants Ltd

18 May 2022

*Cover: Topographical Sketch of the
Shotover District, May 1865, SO1489.*

Document History

Date	Version	Amendments
6 April 2022	Version 1 – Issued for Client review	
17 May 2022	Version 2 – Issued for Client review	Addition of RCL – Area 2 – Halliday Road

Disclaimer

This assessment has been prepared for the Queenstown Lakes District Council in relation to the particular brief to Origin Consultants. The advice and/or information contained in this assessment may not be used or relied on in any other context or for any other purpose, without the prior written agreement of Origin Consultants. No responsibility is accepted for the use of any advice or information contained in it in any other context or for any other purpose.

The professional advice and opinions contained in this report are those of Origin Consultants, and do not represent the opinions and policies of any third party. The professional advice and opinions contained in this report does not constitute legal advice.

Contents

Document History	i
Disclaimer	i
Introduction.....	5
Methodology	5
Summary of Review & Recommendations	7
1. ONF – Peninsula Hill (Queenstown).....	8
2. ONF – Feehly Hill (Queenstown)	10
3. ONF – Kimi Ākau/Shotover River (Queenstown)	12
4. ONF – Morven Hill (Queenstown).....	15
5. ONF – Lake Hayes & Slope Hill (Queenstown)	17
6. ONF – Te Tapu-nui/Queenstown Hill & Ferry Hill (Queenstown)	20
7. ONF – Arrow River (Queenstown)	22
8. ONF – Kawarau River (Queenstown)	25
9. ONF – Mata-Au/Clutha River (Upper Clutha)	30
10. ONF – Mt Barker (Upper Clutha).....	36
11. ONF – Mt Iron (Upper Clutha)	38
12. ONL – West Wakatipu Basin (Queenstown).....	40
13. ONL – Queenstown Bay & Environs (Queenstown)	43
14. ONL – Northern Remarkables (Queenstown)	45
15. ONL – Central Wakatipu Basin Coronet Area (Queenstown)	47
16. ONL – Victoria Flats (Queenstown)	50
17. ONL – Cardrona Valley (Upper Clutha)	53
18. ONL – Mount Alpha (Upper Clutha).....	58
19. ONL – Roys Bay (Upper Clutha)	60
20. ONL – West Wānaka (Upper Clutha).....	63
21. ONL – Dublin Bay (Upper Clutha)	66
22. ONL – Lake McKay Station & Environs (Upper Clutha)	68
23. ONL – Hāwea North South Grandview	71
24. ONL – Eastern Wakatipu Basin & Crown Terrace (Queenstown)	73
25. ONL – Homestead Bay (Queenstown)	76
26. ONL – Western Remarkables (Queenstown)	77
27. RCL – Area 1 – Cardrona River/Mt Barker Road (Upper Clutha)	78
28. RCL – Area 2 – Halliday Road/Corbridge	80
29. RCL – Area 3 – West of Hāwea River	82
30. RCL – Area 4 – SH8/Church Road, Luggate	84

31. RCL – Area 5 – Maungawera Valley (Upper Clutha).....	86
References.....	88
Appendix 1 – Site Visit.....	89

List of Figures

Figure 1. Topographical sketch of Peninsula Hill in 1866, showing Rees' homestead near Kawarau Falls and pre-emptive right.....	8
Figure 2. Arrowtown and Feehly Hill from Tobin's Track.....	10
Figure 3. Lower Shotover Bridge, circa 1870s (left). Figure 4. Arthurs Point bridge circa 1880 (right).	12
Figure 5. Survey of Morven Hill (1865).	15
Figure 6. Lake Hayes and Slope Hill, circa 1885.....	18
Figure 7. Arrowtown and the Arrow River circa 1880, showing workings along the river banks.....	22
Figure 8. Kirtleburn Hotel and shop pre-1880s, situated adjacent to the Roaring Meg.....	25
Figure 9. RW Murray slide of Luggate ferry (undated).....	30
Figure 10. Archaeological features at Luggate.....	31
Figure 11. Detail of survey plan showing the sections around Mt Barker.....	36
Figure 12. Detail of c. 1860s survey map, with the homestead at Albert Town (Newcastle) indicated.....	38
Figure 13. Burton Bros photograph of Mount Iron, circa 1870-1880.....	39
Figure 14. McChesney's Bridge circa 1903.	41
Figure 15. Detail of circa 1880s Run Map showing the subdivided runs.....	53
Figure 16. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.	58
Figure 17. Detail of 1860s survey map showing the location of the Wanaka Station buildings near Pembroke (now Wanaka).	60
Figure 18. Record of the new wharf location at Roy's Bay.	61
Figure 19. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.	63
Figure 20. The Bluffs at Glendhu Bay, undated.....	64
Figure 21. Diagram of workings around Mt Beetham on Glencoe.	73
Figure 22. Detail of circa 1880s Run Map showing the subdivided runs.....	78
Figure 22. Detail of circa 1880s Run Map showing the subdivided runs.....	80
Figure 23. Junction of the Hāwea and Clutha River.....	82
Figure 24. Whites Aviation photograph (1956).	84
Figure 26. Detail of survey plan showing Mount Brown and Spear Grass Valley.....	86

Introduction

Origin Consultants Ltd (**Origin**) was engaged by the Queenstown Lakes District Council (**QLDC**) to provide an expert review of the Proposed District Plan (**PDP**) draft landscape schedules to be introduced into chapter 21 of the PDP. These draft schedules have been prepared by landscape architects to set out the landscape attributes, values, and capacity for identified priority areas (**PA**s) of parts of the District's Outstanding Natural Features (**ONF**), Outstanding Natural Landscapes (**ONL**), and Rural Character Landscapes (**RCL**). The aim of the review is to provide concise and accurate landscape schedules.

The key output was to review and confirm, where appropriate, the draft schedules and their description of landscape attributes, values, and capacity in relation to our area of expertise – heritage and archaeology.

The authors of this report are Lucy King, Heritage Consultant & Historian, Jeremy Moyle, Senior Archaeologist, and Jaime Grant, Archaeologist at Origin Consultants Ltd. Jeremy Moyle is a member of the New Zealand Archaeological Association.

Methodology

Origin adopted the following approach:

1. Understanding

Contextual research was carried out into the history and development of each ONF/L and RCL PA to identify significant archaeological and heritage values of each area and location. This principally involved a desktop assessment of archival sources and relevant databases to ascertain significant archaeological and heritage values. This did not represent a full re-assessment of the PA.

The desk-top assessment consulted several historic sources to try to establish and clarify the historical development and chronology of the areas. These included:

- Existing databases and resources which identify known archaeological and heritage values, including the QLDC PDP Inventory of listed Heritage Features (section 26.8), ArchSite (the New Zealand Archaeological Association's recording scheme) and associated site record forms, and the Heritage New Zealand Pouhere Taonga (HNZPT) List/Rārangī Kōrero and Digital Reports Library.
- Online and physical archives accessed via PapersPast, Archives New Zealand, and Land Information New Zealand (LINZ).
- Online and physical photographic archives, including the Lakes District Museum, Te Papa, and Digital NZ.
- Secondary sources, including books and the Queenstown Historical Society's magazine (the Queenstown Courier).

A site visit was completed on 9 March 2022 by Jaime Grant. The site visit was undertaken to make a brief visual assessment and appraisal of the environs of the areas. The following PAs were viewed: Dublin Bay; Mt Iron; Roys Bay; Mount Alpha; West Wānaka/Glendhu Bay; Mt Barker; McKay Station; Area 1 – Cardrona River/Mt Barker Rd; Area 3 – West of Hawea River; Area 4 – Church Road, Luggate; and Area 5 – Maungawera Valley. Due to the size and scale of the PAs, only a limited visual inspection was undertaken.

2. Review & Recommendations

Following the completion of contextual research, a close review of the draft landscape schedules was undertaken to ensure that these recognised relevant archaeological and heritage attributes and values identified during the contextual research.

Each draft was reviewed in accordance with the values identification framework in chapter 3 of the PDP, which provided a high-level methodology to identify landscape values and development capacity of each PA. The following questions were also considered for each review:

- Bearing in mind the role of the PA landscape schedules to identify landscape values that need to be protected in each priority area, are there any other heritage and archaeological attributes and values that are deserving of mention in the PA schedule of values?
- Are there amendments required to the (existing draft) description of values relevant to archaeology and heritage in the PA landscape schedules?

Key heritage and archaeological values of each PA were identified and described at an appropriate landscape scale. Where appropriate, heritage or archaeological features were identified in accordance with:

- QLDC PDP Inventory of Listed Heritage Features (section 26.8), including the reference number contained in the PDP;
- HNZPT List/Rāranġi Kōrero, including the List Number; and
- New Zealand Archaeological Association site recording scheme (ArchSite), including the site number (for example, F41/761). Where multiple archaeological sites were recorded within one PA, these were grouped and summarised for inclusion in the landscape schedule.

Constraints & Limitations

The key constraints and limitations in the heritage and archaeological review of the draft landscape schedules are considered to be as follows:

- Reasonable time and budget constraints meant that the scope of contextual research was limited to a brief desktop assessment of readily accessible sources. The history provided for each PA is brief and is not exhaustive.
- Time and budget constraints have also meant there has been no community engagement to identify significant heritage and archaeological attributes and values associated with the PAs.
- As outlined above, due to the size and scale of the PAs, only a limited visual inspection of sites in Wānaka and Hāwea was undertaken. The significant degree of development in these sites made it challenging to identify and potential archaeological features. Access restrictions also meant that it was not possible to view private properties or remote areas that make up part of the PAs.
- The archaeological sites recorded on ArchSite and heritage features within the PDP do not represent an exhaustive record of the Queenstown Lakes District's archaeological heritage. In particular, ArchSites are recorded ad hoc as a result of archaeological surveys or development projects. Numerous sites have been recorded in some areas (eg. along the Kawarau River) because these areas have been previously subject to extensive archaeological surveys. Other areas that have not been systematically surveyed (eg. Wānaka) potentially include numerous archaeological sites that have not been recorded. ArchSite is updated over time as new evidence becomes available. The archaeological sites described in this assessment are up to date as of 10 March 2022.
- Some ArchSites were recorded prior to GPS technology and were translated from paper records to the online mapping tool. This has meant that some were not accurately recorded. Until recently, ArchSite was also limited to recording an archaeological feature or site at one point. As such, sites that extend over a large area may not be included in this assessment.
- This assessment does not attempt to define mana whenua values. Where evident (ie. recorded as an archaeological site), Māori occupation has been recorded in the draft landscape schedules; however, the significance of this should be confirmed by an appropriate cultural advisor/manua whenua.

It is difficult to definitively establish the significant heritage and archaeological attributes and values of each PA. Each area encompasses a complex and interrelated variety of tangible and intangible heritage values relating to the human occupation. While a desktop review can begin to establish an area's broad historic

character, a robust understanding of the significant attributes and values that contribute to residents' sense of place in the District will require a more thorough research and engagement process.

Summary of Review & Recommendations

We note that very few archaeological and heritage surveys have been carried out around Wānaka and Hāwea. As such, there is a shortage of easily accessible information about the location and significance of archaeological and/or heritage features. Some PAs did not have any archaeological or heritage features recorded within the boundaries. We recommend that additional research and/or surveys are carried out in some areas. As outlined above, the extent of the research we were able to carry out was limited due to time and budget constraints relative to the scope of the PAs. Any further research should also involve community engagement to identify significant heritage values associated with the PAs.

The common theme in the changes made by Origin related to consistency: Text in the schedules was updated for consistency in referencing and how archaeological sites, heritage features, and attributes and values were discussed. Archaeological and heritage attributes and features were listed in specific terms, except where there were a series of interrelated sites (eg. historic gold mining sites along the Shotover and Kawarau Rivers). References to the heritage and archaeological values were made in broad terms, to recognise the tangible and intangible significance of the area.

We would also recommend that consideration is given to align the wording with the terms in the Resource Management Act 1991 (**RMA 1991**) and PDP, for example, referencing historic heritage as defined in the RMA 1991 and chapter 2 of the PDP. To further align with the PDP, we have removed reference to protected trees (where these were included in the relevant schedules). Protected trees are treated separately to heritage under the PDP.

1. ONF – Peninsula Hill (Queenstown)

Brief Historical Narrative

Following the Otago goldrushes of the early 1860s and the designation of Queenstown as a goldfield, the pastoral leases that covered the flat parts of the basin north of the Kawarau River were cancelled. William Gilbert Rees, who originally held a run in the location of present-day Queenstown, relocated to the southern side of the Kawarau Falls.¹

Rees combined a series of runs situated to the south of the Kawarau River, including Run 345, known as the “Peninsula Run.”² Grant, Gammie & Rees ran this station until 1865, when the partnership dissolved and the runs were sold to the Boyes Brothers.³ During the Boyes Bros ownership, there was a rapid increase in flock numbers, reaching a peak of 29,000 sheep in 1877. Numbers declined due to heavy snow and rabbit infestations. The Boyes Bros tenure also saw a dispute over land to the south, farmed by Jack Hanley.⁴

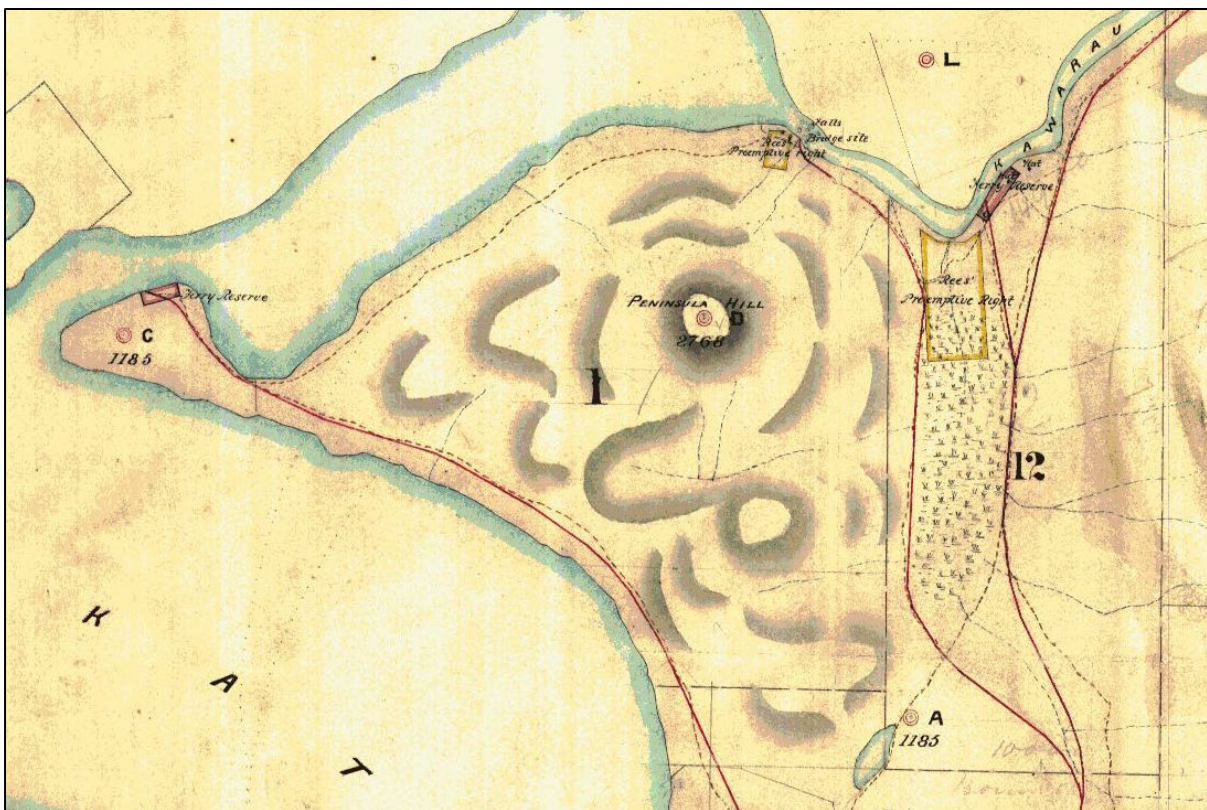


Figure 1. Topographical sketch of Peninsula Hill in 1866, showing Rees' homestead near Kawarau Falls and pre-emptive right.⁵

After several years of financial difficulty, the land was transferred to the New Zealand Loan and Mercantile Co Ltd.⁶ The NZ Loan and Mercantile Co. suffered a financial crisis in 1893 and the struggling station was sold to Daniel McBride in 1898.⁷ The station gradually reduced in size. In 1922, the station was sold to Dickinson and

¹ FWG Miller, *Golden Days of Lake Country* (Invercargill, NZ: Whitcombe and Tombs, 1949).

² D Jardine, *Shadows on the Hill (Remarkables Station)* (Wellington: A.H. and A. W. Reed, 1978).

³ Lake Wakatipu Mail, 1875

⁴ R. Iles, "The Brunswick Flour Mill" (Issue No. 76, 2006).

⁵ LINZ, SO343, cropped.

⁶ M. Mosley, *Illustrated Guide to Christchurch and Neighbourhood* (J. T. Smith & Co., 1885).

⁷ Peter Chandler, *Land of the Mountain and Flood: A Contribution to the History of Runs and Runholders of the Wakatipu District* (Invercargill, NZ: Craig Printing, 1996); Jardine, *Shadows on the Hill (Remarkables Station)*.

Mary Jardine and comprised of 40,000 acres. Dickinson Jardine Jnr took over and divided the station, giving his son the Kawarau Falls portion.⁸

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Peninsula Hill PA, associated with the Rees or the Boyes Bros early use of the area:

Site No.	Site Name/Details	Type	Description
F41/761	Rees or Boyes Cottage	Historic – Domestic	A schist cottage located on Lot 1 DP 10732, Block XII, Coneburn SD. Excavations related to renovations in November 2015 uncovered an intact Moa <i>tasometatarsus</i> bone.

There are no listed heritage features within the Peninsula Hill PA.

Significant Heritage & Archaeological Values

- The Peninsula Hill PA has significance in its representation of mid to late 19th century pastoral farming in the Wakatipu, particularly as part of WG Rees' early run. The use of the area has remained largely unchanged since early European settlement.
- The archaeological significance of the area is considered to be low. Due to the pastoral use of the land and known location of the Rees farmstead at Kawarau Falls, it is unlikely that there will be archaeological features within the Peninsula Hill PA.

Review & Recommendations

- Amendments were made to recognise the Rees or Boyes Cottage (F41/761) at the base of Peninsula Hill, and the association of the area with WG Rees.

⁸ GJ Griffiths, *Queenstown's King Wakatipu* (Dunedin, NZ: John McIndoe Ltd, 1971).

2. ONF – Feehly Hill (Queenstown)

Brief Historical Narrative

In 1919, William McBride requested that his lease on the other side of the hill be transferred to Thomas Alfred Feehly. McBride subsequently sold his farm to Thomas. Thomas was the son of Patrick Feehly, an Irish gold miner who arrived in Arrowtown in 1865/1866. Patrick married Catherine Josephine Crowe in 1868, and together they had five children. He was described as a pioneer of the Arrow District, “having followed the calling of miner and contractor for a number of years and later being engaged in business.” He was a proprietor of the Royal Oak Hotel and involved in gold mining. However, in the 1870s, he suffered bankruptcy and was in and out of court for disruptive behaviour and his stone house (at 57 Buckingham Street) was sold. Thomas spent 30 years mining on the Crown Terrace and was also farming in the district at the time, on an 18-acre farm on the Arrowtown-Lake Hayes Road known as ‘Spruce Grove.’ Spruce Grove remained in the Feehly family until 1964, when it was sold to Bruce Beadle.⁹

Feehly Hill later became known as ‘Dagg’s Hill,’ after Jack Dagg acquired the farm. In 1978, it was recorded as a reserve in a meeting with the Dunedin Lands and Survey Office and Arrowtown Borough Council. It is likely that this label evolved to include the entire hill.¹⁰

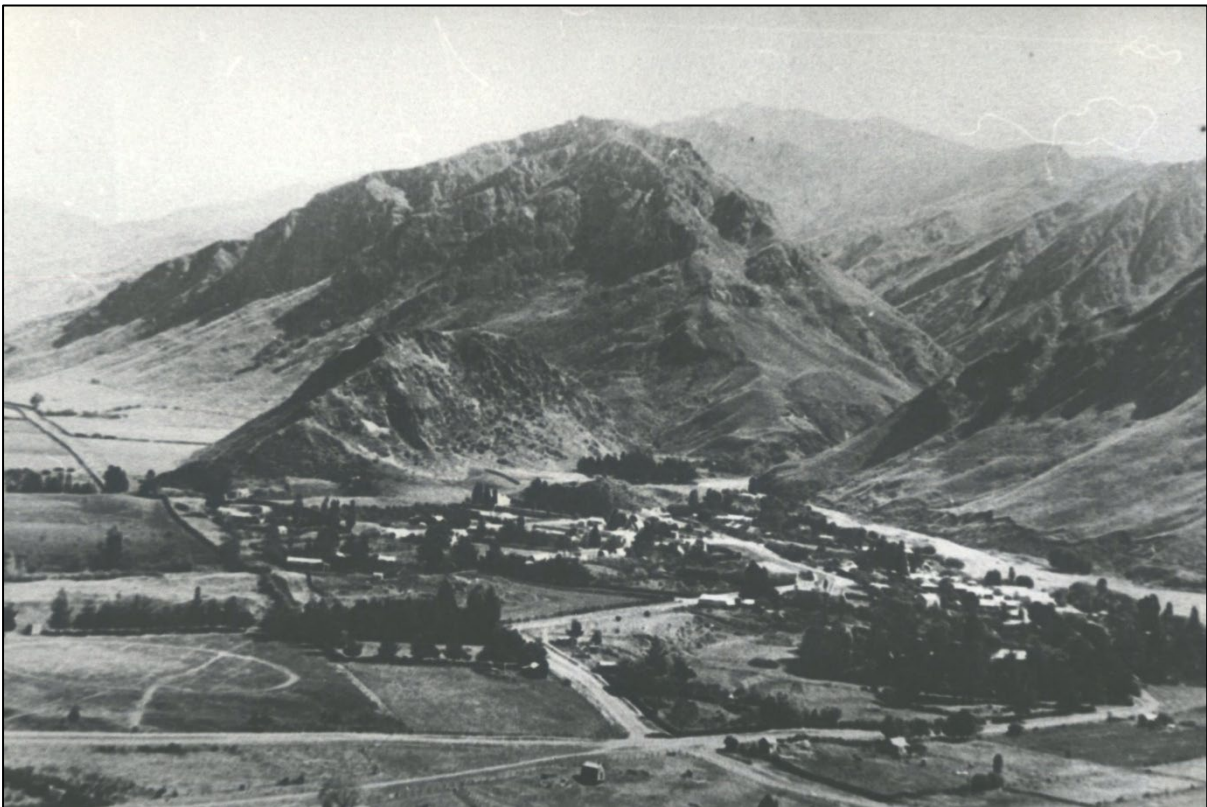


Figure 2. Arrowtown and Feehly Hill from Tobin’s Track.¹¹

Prior to its association with the Feehly family, the Arrowtown Cemetery was established at the base of Feehly Hill in 1863, and the hill was known as ‘Cemetery Hill.’ In 1923, the Arrowtown War Memorial was unveiled and there was a call for the hill to be renamed ‘Soldiers Hill.’¹²

⁹ Rita L Teele, et al. (2019) “The Feehlys of Feehly Hill,” *Queenstown Courier* 101.

¹⁰ Teele.

¹¹ Hocken Library, 4817.

¹² *Lake County Press*, 17 May 1923, 3.

In 1867, the hill formed the western boundary of the Arrowtown township when this was laid out and the land was gazetted as a reserve for tree planting.¹³ Since the 1860s, the landscape of the hill has varied – it was initially covered in tussock and used for grazing, but later became overgrown with weeds. More recently, native planting has been undertaken.¹⁴

Recorded Heritage & Archaeological Features

There is one listed heritage feature listed within the Feehly Hill PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Cemetery wall (Section 10, 12, 13, Block II, Town of Arrowtown)	3 (313)	

There are no archaeological sites recorded within the Feehly Hill PA; however, there are two archaeological sites recorded at the edge of the Feehly Hill PA:

- Luker’s Cottage (F41/760) – a group of three stone buildings: cottage (c. 1880-1895)
- Arrowtown Magazine (F41/700) – a stacked schist building, with a timber-framed hip corrugated roof.

Significant Heritage & Archaeological Values

- Feehly Hill is a prominent feature in Arrowtown’s townscape and has been utilised for multiple purposes, including a cemetery, reserve, and as the location for a memorial monument.
- Historically, Feehly Hill was utilised as a landscape feature to define the westernmost extent of Arrowtown.
- Feehly Hill has significance in its representation of mid to late 19th century pastoral farming in the Wakatipu Basin.
- Given the pastoral use of the land, it is unlikely that there will be archaeological features within the Feehly Hill PA. The archaeological significance of the area is considered to be low.

Review & Recommendations

- Amendments were made to recognise the adjacent cemetery wall (ref. 313), and the contextual value of Feehly Hill as a landscape feature that defined the westernmost extent of Arrowtown and association with the Arrowtown Cemetery and War Memorial.

¹³ National Library, 9917948353502836.

¹⁴ Teele.

3. ONF – Kimi Ākau/Shotover River (Queenstown)

Brief Historical Narrative

The Shotover River was the focus of intense mining efforts from 1862, after the discovery of gold at Arthurs Point. The rush to the Shotover was Otago's largest goldrush – Within six months, there were 4,000 miners "swarming all over the river."¹⁵ Early ground sluicing methods were employed to wash the gold bearing gravels, requiring the construction of water races. Following the decline in easily won alluvial gold, new mining techniques were trialled through into the early 20th century. Chinese miners arrived in the 1870s and worked extensive claims along the Shotover River. Choie Sew Hoy initiated the Big Beach dredging operation with a new type of dredge in 1889 and is credited with the starting Otago's dredging boom.¹⁶ New ideas and methods continued into the 1900s, with the construction of the Oxenbridge Tunnel to divert water in 1906.¹⁷ Another tunnel was constructed near Big Beach in 1963.¹⁸

The wider landscape had a number of towns constructed to support the mining community, with Arthurs Point remaining today. Arthurs Point was a key location for the transportation, lodging, and supply of the population living and working along the Shotover and Lower Shotover also became a hub.¹⁹ Routes in the mid-19th century crossed the Shotover River at two places – one at Arthurs Point and the other at Lower Shotover. In 1870, a timber bridge was constructed near its confluence with the Kawarau (Figure 3). It started from the eastern bank and crossed over the main river channel onto the dry riverbed, requiring travellers to ford or cross other tributaries, and the bridge was unusable during floods. A flood in 1878 washed a large part of the bridge away. The construction of a new bridge began in 1909, but was not completed until 1915. This bridge was in use until the construction of the SH6 Bridge in 1975.²⁰ The bridge was a gathering point for locals and travellers. A hotel was constructed on the eastern bank by Frederick Foster, and early ferryman. When the 1909-1915 bridge was constructed, the hotel was shifted there.²¹ At Arthurs Point, a wooden trestle bridge was constructed in 1875 (Figure 4) to replace a basic wooden bridge (constructed circa 1862). The construction of the current Edith Cavell Bridge began in 1917 and it opened in 1919. A bridge at this location was required to enable miners to mine both sides of the river, and also to provide access to Skippers.²²

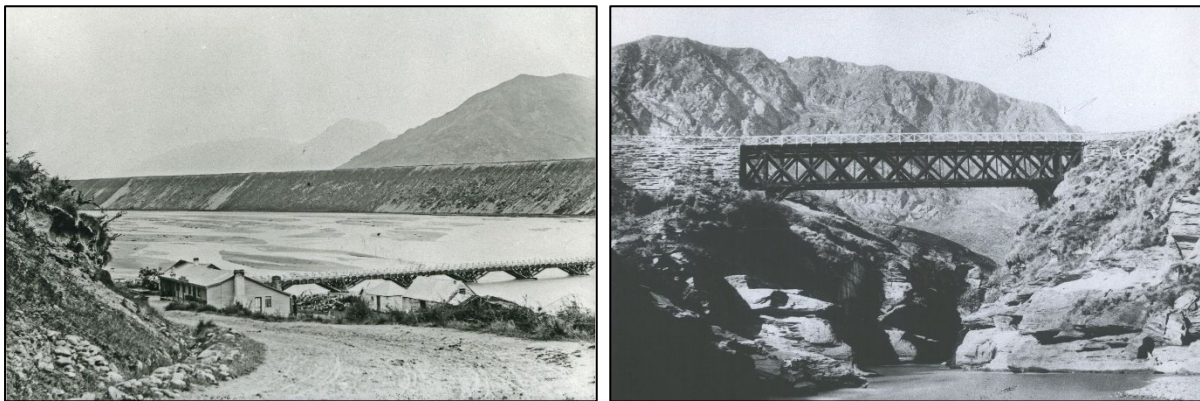


Figure 3. Lower Shotover Bridge, circa 1870s (left) and Arthurs Point bridge circa 1880 (right).²³

¹⁵ Gerald Cunningham, *Illustrated History of Central Otago and the Queenstown Lakes District* (Auckland, NZ: Reed Publishing Ltd, 2005).

¹⁶ Shar Briden, *Shotover River Tunnel and Golden Terrace Extended Gold-Dredge, Big Beach*, 2012.

¹⁷ David Hay, "The Oxenbridge Tunnel," *Queenstown Courier* 92.

¹⁸ Briden.

¹⁹ J Hall-Jones, *Goldfields of Otago - An Illustrated History* (Invercargill, NZ: Craig Printing, 2005).

²⁰ Majorie Swan (1996), "The Lower Shotover Bridge," *Queenstown Courier* 56.

²¹ Swan.

²² ArchSite, Site Record Form E41/301.

²³ Lakes District Museum, EL0450; Hocken, 4896.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Shotover River PA:

Site No.	Site Name/Details	Site Type	Details
F41/790	Old Shotover Bridge stone causeway	Transport/ Communication	Rows of stone laid edge on with wooden piles either side.
F41/68	Dredging Beach/Big Beach	Mining – Gold	Beach dredged by Choie Sew Hoy from 1888.
F41/766	Alluvial gold mining sluicings	Mining – Gold	Site contains 19 th century sluicing remains undertaken during the extensive period of alluvial mining focused along the banks of the Shotover River.
F41/844	Thomas Bell Workings	Mining – Gold	300m long sequence of sluiced terrace and terrace faces above the Shotover River, featuring supplying water race, sluice channels, gulches, and sluiced terrace faces.
E41/255	Kawarau Diversion Syndicate Project	Mining – Gold	Dredge, formerly belonging to the Golden Terrace Extended Gold-Dredging Company, and diversion tunnel (on true left bank of the Shotover River).
E41/306	Historic house site	Historic – Domestic	Site consists of a remnant rectangular earth feature measuring approximately 4 x 3m. It is defined by a raised earth edge, with a collection of scattered schist stone in the centre, possibly indicating a collapsed chimney. Based on its dimensions and location, it is presumed to have once been a residential dwelling, possibly with earth, corrugate, or timber walls.
E41/301	Stone abutment of 1862 bridge	Transport/ Communication	Remains of the earlier bridge crossing the Shotover River.
E41/300	Edith Cavell Bridge	Transport/ Communication	A reinforced concrete arch bridge crossing the Shotover River.
E41/247	Morning Star Recreation Reserve	Mining – Gold	Remains of sluicings, tailings, water races, and at least one hut site in the bush and undergrowth of the reserve.
E41/243	Morning Star Reserve	Mining – Gold	A hut site, water/tail race, and three sections of stacked rock wall supporting tailings. The hut site is irregular in shape, with low dirt side walls and a stacked stone fireplace.
E41/94	Oxenbridge Tunnel	Mining – Gold	A tunnel through hard rock designed to divert the Shotover River so that it could be worked for gold. 230m long, 5m wide and 4.6m high built by the Oxenbridge Brothers in 1906, completed 1910. A steam engine standing nearby is part of this venture.

E41/95	Prince Arthur Dredge	Mining – Gold	Remains of the tumblers and tailings elevator from the Prince Arthur Dredge, located on the true left bank of the Shotover, 200m downstream of Moke Creek junction. Pins are visible along the sides of the canyon.
---------------	----------------------	---------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

There are six listed heritage features within the Shotover River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Thomas Arthur Monument, beside Edith Cavell Bridge	3 (29)	
Steam Engine beside Oxenbridge Tunnel	2 (31)	
Edith Cavell Bridge, Arthurs Point	1 (35)	1 (4371)
House and sleep out, Paddy Mathias Place	2 (62)	
Ferry Hotel, Spence Road	2 (92)	
Old Shotover Bridge	3 (222)	
Oxenbridge Tunnel		2 (5607)
Sew Hoys Big Beach Claim		Historic Area (7545)

Significant Heritage & Archaeological Values

- The Shotover River forms part of the Wakatipu Basin’s significant mining landscape, with archaeological and heritage features related to mining extending the length of the river.
- There are significant heritage and archaeological features within the PA, related to the early mining and occupation of the Wakatipu Basin, particularly transport requirements. The bridges over the Shotover River formed a key part of the transport network throughout the region for miners and supplies. When constructed, the Edith Cavell Bridge was the second reinforced concrete arch bridge in New Zealand. It has an unusual and distinctive design, and reuses the stone abutments which supported the 1875 wooden bridge.

Review & Recommendations

- Amendments were made to include the PDP reference numbers and HNZPT list numbers for the archaeological and heritage features listed in the draft schedule.
- The wording of the historic values was refined to reflect the importance of the heritage and archaeological features along the river. Reference to the naming of the river was removed, as this is not regarded to be a historic value.

4. ONF – Morven Hill (Queenstown)

Brief Historical Narrative

Historically, this part of the Wakatipu Basin contained a cluster of small farms, which developed from the late 1860s to early 1870s. The eastern end of Morven Hill formed part of the Baird family's Bendemeer Station.²⁴ The western end of Morven Hill was broken into smaller agricultural leases held by William Webster and Alexander Grey in 1867, and later, by Henry Steele.²⁵ A small area of gardens was marked on an 1865 topographical sketch.²⁶

In 1869, George White arrived at Lake Hayes and purchased Grey's share in the Morven Hill land.²⁷ White and Webster ran the land in partnership for two years. In 1871, White bought out Webster and expanded his land holding to a significant tract of land extending from Lake Hayes to the Kawarau River. A quarry was opened on the property for harvesting construction materials.²⁸ White and his family began fishing commercially on Lake Hayes in 1885, securing the sole right to net trout until 1897.²⁹ A stone fish smoker is constructed near the shore of Lake Hayes.³⁰

Gradually, White's land was purchased by Graham Baird from 1908 and, later, by Frederick Samuel Bloxham to become part of the Bendemeer Station.³¹

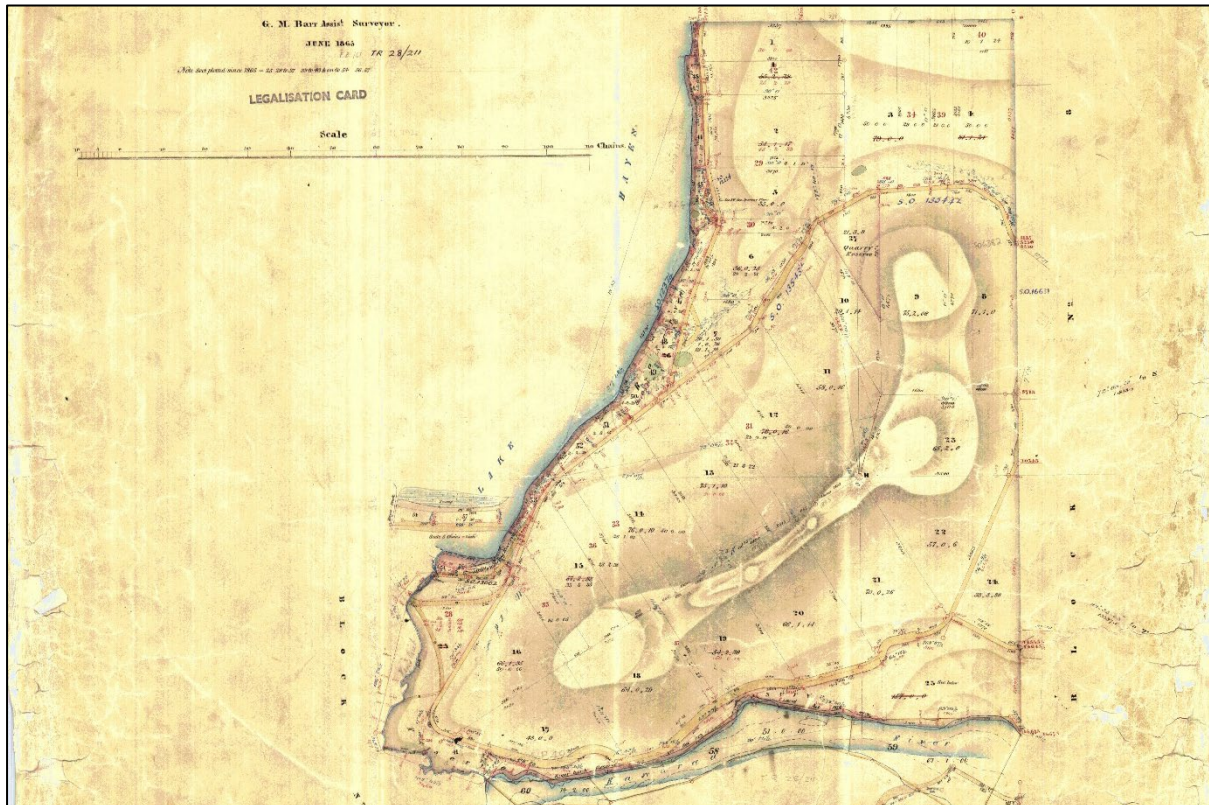


Figure 4. Survey of Morven Hill (1865).³²

²⁴ Archives New Zealand, Valuation Records 1905.

²⁵ LINZ, SO6371 and SO6390.

²⁶ LINZ, SO1489.

²⁷ Keith Grant, "The Loose Box – The Peacock Residence, Lake Hayes," *Queenstown Courier* 27 (November 1981).

²⁸ Grant.

²⁹ Bill McDonald, *Queenstown's Farms and Sheep Stations: Families that farmed the land* (New Zealand: 2010).

³⁰ McDonald.

³¹ CT151/162; *Lake Wakatipu Mail*, 17 April 1934.

³² LINZ, SO1505, cropped.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Morven Hill PA:

Site Number	Site Name/Details	Site Type	Details
F41/65	Chimney breast	Historic – Domestic	Remains of a fireplace made up of mortared split schist. The remains are of Henry Steele’s house. Steele was an orchardist.

There are no listed heritage features within the Morven Hill PA.

Significant Heritage & Archaeological Values

- Historically, Morven Hill defined communication routes in the Wakatipu Basin with early tracks and roading around its base.
- Morven Hill formed the base of the White family, who successfully exported smoked fish from Central Otago until the 1930s. Archaeological and heritage features associated with the White family fall outside the boundary of the PA.
- The land is also associated with pastoral farming and the Baird family, who ran the Bendemeer Station.

Review & Recommendations

- Amendments were made to include archaeological site F41/65, which provides representation of Morven Hill as a base for early primary industry.
- The historical significance of Morven Hill as a base for primary industry and as a landscape feature that defined communication routes was also recognised.

5. ONF – Lake Hayes & Slope Hill (Queenstown)

Brief Historical Narrative

Slope Hill was initially part of the Threepwood farm, located at the southwestern end of Lake Hayes. Surveyor's notes indicate that a farm was established on the Threepwood site by 1864 and record the original pack track to Arrowtown running along Slope Hill, near the edge of Lake Hayes.³³ The property was initially farmed by William Teal Marshall, who held 128 acres of land that he called Meadow Bank Farm (but it seems it was more commonly known as 'Hayes Lake Farm').³⁴ He lived at the property with his wife, Mary Marshall, and at least eight children.³⁵ In 1871, Marshall was granted further land around the lake, including the land where the cottage stands today.³⁶ In September 1881, the Marshall family left for New Mexico.³⁷

Early in 1882, John Trotter Butement bought the farm and most of the surrounding land, growing the property to 905 acres.³⁸ He renamed the property 'Avalon' and drew up plans for a homestead to be built by the lake, but this never eventuated. The "hungry eighties", when rabbits and low wool prices made land economically unviable, saw the end of his enterprise. In November 1887, Butement mortgaged his properties. There were no buyers, and the land went to the New Zealand Loan and Mercantile Agency Co Ltd in June 1888.³⁹

Business partners and brothers-in-law William Reid and Robert McDowell bought approximately 700 acres around the lake in May 1896.⁴⁰ McDowell managed the farm and lived on the property with his wife and 12 children.⁴¹ The partnership dissolved in 1910, and the ownership of the farm passed solely to McDowell. Later that year, the farm was sold at auction to Robert Lee, an English-born farmer who was heavily involved with mining in the area.⁴² Lee was the managing director of the New Zealand Coal and Oil Company, and instrumental in the opening of the Castle Hill Coal Mine near Kaitangata.⁴³ Lee bought approximately 800 acres, intending to pass management onto his son, Leo Lee. The property was renamed 'Threepwood' after Lee's place of birth ('Threepwood Hall') in Northumberland.⁴⁴

In 1938, the property was sold to a Dunedin couple, Eric and Mary Strain. The Strain family has farmed Threepwood farm, or parts of it, since that date.⁴⁵ In the 1980s, Marshall Cottage was subdivided from the main property. The Strain family retained 40 hectares but sold the homestead and 200 hectares to an American investment group for development. Plans for subdivision were approved in 2004 and the property was sold to Jim Boulton in 2005.⁴⁶ Since then, the property has been developed extensively as a rural-residential subdivision.

Lake Hayes was likely named in honour of the exploits of Donald Hay, who is believed to be the first European to discover the lake in 1859. It was referred to as 'Hay's Lake' in 1862 and may have adopted the current spelling following the arrival of Bully Hayes in Arrowtown.⁴⁷

³³ GM Barr, Field Book 158 (Otago), (LINZ Dunedin Office, 1864).

³⁴ Gillies, "Threepwood," 5; LINZ, SO6341 and 6388.

³⁵ See Gilles, "Threepwood," 5 which cites the Electoral Roll, Hampden, 1866. Marshall first appears in the year 1866-1867 but the records from 1865-1866 are missing.

³⁶ Gillies, "Threepwood," 5.

³⁷ *Arrow Observer*, 23 June 1881.

³⁸ *Lake Wakatip Mail*, 24 February 1882.

³⁹ Gillies, "Threepwood," 5-6.

⁴⁰ *Lake County Press*, 2 May 1896.

⁴¹ Gillies, "Threepwood," 6.

⁴² *Lake Wakatip Mail*, 9 August 1910 and 8 November 1910.

⁴³ *Lake Wakatip Mail*, 5 January 1912.

⁴⁴ *Lake Wakatip Mail*, 8 November 1910, 25 October 1910 and 6 December 1910.

⁴⁵ Anthony John Strain's evidence in the matter of the QLDC District Plan Hearing (21 April 2016).

⁴⁶ Gillies, "Threepwood," 7.

⁴⁷ *Southland Times*, 12 December 1862; Danny Knudson, "Lake Hayes or Hay's Lake," *Queenstown Courier* 83 (2010).

The Wakatipu Acclimatisation Society formed in 1866, used designated areas across the Wakatipu Basin to introduce and acclimatise animals, birds, fish, insects, trees, plants, and vegetables.⁴⁸ The Society operated until 1936, when it was amalgamated with other acclimatisation societies across the country.⁴⁹ Lake Hayes was designated as a reserve for the acclimatisation society and brown trout were introduced into the lake circa 1870.⁵⁰ White and his family began fishing commercially on Lake Hayes in 1885, securing the sole right to net trout until 1897.⁵¹ They constructed fishing vessels for use on the lake, including a large 16 ft vessel with a full sail rig, and a smoker for international export.⁵² The export of Lake Hayes trout continues until the 1930s, becoming one of the longest running export industries of Central Otago.⁵³



Figure 5. Lake Hayes and Slope Hill, circa 1885.⁵⁴

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Lake Hayes and Slope Hill PA. There are no listed heritage features within the Lake Hayes and Slope Hill PA.

Significant Heritage & Archaeological Values

- Slope Hill has significance due to its association with the Threepwood farm, which was one of the Wakatipu Basin's earliest farms.
- Lake Hayes was utilised by commercial fishermen, to exploit the introduced brown trout stocks, which became one of Central Otago's longest running export industries.

⁴⁸ AH McLintock (1966), 'Formation of Acclimatisation Societies,' in Te Ara – Encyclopaedia of New Zealand, 4.

⁴⁹ *Lake Wakatipu Mail*, "Government Amalgamation Proposals," 15 September 1936, 4.

⁵⁰ Marion Borrell (1973), *Old Buildings of the Lakes District*, Dunedin: David Johnson.

⁵¹ Bill McDonald (2010), *Queenstown's Farms and Sheep Stations: Families that farmed the land*.

⁵² Borrell; McDonald.

⁵³ McDonald.

⁵⁴ Te Papa.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Text was added to note the association of the area with Threepwood Farm and Lake Hayes as an early commercial fishing location.

6. ONF – Te Tapu-nui/Queenstown Hill & Ferry Hill (Queenstown)

Brief Historical Narrative

The area between Tucker Beach and Lake Johnson was initially part of the large-scale mining occurring along the Shotover River. A small dam and water race were formed from Lake Johnson to feed mining at Tucker Beach.⁵⁵ From 1875, farmers began to move into the area and bought land for agricultural uses. Industrial-scale mining ceased in the 1890s, and farming continued. The land around Lake Johnson was taken up by farmers – the north was farmed by Robert Grant as ‘Minaltrie Farm’ and the south by Christen Hansen as ‘Rotoiti Farm.’ After Robert died in 1877, his wife Elizabeth married Hansen. The chimneys from the Minaltrie homestead are reportedly still standing.⁵⁶

The gorge between Queenstown and Arthurs Point (known as the Queenstown Gorge) was also initially prospected, as early miners suspected that the gorge represented the original line of the Shotover River into Lake Wakatipu.⁵⁷ These initial prospectors appear to have been unsuccessful as almost all the land in the Shotover Gorge was taken up in 50-acre blocks for paddocks and agricultural purposes by 1866.⁵⁸ The area of the current Matakauri Wetland was held by Wilson Gray. Gray was the district court judge from 1864.⁵⁹ Further north towards Arthurs Point, the land was held by James Cooper.⁶⁰ Cooper was one of the first to take up land in the Shotover Gorge as a market gardener and held the land until his death in the late 1890s.⁶¹ McChesney’s Creek was named Cooper’s Creek on early maps and survey plans.

Queenstown Hill also formed part of the mining landscape, with the lower parts mined and sluiced for gold. The Sugar Loaf, above Big Beach on the Shotover River, was also worked for gold, as it was believed to be original riverbed, lifted 150 feet.⁶² The Lynch Brothers, notable Queenstown residents, began working the claim in 1893, and mining in the area continued until the 1930s.⁶³ The upper reaches of Queenstown Hill formed part of Run 32. This run was held by Francis McBride by the early 1900s.⁶⁴

A walking track was cut up Queenstown Hill by August 1890. At the top, tourists could get views of Frankton, the Kawarau and Shotover Rivers, the Crown Terrace, and look out to Skippers.⁶⁵

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Queenstown Hill and Ferry Hill PA:

Site No.	Site Name	Site Type	Details
F41/705	Lake Johnson Water Race	Mining – Gold	Water race dating to the 1860s.

There are no listed heritage features within the Queenstown Hill and Ferry Hill PA.

⁵⁵ Ben Teele, “Final Report for Archaeological Authority 2010/74 Tucker Beach Road, Queenstown: Gold Mining Sluicing and Tailings F41/705,” April 2015; LINZ, SO1495.

⁵⁶ Rosslyn Munro, “Portrait of Elizabeth Meldrum-Grant-Hansen 1852-1927,” *Queenstown Courier* 90 (Spring 2013).

⁵⁷ *Lake Wakatip Mail*, “Local News and Notes,” 6 May 1863, 4.

⁵⁸ *Lake Wakatip Mail*, 25 August 1866, 2.

⁵⁹ *Lake Wakatip Mail*, “Monthly Summary of Current Events,” 12 November 1864, 2.

⁶⁰ SO 6581, 1874.

⁶¹ *Lake Wakatip Mail*, “Unpublished – Special from Queenscliff,” 29 May 1874, 2.

⁶² Hon GJ Anderson, “Mines Statement by the Minister of Mines,” Appendix to the Journals of the House of Representatives, 1927 Session I (C-02), 28.

⁶³ “Application for extended claim – Lawrence Lynch – Sugar Loaf, Arthurs Point,” 1893, AEPG D9608 20966 Box 22, Archives New Zealand, Dunedin; “Big Beach Gold Mining Company Ltd Prospectus,” 21 June 1927, BN33, Lakes District Museum, Arrowtown; *Evening Star*; “Advertisements,” 4 October 1933, 10.

⁶⁴ *Lake County Press*, 8 February 1906.

⁶⁵ *Lake Wakatip Mail*, 1 August 1890.

Significant Heritage & Archaeological Values

- Queenstown Hill has been recognised for its tourist potential and panoramic views, with a walking track to the summit established before the turn of the century.
- The base of Queenstown Hill and Ferry were mined for gold, particularly near the Shotover River.
- Like Morven Hill (and other similar landscape features), Queenstown Hill defined communication routes in the Wakatipu Basin with early tracks and roading around its base.

Review & Recommendations

- Amendments were made to recognise the heritage and archaeological features and value associated with gold mining, and historic walking track to the summit of Queenstown Hill.

7. ONF – Arrow River (Queenstown)

Brief Historical Narrative

The Arrow River was one of the first rivers in the Wakatipu Basin to yield gold, and Arrowtown was the first mining settlement in the Basin.⁶⁶ As a result, almost the entire length of the river and its immediate surroundings have been worked for gold. There is some debate as to who first discovered gold, with William Gilbert Rees reporting he was shown gold by Māori Jack Tewa. While Rees also mentioned that John MacGregor and Thomas Low were the first European prospectors, William Fox has been associated with the initial discovery.⁶⁷

The roads of the District initially ran through land which gave access to the river banks and allowed travellers to be ferried across. Ferries and punts were intended to be a temporary measure, but lasted until the early 1880s. The road and bridge at the Arrow River crossing at Whitechapel Flat were surveyed in early 1880. Before this time, the road from Queenstown made a sharp turn to the south to meet the Morven Ferry punt site.⁶⁸



Figure 6. Arrowtown and the Arrow River circa 1880, showing workings along the river banks.⁶⁹

The Macetown Road was constructed from 1881 to 1884. Prior to the construction of this road, supplies were transported over Big Hill and the track along the river was almost non-existent. The road opened to dray traffic in 1884, which was almost too late – The Macetown quartz mines started to close in 1886. The Arrow irrigation pipeline was constructed along the Arrow River in the 1920s, following a review of rainfall records indicating that the area received less than 25" per year. The water was conveyed to farms south of the Shotover River, enabling dairying and more intensive cropping.⁷⁰

⁶⁶ Miller, *Golden Days of Lake Country*.

⁶⁷ Hall-Jones, *Goldfields of Otago - An Illustrated History*.

⁶⁸ Andrew Winter, "The Queenstown Trail: Archaeological Assessment of Effects Report," February 2014.

⁶⁹ Lakes District Museum, EL0501.

⁷⁰ Jill Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe," 1996.

Cooper's Terrace was an established settlement at the turn of the century, with multiple stone houses – One was surrounded by a castellated garden wall. A small group of German families lived there, and had to walk approx. 1km into Arrowtown each day to attend school or get supplies.⁷¹

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Arrow River PA:

Site No.	Site Name/Details	Site Type	Details
F41/652	MacGregor & Lows gold workings	Mining – Gold	Tailings across the top of the terrace across the river from the Fox Memorial.
F41/653	Cooper's Terrace	Mining – Gold	Small schist miner's hut, with chimney on the back wall.
F41/690	Hut	Historic – Domestic	Dressed schist hut built using mud mortar possibly with some lime. Large structure measuring 6.7m x 4.7m, walls range from ca. 1.2m down to 30cm high. Chimney 1.5m high with doorway facing river. Substantial water race up the hill behind hut.
F41/748	Arrow River Water Co. water race	Mining – Gold	Water race running parallel with the Arrow River, which supplied water to miners at Whitechapel Flat and the Arrow River Terraces.
F41/747	Water race	Historic – Land Parcel	Water race earthworks, running to the edge of the river. Possible evidence of flumed river crossing.
F41/691	Mining workings	Historic – Land Parcel	Evidence of mining workings, including a sluiced area, square-shaped wall enclosure or reservoir with two small channels, and cut horse track.
F41/746	Mining earthworks, Whitechapel Flat	Mining – Gold	Evidence of undefined mining earthworks at Whitechapel Flat, with no stacked tailings or observed channels
F41/745	Whitechapel Goldworkings	Mining – Gold	Traces of earthworks related to goldmining, including a small, stacked stone channel.
F41/59	Tailings	Mining – Gold	Tailings extending approx. 100x100m. A rifle box was found at this location.
F41/58	Tailings	Mining – Gold	Area of tailings extending approx. 50x30m.

There is one heritage feature within the Arrow River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Macetown Road, and all road stone retaining walls (from Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve	3 (6)	-

⁷¹ Hamel.

The Macetown Heritage Overlay area (MHOA) extends down the Arrow River towards Arrowtown, overlapping with the Arrow River ONF. This area recognises a concentration of mining sites, focussed on the deserted mining town of Macetown.⁷²

Significant Heritage & Archaeological Values

- The Arrow River forms part of the Wakatipu Basin’s significant mining landscape, with archaeological and heritage features related to mining extending the length of the river.
- The northern extent of the PA is within the MHOA, which recognises a high concentration of mining sites beginning in the 1860s and continuing into the 1930s.
- The banks of the Arrow River formed important transport routes to/from Macetown and to other mining along the river.

Review & Recommendations

- Amendments were made to add in reference numbers for heritage features.
- Text was removed relating to the MHOA, as this is contained elsewhere in the PDP.
- Text relating to the naming of the river was also removed.

⁷² QLDC, Proposed District Plan (April 2021), 26.10.11.

8. ONF – Kawarau River (Queenstown)

Brief Historical Narrative

Similarly to the Arrow River, the Kawarau River was the site of extensive gold mining. Alluvial workings extend from the confluence of the Arrow and Kawarau Rivers, past the Kawarau Suspension Bridge. By the end of 1862, many miners were working in the Kawarau River valley. Within months, major discoveries were announced in the main tributaries (the Arrow and Shotover Rivers). In the gorge, dispersed mining camps were established in the vicinity of the Roaring Meg and the Gentle Annie. Living conditions were fairly basic, but most settlements had a store and hotel within walking distance.⁷³ Near Gibbston, Rum Curries Hut is a single roomed mud brick building constructed by Pietro Tomanovitch in the late 1860s or early 1870s. Tomanovitch mined land on the other side of the Kawarau River and also grew an orchard adjacent to his cottage.⁷⁴



Figure 7. Kirtleburn Hotel and shop pre-1880s, situated adjacent to the Roaring Meg.⁷⁵

Prior to the gold rush, there was no road through the Kawarau Gorge. Access was hampered by the difficult terrain, thick scrub, and the deep swiftly flowing river. The rock bridge (also known to Europeans as the 'Natural Bridge') provided a crossing point; however, this was washed away in a major flood in 1957. While travellers were confined to one bank or the other, miners soon erected flying foxes for access to their claims.⁷⁶

⁷³ Jeremy Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment," (Unpublished report for the Queenstown Trails Trust, 2020).

⁷⁴ Heritage New Zealand, Listing Report for Tomanovitch Cottage (List No. 7595). Accessed at: <https://www.heritage.org.nz/the-list/details/7595>.

⁷⁵ Hocken Collections.

⁷⁶ Jeremy Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment," (Unpublished report for the Queenstown Trails Trust, 2020).

The large influx of miners gave the impetus for better communications. The original track/road between Cromwell and Queenstown ran along the true right of the Kawarau River.⁷⁷ During the mid-1860s, the road from Cromwell to Kirtleburn (Roaring Meg) was constructed and, by the late 1860s, workmen were tackling a difficult section of road around the Nevis Bluff. Early roads and transport routes were constructed through land which gave access to the riverbanks, allowing travellers to be ferried across. Punts and ferries were a good temporary measure, compared to expensive bridges. There were ferry sites at Victoria Flat, Owens Ferry, Morven Ferry, and near Lake Wakatipu.

Along the Kawarau, this ‘temporary’ measure lasted from 1860 to the 1880s. The Kawarau Suspension Bridge was opened in January 1881.⁷⁸ The road between the Kawarau Suspension Bridge and the Swiftburn was completed in the early 1880s. By the 1960s, it was decided to straighten the main road with an embankment across the Swiftburn Gully at the confluence of the Arrow and Kawarau Rivers and with a new bridge.⁷⁹

In the late 19th and early 20th century, land-based alluvial mining projects were proposed along the Kawarau, but largely do not appear to have been successful. In September 1897, an application was made for a hydraulic claim on Victoria Flat above the Nevis River junction.⁸⁰ Near the confluence of the Shotover River, the banks of the Kawarau River were dredged and sluiced for gold. The Golden Link Company was dredging along the southern bank from 1889; however, this operation ended by 1892.⁸¹

Recorded Heritage & Archaeological Features

There following archaeological sites are recorded within the Kawarau River PA:

Site No.	Site Name/Details	Site Type	Details
F41/521	West Rastus Burn	Mining – Gold	Sluiced area, with numerous well-defined sluiced islands.
F41/523	Rastus Burn Delta	Mining – Gold	River-edge sluicings covering approx. 100x75m with areas of stacked tailings and water races.
F41/1	Midden	Midden/Oven	Site of redeposited midden, which may be associated with the Owen’s Ferry Hotel or Māori occupation.
F41/56	Owen’s Ferry Hotel	Building – Hotel	Remains of an outhouse building associated with the Owen’s Ferry Hotel.
F41/66	Ovens	Midden/Oven	Māori artefacts, blackened soil, and moa bones located near the bank of the river.
F41/53	Water Race	Industrial	Race running from Arrow Junction to the Kawarau River, at a point 1km upstream of the confluence with the Arrow River.
F41/309	Mining Trench	Industrial	Three small schist lined ponding areas and sluiced areas, just above the drop to the river.
F41/51 and F41/290	Tailings	Mining – Gold	Tailings extending approx. 800m from the confluence of the Kawarau and Arrow Rivers to the Kawarau Bridge.

⁷⁷ LINZ, SO724.

⁷⁸ *Otago Witness*, 1 January 1881, 1.

⁷⁹ Winter.

⁸⁰ Moyle, “Kawarau Gorge Cycle Trail Archaeological Assessment.”

⁸¹ *Lake Wakatip Mail*, 16 August 1889 and 13 February 1891; *Lake County Press*, 14 April 1892.

F41/849	Chard Farm sluicings	Industrial	Potential evidence of sluicing.
F41/50	House site	Historic – Domestic	Unmortared split schist constructed wall, which is thought to be the remains of a house.
F41/469 and F41/524	Gold workings	Mining – Gold	Gold workings along the true left bank of the Kawarau River, extending from the confluence with the Arrow River to the Kawarau Suspension Bridge.
F41/738	Old Road, near Kawarau Bridge	Transport/ Communication	Stone lined gully to drain water from the Old Road, into the Kawarau River.
F41/739	Stacked schist revetments	Transport/ Communication	Two sections of stacked schist revetment walling forming part of the old (c 1880) road.
F41/426	Kawarau Suspension Bridge	Transport/ Communication	Bridge over the Kawarau River, built in 1880 out of locally hewn schist and red beech decking. It was last used in 1963.
F41/283	Sluiced area	Mining – Gold	Sluiced area approx. 50x30m along the true right bank of the Kawarau River.
F41/284	Schist Hut	Mining – Gold	Decayed schist house, with low walls.
F41/287	Chimney	Unclassified	Remains of a schist chimney, reinforced with mud.
F41/286	Sluicings	Mining – Gold	Sluiced area covering 200 by 50m, with evidence of sludge channels and tailings stacks.
F41/607 and F41/609	Alluvial gold workings	Mining – Gold	Alluvial gold workings on either side of the creek, including tailraces and small stacks of tailings. The workings extend for approx. 350 meters along the bank of the Kawarau River to the east, and approx. 100m to the west.
F41/274 and F41/273	Sluiced area	Mining – Gold	A large area of confused tailings, approx. 800x200m.
F41/244	Sluice tailings	Mining – Gold	Area of tailings from the riverside to Tom's Creek.
F41/622	Alluvial gold workings	Mining – Gold	Area of shallow alluvial goldworkings on both sides of the Kawarau River, with tailraces and tailings scattered through the site.
F41/618, F41/619, F41/620 and F41/621	Alluvial mining tail races	Mining – Gold	A deeply incised tailrace leading to the river.
F41/454	Gold workings	Mining – Gold	Area of ground sluicings extending approx. 300-400m along the edge of the Kawarau River.
F41/616	Alluvial gold mining	Mining – Gold	Area of alluvial goldmining, with a tail race to the Kawarau River and stacked tailings.
F41/623	Stone walled enclosure	Health Care	Enclosure with stone walls on a low river terrace.

F41/624	Stone hut ruin	Historic – Domestic	A small stone hut ruin, which is missing the roof.
F41/625	Rum Currie’s Hut	Historic – Domestic	Restored stone hut.
F41/227	Tailings	Mining – Gold	Area of tailings extending along the Kawarau Riverbank to Frank’s Creek.
F41/219	Aqueduct	Industrial	Aqueduct that is approx. 40m long, 0.5-1m high, and 1.5m wide, with drystone revetments along its sites.
F41/218	Aqueduct	Industrial	Aqueduct that is approx. 33m long, 0.5m high, and 1.5m wide, running perpendicular to the Kawarau River.
F41/217	Tailings	Mining – Gold	Tailings beginning upriver of the Nevis Bluff, with deep sludge channels and aqueducts.
F41/840	Mine shaft	Mining – Gold	Possible collapsed mine shaft, approx. 2x1.5m.
F41/583	Tailings	Mining – Gold	Tailings visible, adjacent to the boundary fence of the property.
F41/581	Stone ruin	Historic – Domestic	Heap of stones that may have formed part of a hut associated with the workings.
F41/582	Tailings	Mining – Gold	Area of stone tailings, which forms part of a complex of mining features, including a sod walled dam, and head races.
F41/193	Mining dam	Industrial	An earth wall, approx. 1m high and 10m long, fed by a water channel.
F41/189	Sluicings	Mining – Gold	Sluice pits along the true left bank of the Kawarau River, above the Victoria Bridge.
F41/188	Earth dam	Industrial	A large shallow, earth-walled dam, approx. 200m long and 35m wide.

There are five heritage features within the Kawarau River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Kawarau Gorge Suspension Bridge, Vicinity Gibbston	1 (41)	1 (50)
Roaring Meg Power Station, SH6	3 (94)	-
Chard Road	2 (216)	-
Victoria Bridge Supports, Gibbston Highway	3 (223)	-
Rum Curries Hut, Rafters Road	1 (236)	2 (7595)

Significant Heritage & Archaeological Values

- The area has strong links to Otago’s early mining, with evidence of residential sites including Tomanovitch’s cottage (Rum Curries Hut) and extensive sites related to gold mining (eg. races, sluicings).

- The Kawarau River has strong historical and contextual values related to shaping early infrastructure and travel routes (for example, the Kawarau Suspension Bridge and early ferry sites), and the later generation of power.

Review & Recommendations

- References to heritage and archaeological features were added. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites along the river.
- The Kawarau River was recognised as used by Māori as a trail – These comments should be affirmed by an appropriate advisor.

9. ONF – Mata-Au/Clutha River (Upper Clutha)

Brief Historical Narrative

Like other rivers in the District, the Clutha River was used for transport. Reko used the Clutha to travel to Balclutha with Chalmers, after an arduous journey via the Mataura, Nokomai, and Nevis Valleys, and later logs were rafted down the river to Lowburn.⁸² There were multiple ferry and punt crossings, as using ferries and punts was cheaper than constructing bridges. At Albert Town, the first ferry in 1858 was a watertight waggon box used by Wilkin. In 1861, this was replaced by a whaleboat operated by G Hassing. At the time, this was the only place to cross the Clutha above Clyde. As a result of this punt, a busy little township with several stores developed.⁸³

In 1861, news reached Dunedin of a payable gold field in the Lindis Valley. This field was a failure, but hundreds of gold miners were drawn to the area. Hartley and Reilly's discovery in 1862 encouraged vigorous mining along the banks of the Clutha and tributaries. Hassing realised that he could gain more trade if he moved further downstream. He set up a new ferry and established a store at Sandy Point, 15km downstream from Albert Town. The presence of Sandy Point was short-lived, and was washed away in a flood in 1863.⁸⁴

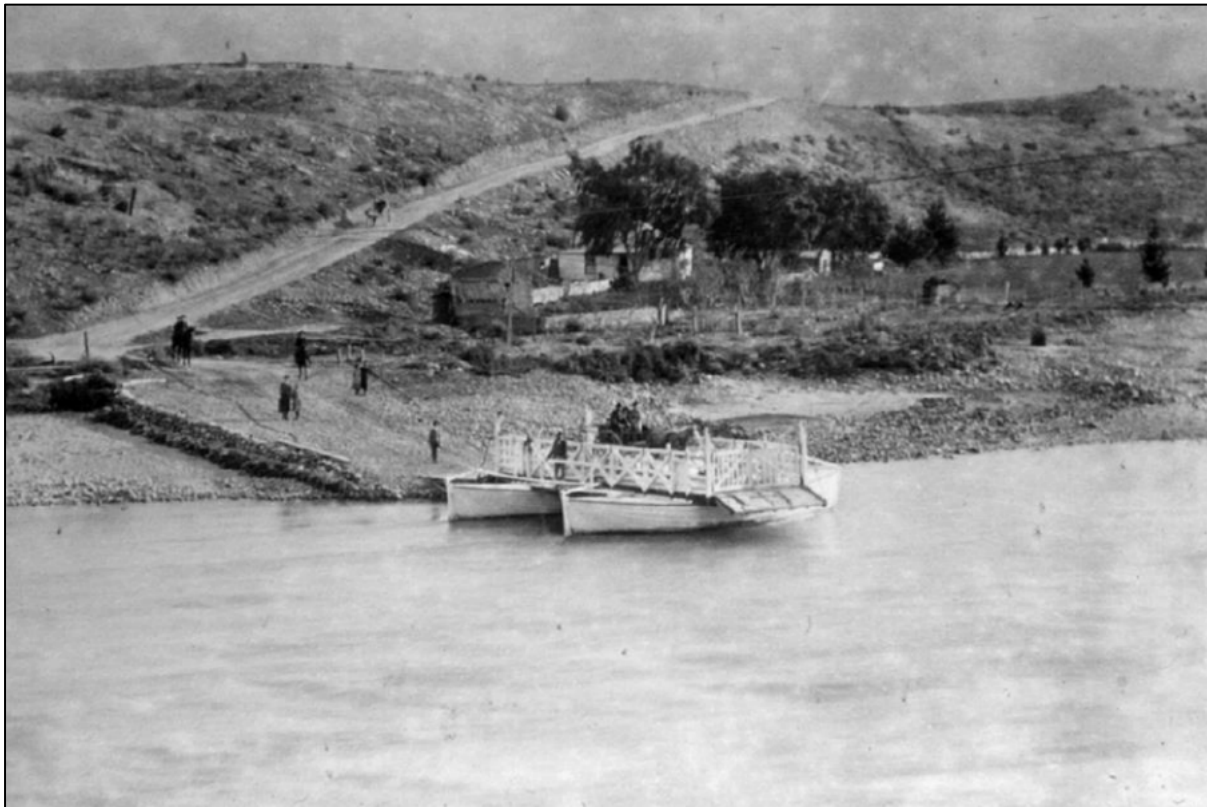


Figure 8. RW Murray slide of Luggate ferry (undated).⁸⁵

Another township had developed on the north bank of the Clutha immediately downstream of the Hawea confluence. By the 1870s, most of the businesses and houses here had moved across the river to Albert Town

⁸² Neville Ritchie, "Luggate: Archaeological Survey," 1980.

⁸³ Irvine Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts* (Dunedin, NZ: Whitcome & Tombs Ltd, 1957).

⁸⁴ Ritchie, "Luggate: Archaeological Survey."

⁸⁵ Matthew Sole, "Archaeological Authority Final Report 2018/715: Line removal & site mitigation - Reko's Point Conservation Area, Red Bridge, Luggate" 2018.

F40/21	Hotel	Building – Hotel	Hotel associated with the punt. Demolished c. 2005.
G40/73	Tailings	Mining – Gold	Five compartments of box tailings, separated from each other by sludge channels.
G40/74	Dam	Industrial	Large dam (20x20 m) immediately behind the tailings.
G40/75	Water race	Industrial	Water race, 50cm wide and 10cm deep, running in a north-easterly direction.
G40/78	Tailings	Mining – Gold	100x35 m area of tailings.
G40/79	Hut	Historic – Domestic	Faint remains of hut walls.
G40/76	Dam	Industrial	Two earth walled embankments across a natural gully. A water race runs down to a large area of sluice tailings.
G40/91	Tailings	Mining – Gold	150x35 m long area of tailings.
G40/80	Dam walls	Industrial	Very faint remains of dam walls. Original site record also describes a large water race.
G40/90	-	Historic – Domestic	Schist cobble hut remains.
G40/104	Dredge moorings	Mining – Gold	Dredge moorings with approx. 2m long cross bar and 5-7m along the main cable channel.
G40/82	Tailings	Mining – Gold	Box and herring bone tailings stretching for 250m along the riverbank, up to 35m wide.
G40/81	Dam/water race	Industrial	Dam (40x15 m) fed by a water race.
G40/94	Tailings	Mining – Gold	Tailings in three compartments, 300m long and 100m wide.
G40/95	Tailings	Mining – Gold	Small and scattered series of tailings.
G40/96	Dam/races	Industrial	Dam measuring 100x20m with a long race feeding into the dam and a series of head races leading to tailings.
G40/97	Tailings	Mining – Gold	Herring bone tailings in two lobes.
G40/209	Miner's Hut	Historic – Domestic	Possibly of Chinese origin, indicated by the presence of two sherds of celadon rice bowls.
G40/84	Tailings	Mining – Gold	Tailings in herring bone pattern with sludge channels in between.
G40/98	Dams/races	Industrial	Large, stone lined, earth filled dam in an arc shape, with large race entering the dam in the south-west corner.
G40/85	Earth embankment	Agricultural/ Pastoral	40m long earth wall, up to 1.5m high.

G40/100	Mud brick hut	Historic – Domestic	Rectangular mud brick hut immediately behind area of tailings.
G40/99	Tailings	Mining – Gold	Tailings extending across peninsula for 1km.
G40/86	Tailings	Mining – Gold	Tailings consisting of piles of cobbles, with one area retaining original parallel piles of sluicings.
G40/103	Dredge remains	Mining – Gold	Remains of one dredges that worked the river, only a small part of the remains above water.
G40/87	Dam	Industrial	High earth embankment damming a natural depression, fed by both races and a natural spring.
G40/88	Dam/tailings	Industrial	Small rectangular dam, with low earth walls. Tailings to the south of the dam.
G40/101	Tailings	Mining – Gold	Three sections of tailings, 150m apart, and each about 50m long.
G40/102	Hut/dump site	Historic – Domestic	Scatter of artefacts in a 20x20m area.
G40/133	Tailings	Mining – Gold	Extensive set of herring bone tailings in approx. 300m area.
G40/134	Tent/hut site	Historic – Domestic	Rectangular area measuring 6x3m bounded by an earth wall.
G40/140	Dam/races	Industrial	Area of races, feeding tailings. Races are fed by a dam.
G40/136	Tailings	Mining – Gold	Extensive tailings in a herringbone pattern, approx. 150m and stretching for 300m.
G40/137	Tailings	Mining – Gold	Smaller group of tailings, extending for 150m and 50m wide.
G40/139	Enclosure	Agricultural/ Pastoral	Rectangular enclosure measuring 12x30m, bound on all sides by an earth wall.
G40/256	Water race	Industrial	Water race sourced from Luggate Creek.
G40/141	Tailings	Mining – Gold	Small set of amorphous tailings.
G40/255	Site of Luggate Ferry	Transport/ Communication	Luggate Ferry site with 'T' anchors on adjacent terraces with cable remnants just downstream of Luggate Red bridge opened in 1916. Ferry access and landing remain on either bank along with an downstream anchor pit and cable remnant. It is alleged that the first ferry was established in the 1870s but no records or details have survived.
G40/40	Water race	Industrial	Race travelling west.
G40/142	Gold workings	Mining – Gold	Gold workings consisting of various sequences of terrace herringbone sluicings and riverbank

			surface workings with associated box sluice/sludge channels.
G40/143	Water race	Industrial	Two separate water races from opposite directions in the vicinity of the G40/142 workings.
G40/152	Water race	Industrial	Water race running around the edge of the terrace, 50cm wide and 20cm deep.
G40/154	Tailings	Mining – Gold	Single tailing mound.
G40/153	Stone walling	Agricultural – Pastoral	Small structure constructed in mud mortared split schist cobbles.
G40/38	Dredge moorings	Mining – Gold	'T' shaped depressions, with evidence of stone lining.
G40/39	Tailings and water races	Mining – Gold	A group of tailings evident c. 3 - 4 m from the river. The site has been damaged by a track immediately inland of the tailings (2008).
G40/155	Hut	Historic – Domestic	Hut site (approx. 3.5m) bounded by schist rock and split schist walling, with chimney/fireplace.
G40/156	Tailings	Mining – Gold	Elongated areas of neatly stacked tailings, 260x25m.
G40/37	Hut	Historic – Domestic	Small rectangular hut, 4x3m, with stacked schist cobble walls.
G40/36	Road	Transport/ Communication	Road from the top of the terrace to the river, in a westerly direction. Used to take coal down to a dredge.
G40/157	Stone wall	Agricultural/ Pastoral	Line of schist cobbles, 60m long, 20cm wide, and 1 cobble high. May have been an early boundary marker.
G40/149	Tailings	Mining – Gold	Amorphous scatter of tailings extending for over 200m.
G40/150	Tailings	Mining – Gold	Area of parallel tailings.

There are five heritage features within the Mata-Au PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Early Graves and Pioneer Memorial Albert Town Cemetery Reserve, Lake Hāwea - Albert Town Road	2 (508)	-
James Horn Plaque, Albert Town Bridge over the Clutha River (Albert Town side of the river, upstream side of the bridge), Albert Town, Lake Hāwea Road	2 (509)	-
Luggate Red Bridge, Rural Luggate	3 (515)	-
Old Stone Cottage, 100-120 Alison Avenue, Albert Town	3 (520)	-

Blacksmith Shop (Part of Templeton Garage) 21 Wicklow Terrace, Albert Town	3 (542)	-
---------------------------------------------------------------------------------------	---------	---

Significant Heritage & Archaeological Values

- The area has strong links to Otago's early mining, with evidence of residential sites including and extensive sites related to gold mining (eg. dams, races, sluicings).
- The Clutha River has strong historical and contextual values related to shaping early infrastructure and travel routes, for example, the early ferry sites which were utilised into the 1900s.

Review & Recommendations

- Text was added to refer to additional heritage features and archaeological sites within the PA.
- Text was added to outline the PAs historic attributes and values.
- Wording was updated to align with other schedules, specifically in adding PDP references and referring to multiple archaeological sites.

10. ONF – Mt Barker (Upper Clutha)

Brief Historical Narrative

Mt Barker was named after Charles Barker, an early landholder in the Wanaka area.⁹¹ The area around Mt Barker was divided into several large lots which were exclusively focused on agriculture with a few farmers owning large tracts of land. With the 1877 land ballot, more of the lots were divided up and sold to other farmers.

A number of families settled in the area for many years, Thomas Anderson, a farmer of Mt Barker opened the flour mill at Luggate but issues around the low quality of the wheat being grown at Mt Barker were brought up and Australian imports were still preferred.⁹² John Halliday who started the last gold rush in Otago owned a farm at Mt Barker before and after his stint as a gold miner. He regularly posted ads in the paper selling horses raised from his farm.

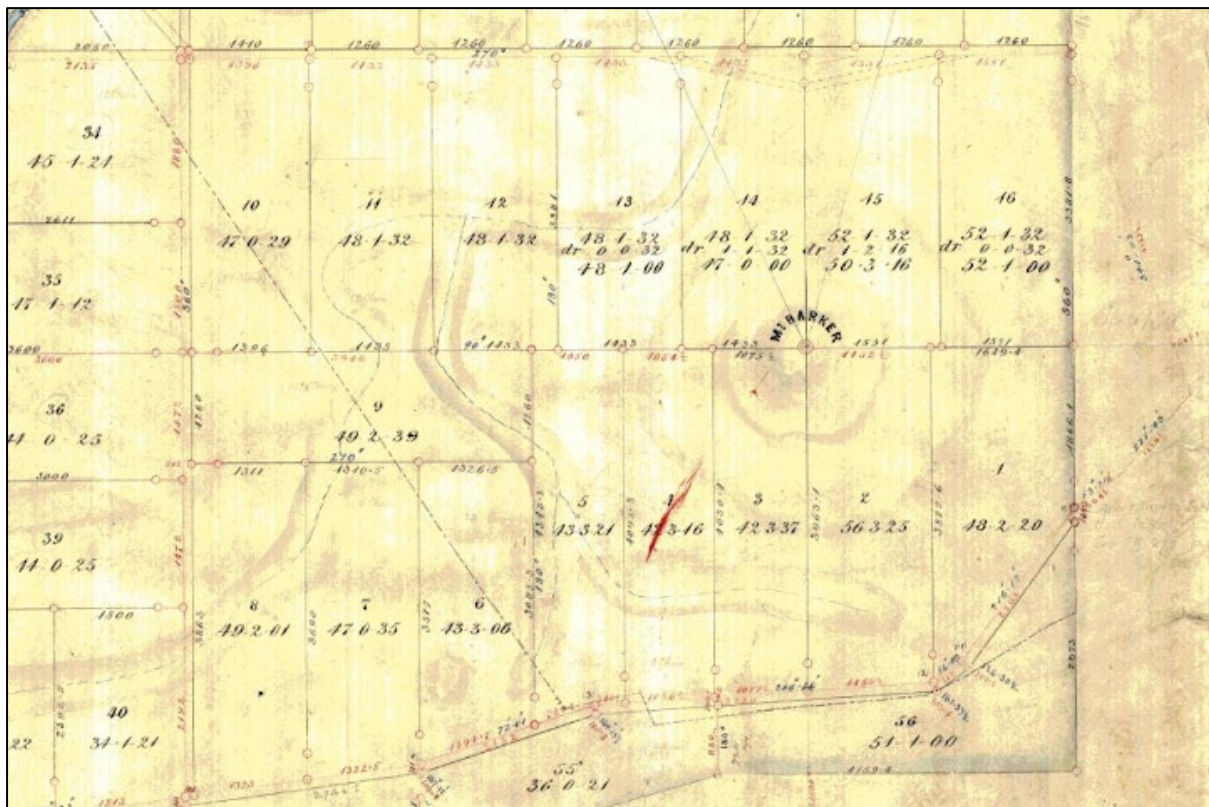


Figure 10. Detail of survey plan showing the sections around Mt Barker.⁹³

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded in the Mt Barker PA. There are no listed heritage features within the Mt Barker PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

⁹¹ Irvine Roxburgh, *Wanaka and Surrounding Districts* (Alexandra: Central Otago News Print, 1990).

⁹² *Cromwell Argus*, 17 April 1883.

⁹³ LINZ, SO952.

Significant Heritage & Archaeological Values

- Mt Barker has some contextual significance as a key reference point within early surveys of the Wānaka area.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Text was added to note that Mt Barker has contextual significance as part of early surveys.

11. ONF – Mt Iron (Upper Clutha)

Brief Historical Narrative

The early pastoral runs around Wanaka were large – generally well over 10,000 acres. The Wanaka Runs were taken up in 1858 by Robert Wilkin and Archibald Thomson. Wilkin’s farm managers and shepherds, John Huchan, Oswald McCallum, John Goldie, and George Rennie, established the Wanaka Station homestead near the base of Mount Iron, with the woolshed completed in 1861 (Figure 7). In 1957, the foundations of this building were reportedly still visible in Albert Town.⁹⁴ In 1866, most of the Wanaka Station was purchased by M Holmes and Henry Campbell, with Campbell living on site at the Albert Town homestead.⁹⁵ At some point (circa 1880), the large runs were divided into smaller runs with Mount Iron becoming part of Run 240.⁹⁶ In 1884, the land at the southern base of Mount Iron was marked as a quarry reserve.⁹⁷



Figure 11. Detail of c. 1860s survey map, with the homestead at Albert Town (Newcastle) indicated.

Part of Mount Iron was gazetted as a scenic reserve in 1905. A track to the summit was completed in 1906.⁹⁸ Climbing Mount Iron was recommended to tourists in the early 1900s:⁹⁹

Almost at the foot of Mt Iron flows the Cardrona River and it is seen to empty into the Clutha. The Hawea River can be traced from its source, some five or six miles distant, to where it also joins its waters with the Clutha.

⁹⁴ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

⁹⁵ Roxburgh.

⁹⁶ Archives New Zealand DAAK 9429 D450/13.

⁹⁷ LINZ, SO963.

⁹⁸ Minister of Tourist & Health Resorts, "Tourist & Health Resorts Department Report," *AJHR* 1906 Session II, H-02.

⁹⁹ *Lake Wakatip Mail*, 24 March 1905.

Another 28 acres of land around Mount Iron was gazetted in 1933.¹⁰⁰



Figure 12. Burton Bros photograph of Mount Iron, circa 1870-1880.¹⁰¹

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded in the Mount Iron PA. There are no listed heritage features within the Mount Iron PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Like Mt Barker, Mt Iron has some contextual significance as a key reference point within early surveys of the area.
- Mt Iron has some historic value as an early tourist destination.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Recommend that additional research and engagement is undertaken to better understand the heritage and archaeological values of the PA are better understood.

¹⁰⁰ Department of Lands & Survey, "Scenery Preservation," *AJHR* Session I, C-06.

¹⁰¹ Te Papa, O.026532.

12. ONL – West Wakatipu Basin (Queenstown)

Brief Historical Narrative

The area was likely part of Run 356, Rees' run which also encompassed the current site of Queenstown and is thought to have extended to Moke Lake.¹⁰² The area was quickly overrun with miners following the discovery of gold in 1862, and Rees pastoral license was soon cancelled.¹⁰³

Gold mining took place near the creeks around the shoreline of Lake Wakatipu. In 1865, the Queenstown Prospecting Association (QPA) was formed to explore whether the terraces around the township also contained gold. The QPA worked the area around One Mile and Two Mile Creek, establishing a dam and water races from Two Mile Creek into One Mile Creek. Two miners reportedly discovered a 21oz nugget in the creek which attracted a considerable number of miners to the area.¹⁰⁴ While mining was occurring around these creeks, largely the land along the northern edge of Lake Wakatipu continued to be used for agricultural purposes. As early as 1868, settlers were grazing this area.¹⁰⁵ Pastoral land use continued into the mid-twentieth century, with aerials from 1954 showing little development.¹⁰⁶

It was not until the 1920s that the One Mile and Two Mile Creeks were investigated for use in generating hydro-electric power. One Mile Creek was considered suitable, and a power plant was constructed and opened in 1924. To control water supply, a dam was constructed along One Mile Creek, about 500ft above the level of the lake. Plans were made to carry out a similar scheme at Two Mile Creek.¹⁰⁷

The Queenstown Gorge was used for passage to the Shotover River and Skippers Canyon diggings, with the road through the gorge surveyed in the 1860s following a "cut horse track."¹⁰⁸ Halfway through the gorge was Jack's Hotel, with a substantial house and paddock for horses.¹⁰⁹ A timber decked bridge was constructed over the Shotover River, at the site of the present Edith Cavell Bridge in 1875. McChesney's bridge across the creek was likely constructed at a similar time to allow the transport of goods from Queenstown to the diggings, via Arthurs Point (Figure 12).¹¹⁰

Mining also took place up McChesney Creek. Historic gold mining features were recorded in the area in 2015, and included water races, tailings, and revetments. There was also a hut site, possibly constructed by John Watson, who applied for a one-acre alluvial claim in McChesney's Gully in October 1907.¹¹¹ Watson was reported as the largest producer of gold at McChesney Creek.¹¹²

¹⁰² Griffiths, *Queenstown's King Wakatipu*.

¹⁰³ Jill Hamel, "Domesticity in 19th Century Queenstown," 2000.

¹⁰⁴ *Lake Wakatipu Mail*, 9 April 1873.

¹⁰⁵ LINZ, SO5687; *Lake Wakatipu Mail*, 25 October 1877.

¹⁰⁶ Retrolens, SN842.

¹⁰⁷ *Lake Wakatipu Mail*, 23 September 1924.

¹⁰⁸ LINZ, SO489 (1865).

¹⁰⁹ *Lake Wakatipu Mail*, "Resident Magistrates Court," 9 March 1871, 3.

¹¹⁰ Rebecca Reid, "Old McChesney Bridge Abutment Remains," in Queenstown Lakes District Council Heritage Inventory Register (June 2016), 193-194.

¹¹¹ *Lake Wakatipu Mail*, 5 November 1907.

¹¹² *AJHR*, 1933 Session I, C-02.



Figure 13. McChesney's Bridge circa 1903.¹¹³

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the West Wakatipu Basin PA:

Site No.	Site Name/Details	Site Type	Details
E41/204	Hut	Unclassified	A small hut/tent site with a collapsed stone chimney at one end. There is a small dam which feeds into Two Mile Creek adjacent to the hut.
E41/228	One Mile Creek workings	Mining – Gold	Visible tailings near the One Mile Powerhouse driveway.
E41/236	Bridge abutments	Transport/ Communication	Stacked schist abutments which supported the earlier McChesney Creek bridge, thought to be constructed c. 1875.
E41/279	Workings	Mining – Gold	Gold mining site with heavy rock tailings and (collapsed) hut site dug into a bank. In various places, stacked revetments support a steep slope.

There are two heritage features within the West Wakatipu Basin PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Queenstown Powerhouse, One Mile	2 (96)	-

¹¹³ Hocken, 4889, cropped.

Old McChesney Bridge abutment remains, located by the one-way bridge by Arthurs Point Hotel, Arthurs Point	2 (104)	-
-------------------------------------------------------------------------------------------------------------------	---------	---

Significant Heritage & Archaeological Values

- The area has strong links to Otago's early mining, with evidence of sites related to gold mining, particularly near creeks.
- The area also has strong historical and contextual values related to shaping early infrastructure and travel routes (for example, the McChesney Creek Bridge), and the later generation of power.

Review & Recommendations

- Text was added to outline archaeological and heritage features. Where appropriate, these were described on a landscape-scale, for example, the sites related to gold mining.
- Text was added to recognise the historical and contextual values of the area.

13. ONL – Queenstown Bay & Environs (Queenstown)

Brief Historical Narrative

Queenstown Bay formed the base of Rees’ pastoral run, and a homestead and woolshed were constructed by 1859.¹¹⁴ Rees first placed a whaleboat on the lake in 1860 to help him move supplies and people from Kingston to his holdings at Queenstown.¹¹⁵ Following the discovery of gold, the wider area became the focus of a substantial gold rush. Large numbers of prospectors arrived, travelling through the gorge from Cromwell and up Lake Wakatipu from Kingston. This necessitated the movement of a large amount of supplies, which were primarily brought up from Bluff. By December 1863, there were 21 boats on Lake Wakatipu, shipping people and supplies.¹¹⁶ More extensive ferry and shipping services continued and the *Mountaineer* was launched in 1879 from Kelvin Heights, and a slipway was built to service the *Earnslaw* in 1914 (which falls outside the ONL).¹¹⁷ A beacon was constructed at the end of the Queenstown Gardens peninsula by 1880, to guide boats travelling from Frankton into Queenstown Bay.¹¹⁸

The Queenstown Gardens were established by 1867, when they were designated as a reserve for public purposes. Subsequently, the gardens were planted with imported vegetation and local residents were given permission to plant trees themselves, resulting in a wide range of species. The Gardens continued to develop and many facilities were added – The Bowling Club Pavilion was constructed in 1908, providing services for the tennis club and tea rooms for park users, and a band rotunda was constructed near the Park Street entrance. A small stone bridge was constructed over the pond by 1868. There are three memorials of historic interest in the Gardens – the Scott memorial remembering the loss of Captain Falcon Scott and his men in Antarctica in 1912; the Rees memorial to commemorate the arrival of William Gilbert Rees in February 1860; and the Ha Kite Kura plaque to remember the first woman to swim across Lake Wakatipu.¹¹⁹

Near the junction of Fernhill Road and Lake Esplanade, are the remains of the rifle butt which was used by local military volunteers for training. It was constructed circa 1899-1900 in stacked stone and coarse concrete, with the firing side showing evidence of iron reinforcement.¹²⁰

Following the Otago goldrushes of the early 1860s and the designation of Queenstown as a goldfield, the pastoral leases that covered the flat parts of the basin north of the Kawarau River were cancelled. Rees relocated to the southern side of the Kawarau Falls.¹²¹ Kelvin Heights (and Peninsula Hill) formed part of Rees’ new station.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Queenstown Bay and Environs PA:

Site No.	Site Name/Details	Site Type	Details
E41/305	Queenstown Rifle Butt	Military (non-Māori)	Remains of a concrete structure used by local military volunteers for training.

¹¹⁴ Griffiths, *Queenstown’s King Wakatip.*

¹¹⁵ R J Meyer, *All Aboard: The Ships and Trains That Served Lake Wakatipu* (Wellington, NZ: Railway and Locomotive Society, 1980).

¹¹⁶ Meyer.

¹¹⁷ Meyer.

¹¹⁸ Queenstown Lakes District Council Heritage Inventory Register (June 2016),

¹¹⁹ Queenstown Gardens Reserve Management Plan 2011.

¹²⁰ Rebecca Reid, “Concrete Remnant of Different Days,” *Queenstown Courier* 76(2006).

¹²¹ Miller, *Golden Days of Lake Country.*

E41/13	Midden	Midden/Ovens	Moa hunter ovens and midden "Potato" village. No further information is provided on the ArchSite report.
---------------	--------	--------------	----------------------------------------------------------------------------------------------------------

The following heritage features are listed within the Queenstown Bay and Environs PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Queenstown Gardens & Plantation Reserve Block, including the Queenstown Garden Gates, 52 Park Street	2 (13)	-
William Rees Memorial, Queenstown Gardens	3 (24)	-
Haki Te Karu Plaque, Queenstown Gardens	3 (25)	-
Scott Rock Memorial	3 (26)	-
Queenstown Bowling Club Pavilion (excluding modern northern extension) located within the grounds of the Queenstown Gardens	2 (65)	-
Rifle Butt, Lake Wakatipu foreshore	3 (220)	-
Beacon Tripod & Beacon	2 (221)	-

Significant Heritage & Archaeological Values

- Queenstown Bay formed an essential part of the early transport network on Lake Wakatipu. Some significant features remain, for example, the beacon at the end of the Queenstown Gardens peninsula.
- There are multiple heritage features along the shoreline of Queenstown Bay, associated with the historic recreational use of the lake, shoreline, and gardens, including the rifle butt. The Queenstown Gardens have significance as an early public reserve, containing multiple heritage features and memorials.

Review & Recommendations

- Text was added to outline the archaeological and heritage features and historic values of the PA.

14. ONL – Northern Remarkables (Queenstown)

Brief Historical Narrative

The Kawarau Station (Run 345) was one of the largest runs in Central Otago, consisting of 81,000 acres. By 1867, over 36,000 sheep were recorded as being shorn on the station. From 1882, several of the large runs were subdivided after vigorous public agitation; however, many runholders resisted subdivision through the practice of having nominees hold the leases. The larger Kawarau Station was finally subdivided in 1910.¹²²

By the end of 1862, many miners were working in the Kawarau River. Prior to the gold rush, there was no road through the Kawarau Gorge connecting Queenstown and Cromwell. A road was slowly constructed throughout the 1860s and 1870s, and some individuals set up punts to ferry people across the Kawarau. The road originally ran along the southern bank of the Kawarau River at the base of the Remarkables.¹²³

Richard Chard applied for a residence area on the southern side of the Kawarau, adjoining the site of the Owens Ferry in 1877.¹²⁴ Chard appears to have mined the area near the horseshow bend and near the current location of Chard Farm from 1877 to the mid-1890s.¹²⁵ He transitioned from mining into agriculture in 1892, when he applied for a license to occupy the area for agricultural purposes.¹²⁶

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Northern Remarkables PA:

Site No.	Site Name/Details	Site Type	Details
F41/526	Sluice Pits	Mining – Gold	Sluicings located near the Rastus Burn delta. Believed to date to the 19 th century.
F41/678	Hut Site	Mining – Gold	Hut site with stone chimney and iron pipe chimney pot. There is a water race on the hillside directly above the hut.
F41/679	Water Races	Mining – Gold	Water races fed from the Rastus Burn, located immediately in front of F41/63.
F41/63	Schist Hut Ruin	Historic – Domestic	Stone hut ruin measuring approx. 4.6 by 6.1m.
F41/52	Chard Farm	Agricultural/ Pastoral	Farm constructed in the 1870s, after the area had been mined.
F41/522	Chard Road	Transport/ Communication	Cobbled road section, comprised of schist slabs. Chard Road is the historic route from the Owen’s Ferry punt, which operated until the Kawarau Bridge was opened in 1880. Chard Road would have been formed in 1866.

¹²² Neville Ritchie, “Kawarau River Valley: Archaeological Survey,” 1983.

¹²³ Ritchie.

¹²⁴ *Lake County Press*, 11 October 1877.

¹²⁵ *Otago Daily Times*, 6 September 1899.

¹²⁶ *Lake County Press*, 7 July 1892.

There is one heritage feature within the Northern Remarkables PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Chard Road	2 (216)	-

In November 2021, Bridget and Mike Mee (owners of the Kawarau Falls Station) announced they would be placing a Queen Elizabeth II National Trust covenant on 170ha of their land, extending from SH6 to the confluence of the Shotover and Kawarau River.¹²⁷

Significant Heritage & Archaeological Values

- The area has strong links to early gold mining in the District and there are various archaeological sites near the banks of the Kawarau River, related to gold mining and transport throughout the region to the gold fields.
- The area also has strong links to early pastoralism, particularly its association with the Kawarau Station – one of the largest stations in Central Otago.

Review & Recommendations

- Amendments were made to add the reference numbers for heritage and archaeological features within the area.
- Text was added to recognise the heritage and archaeological values of the area.

¹²⁷ *New Zealand Herald*, 19 November 2021.

15. ONL – Central Wakatipu Basin Coronet Area (Queenstown)

Brief Historical Narrative

A survey map dated to 1871 shows that the Coronet Peak pastoral lease (Run 356) was granted to Gammie and Grant in 1859. This run encompassed land from Vanguard Peak to the Shotover River, and was known as the 'Shotover Run.' The Run was eventually broken up into Runs 26, 27, and 34, which make up the existing Coronet Peak Station.¹²⁸

The European settlement of Arthurs Point began with the gold rush. Gold was discovered in the Shotover River in November 1862, by Thomas Arthur and Harry Redfern. From late 1862, numerous mining camps and settlements were established, including the main townships today. Miners initially worked below the present settlement of Arthurs Point and were able to gather 200 ounces of gold in eight days, precipitating the largest rush that ever occurred in Otago.¹²⁹ Within six months, there were 4,000 miners "swarming all over the river" with the numbers growing every week.¹³⁰ By September 1863, postmarks bearing the name 'Arthurs Point' were being issued, suggesting the presence of an office serving the new settlements in the area, of which Arthurs Point was the hub.¹³¹ Communications were further improved by the building of road bridges over the Shotover River, which started in March 1873.¹³²

In 1863, one of the local gold wardens estimated that the area between Arthurs Point and Skippers held a population of 2,500 people, whilst there were 1,200 in Arthurs Point itself and only 600 in Queenstown.¹³³ The transportation, lodging, and supply of all the people living and working in Skippers and the surrounding areas were some of the most important, and remunerative, occupations in the goldfields and led to a rapid growth of hostelrys in the Arthurs Point area. It also supported a community of 'packers,' many of whom had stores and whose job it was to transport goods by packhorse to wherever they were needed. One of the most well-known in the Arthurs Point area was Julien Bordeau, who arrived there in 1863. Bordeau reportedly built a stone store near the turn-off from Arthurs Point to Skippers. He carted supplies from Queenstown to this store, where they were repacked into smaller bundles and loaded on to packhorses for the journey into Skippers.¹³⁴

The races at Arthurs Point were constructed by the Arthurs Point Race Company and the United Beach Company.¹³⁵ Both these races were operational by January 1864 and were the result of a considerable amount of effort by the local miners. Almost a third of the miners in Arthurs Point were employed in the project, and the work was considered the most extensive work of the kind being performed in the area of Arthurs Point. When completed, the races were intended to enable a large area along the Shotover riverbed and beaches to be worked. Sixty miners amalgamated their claims and worked for three months to cut the race at a cost of £3,000 (for hiring the labour). The races required blasting along their length because of the stone present, and the construction was also plagued by frequent floods and arguments with previous claim owners. The Arthurs Point company were forced to buy out a group of miners, whose claims stood in the way of the races progressing, for £280, but this was covered as a donation from the businessmen of Arthurs Point and Queenstown.¹³⁶

A network of races was also constructed across the face of Coronet Peak, to link various creeks and tributaries running down the mountain and supplying the reservoir at Arthurs Point, Sew Hoy at Big Beach, Morning Star

¹²⁸ LINZ, Crown Pastoral Land Tenure Review: Coronet Peak (January 2006).

¹²⁹ Vincent Pyke, *Early Gold Discoveries in Otago*, 1887.

¹³⁰ Cunningham, *Illustrated History of Central Otago and the Queenstown Lakes District*.

¹³¹ Lakes District Museum, "Archives," 2014.

¹³² Otago Witness, "Country News" (Issue 1112, 22 March 1873, Page 11, 1873).

¹³³ Susan Irvine, "Bordeau's Store," Heritage New Zealand Pohere Taonga, 2013.

¹³⁴ Irvine.

¹³⁵ *Lake Wakatipu Mail*, 12 December 1863.

¹³⁶ *Southland Times*, 16 December 1863.

Beach, and Sugar Loaf Hill. A race man was hired to check water flow, particularly during heavy rain. This system was active until the 1930s and 1940s.¹³⁷

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Central Wakatipu Basin Coronet Area PA:

Site No.	Site Name/Details	Site Type	Details
E41/288	Morning Star Beach Reserve	Mining – Gold	Workings (including the McCaffrey and MacDonald water races) related to gold mining in the area.
F41/851	United Beach Company water races	Industrial	United Beach Co. water race, constructed with the Arthurs Point Co. in 1864.
F41/850	Arthurs Point Company water race	Industrial	Water race constructed by Arthurs Point Co.
F41/550	Coronet Face water race – Race man’s hut	Historic – Domestic	Remains of race man’s hut, only a stacked schist chimney remains.
F41/792	Coronet Face water race	Industrial	4km section of water race with various structural components including iron fluming sections; aqueduct structures and benching via retained walling/rock benching
F41/653	Cooper’s Terrace	Mining – Gold	Small schist miner’s hut, with chimney on the back wall.

The following heritage features within the Central Wakatipu Basin Coronet Area PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Macetown Road, and all road stone retaining walls (from Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve	3 (6)	-
Cockburn Homestead, 18 Malaghans Road	3 (125)	-
Scholes Tunnel, Macetown Road	3 (304)	-
William Fox Memorial, Coopers Terrace, Arrow River, Arrowtown	2 (309)	-
Stone Wall, Recreation Reserve, Buckingham Street Arrowtown	3 (311)	-
Police Camp Building Butler Park, Arrowtown	2 (375)	-

The Macetown Heritage Overlay overlaps with the Central Wakatipu Basin Coronet Area PA. The Macetown Heritage Overlay recognises a concentration of historic gold mining sites (focused on the deserted mining town of Macetown), featuring a distinct landscape with diverse mining features.

¹³⁷ ArchSite, Record Form: F41/550.

Significant Heritage & Archaeological Values

- The area has strong links to the District's gold mining history, with multiple gold mining sites throughout the PA. The eastern extent of the PA is within the MHOA, which recognises a high concentration of mining sites beginning in the 1860s and continuing into the 1930s.
- The area has strong links to early pastoralism, and a run was established near Coronet Peak in 1859. Parts of this land are still linked to agriculture, as part of Coronet Peak Station.
- Coronet Peak was New Zealand's earliest commercial skifield, recognising the potential for Queenstown as a winter resort town.

Review & Recommendations

- Text was added to highlight significant heritage and archaeological features within the PA. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites.
- Amendments were made to recognise the historic values relating to gold mining, early pastoralism, and the significance of Coronet Peak skifield.

16. ONL – Victoria Flats (Queenstown)

Brief Historical Narrative

In the late 19th to early 20th century further land-based alluvial mining projects were proposed along the Kawarau, but these either did not come to fruition or proved ultimately less significant than the early boom years. In September 1897 an application was made for a hydraulic claim on Victoria Flat above the Nevis River junction. This was the first proposal for hydraulic mining in the Cromwell area. However, it did not eventuate as it would have entailed a very costly race-line to get the necessary pressure. No attempt was made to mine these flats until Macale and Party floated the Kawarau High Levels Mining Company in 1926 and conveyed water to the Flat from Doolans Creek via a 1400 feet long tunnel (F41/208) cut through a spur at Mt Mason. Their efforts were largely in vain because the ground was rough and there were too many boulders for successful hydraulic mining.¹³⁸

Much of the old Victoria Flat Road formation was destroyed in 1999, with the formation of the landfill. The western section of the road still survives in part, as do fragments of the approach down to the ferry site.¹³⁹

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Victoria Flats PA:

Site No.	Site Name/Details	Site Type	Details
F41/210	Sluice tailings	Mining – Gold	Sluice tailing, approx. 30m wide.
F41/211	Miner’s Dam	Industrial	Earth dam with a split schist retaining wall.
F41/839	Earth bank	Industrial	Long, circa 0.5m high earth bank extending on a NE-SW bearing from the roadside. Cut by two water races. The function of the bank is unclear. The age of all features is also unclear. Clearly visible on a 1964 aerial photograph.
F41/840	Mine shaft	Mining – Gold	Possible collapsed shaft. Circa 2m x 1.5m rectangular depression.
F41/209	Sluice tailings	Mining – Gold	Small sluiced area, circa 30m wide and stretching 25m back from the river. Small herringbone patterns are evident.
F41/583	Tailings	Mining – Gold	Area of tailings.
F41/579	Stone hut	Historic – Domestic	Three stacked stone walls remaining of a small hut (approx. 2x3m).
F41/580	Dam and water races	Timber Milling	Sod-walled dam, water races, head races, and metal pipe that marks a subsurface tank or reservoir. Sod wall runs in a north-south direction for approx. 50m, then curves to run east-west for approx. 65m.

¹³⁸ Jeremy Moyle, “Kawarau Gorge Cycle Trail Archaeological Assessment,” (Unpublished report for the Queenstown Trails Trust, 2020).

¹³⁹ Petchey, “Victoria Flats Sanitary Landfill Archaeological Survey” (1999).

F41/581	Stone Ruin	Historic – Domestic	Stone ruin near tailings, may have formed part of a hut.
F41/582	Tailings	Mining – Gold	Area of stone tailings, which form part of a complex of mining features.
F41/459	Old Victoria Flat Road	Transport/ Communication	Otago Provincial Council road that crossed Victoria Flat to the Nevis Ferry. The ferry opened in December 1866 and was replaced by the first Victoria Bridge in 1874.
F41/423	Stone cottage	Historic – Domestic	Schist slab stone cottage in ruinous state measuring 6x4m, with a plastered interior.
F41/187	Springburn Race	Mining – Gold	Water race measuring approx. 2m across, with narrow raised earth banks. The race has been modified for irrigation.
F41/193	Mining Dam	Industrial	Earth wall, approx. 1m high.
F41/188	Dam	Industrial	Large, shallow walled dam approx. 200m long.
F41/189	Victoria Bridge North	Mining – Gold	Sluicings. The site consists of two large sluice pits with a very complex reservoir and race system above them.
F41/190	Hut site	Historic – Domestic	Drystone wall remains of a stone hut.
F41/191	Tailings	Mining – Gold	Neatly stacked rows of schist rocks, at right angles to a sludge channel.
F41/192	Hut remains	Historic – Domestic	Remains of a mud mortared stone hut, with a chimney.
F41/194	Sluice tailings	Mining – Gold	Area of sluiced land from the confluence of the Nevis and Kawarau River to Victoria Flat.
F41/195	Victoria Bridge Hotel	Commercial	Hotel was built by Mr J. McCormick some time after 1874. Oats and chaff were grown on the land associated with the hotel. There were about 4 buildings in the hotel complex, including the main hotel buildings and stables.
F41/196	Sluice tailings	Mining – Gold	Sluice tailings, approx. 100m wide.
F41/197	Mining Hamlet	Health Care	Stone chimneys and fire places. Probably a mining hamlet.
F41/198	Mining features	Mining – Gold	Mining dam and sluicings.
F41/199	Sluice tailings	Mining – Gold	Tailings, extending for approx. 800m downriver from Victoria Bridge.
F41/753	Nevis Crossing Ferry	Transport/ Communication	Site of the Nevis Crossing Ferry that operated on the Cromwell to Queenstown road from 1866 until the Victoria Bridge opened in 1874.
F41/200	Sluice tailings	Mining – Gold	A water race runs from the road into two sluiced gullies.

F41/201	Sluicings	Mining – Gold	Two small, sluiced gullies.
F41/202	Edwards Ferry Hotel	Commercial	Hotel site. The remains of this hotel date back to before the first Victoria Bridge in the 1880's.
F41/203	Sod enclosure	Agricultural/ Pastoral	Earth walled dam, approx. 25 by 36m.
F41/204	Water race	Industrial	Section of water race, approx. 20m long.
F41/205	Chimney	Unclassified	Isolated split schist and mud mortar chimney, approx. 1.8m high, 1.2m wide, 0.8m thick, with two iron bars through sides to support fireplace area.
F41/206	Stone hut	Historic – Domestic	Split schist and mud mortar walls, 0.5m thick and up to 1.6m high. Hut floor area is 5x4m.
F41/208	Doolan's Creek Tunnel	Industrial	1,400ft tunnel cut through to carry water from Doolan's Creek to Victoria Flat.
F41/817	Sluicings and tailings	Mining – Gold	Area of mining sluicings and tailings.
F41/836	Dam	Industrial	Approx. 20x35m earth dam, and may have supplied water for workings at F41/817.
F41/838	Sluicings	Mining – Gold	Small sluiced area measuring circa 30m x 40m.
F41/458	Sluicings	Mining - Gold	Set of riverbank ground sluicings. The sluicings cut through the old road line that goes down the Nevis Ferry site that crossed the Kawarau River at this location from 1866.
F41/837	Reservoir	Industrial	Approx. 40x180m reservoir beside Victoria Flats Road. A water race runs off the east end and turns northward.
F41/207	Water race	Industrial	Race is approx. 0.5m deep, with raised earth edges.

There is one listed heritage feature within the Victoria Flat PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Victoria Bridge Supports, Gibbston Highway	3 (223)	-

Significant Heritage & Archaeological Values

- The area has strong associations with gold mining and early European settlement (including hotel and ferry sites).

Review & Recommendations

- Amendments were made to add reference numbers to the archaeological and heritage features.
- Amendments were made to clarify the historic attributes and values related to mining and early settlement (including transport).

17. ONL – Cardrona Valley (Upper Clutha)

Brief Historical Narrative

Before 1862, the Cardrona Valley was part of the route to travel from Lake Wanaka to Queenstown and Arrowtown. The first Europeans to explore the Cardrona Valley were the early runholders and their employees. William Gilbert Rees and Nicholas von Tunzelmann travelled through to Lake Wakatipu via the Cardrona Valley in early 1860, following the route from Wanaka Station over the saddle. Following the establishment of Rees' station at present-day Queenstown, the Cardrona Valley became the favoured route between the two stations.¹⁴⁰ There were two pack tracks from Cromwell to Cardrona, which both entered the valley via Tuohy's Gully.¹⁴¹

The western side of the Cardrona Valley initially formed part of the extensive Wanaka Station (Run 334) and the eastern side formed part of Run 240, with the Cardrona River acting as a boundary between the two Runs. Later survey plans indicate that the larger stations had been divided, with smaller sections surveyed south of Boundary Creek. The land opposite the Cardrona commonage later became the Waiorau Run (Run 629). Historic surveys record buildings at Branch Burn and Spot Burn.

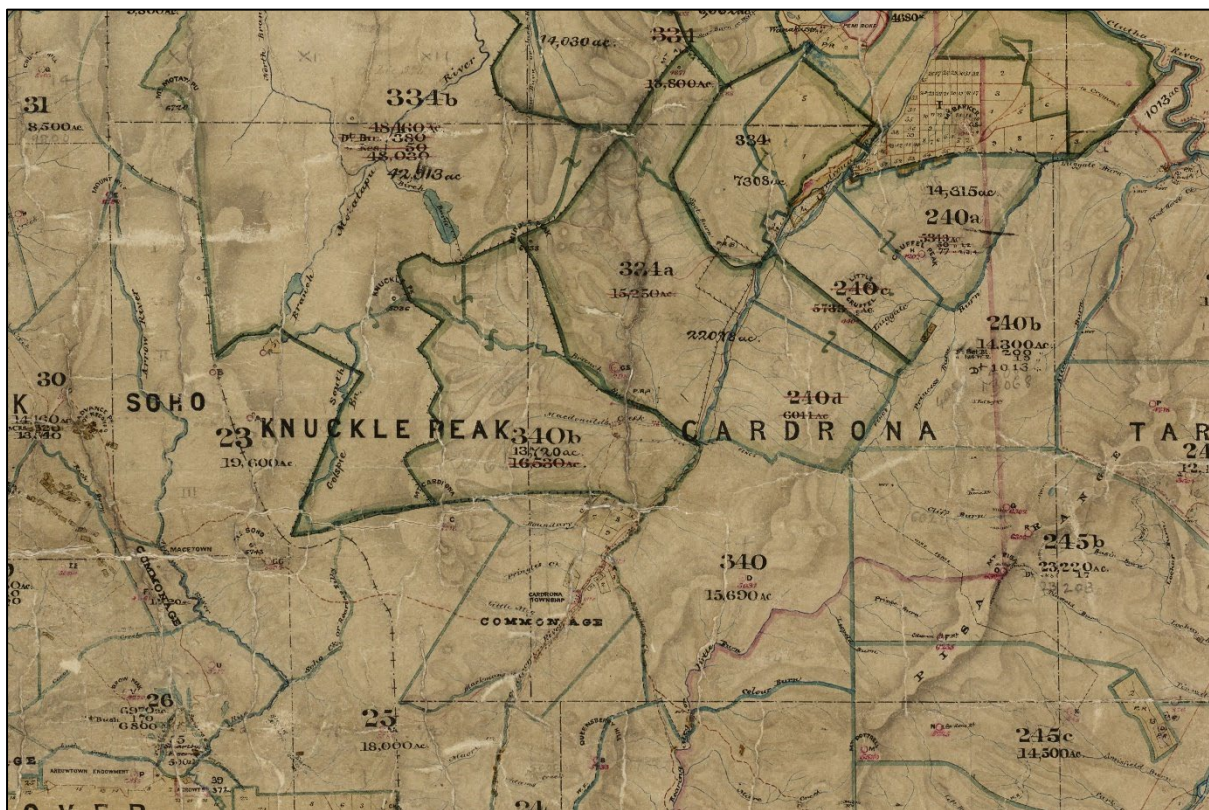


Figure 14. Detail of circa 1880s Run Map showing the subdivided runs.¹⁴²

Gold was discovered in the Cardrona Valley in 1862. In the earliest phases of mining, the focus was initially on the upper valley, with shallow riverbeds and banks being worked. Leads at least 30 feet deep were worked on the flat ground of the Waiorau Run, with tunnels probably extending down the whole extent of the flat ground.¹⁴³ Later, parts of the valley were hydraulically sluiced with water brought into dry areas with races

¹⁴⁰ Benjamin Teele, "Curtis Road Subdivision Archaeological Assessment" (Unpublished report for the Roberts Family Trust, 2020).

¹⁴¹ Jill Hamel, "Historic and Archaeological Sites on Waiorau, Cardrona Valley" (Unpublished report, 1991).

¹⁴² Archives New Zealand, DAAK 9429 D450/13.

¹⁴³ Hamel, "Historic and Archaeological Sites on Waiorau, Cardrona Valley."

over large distances.¹⁴⁴ In 1889, the warden reported that prospecting was being carried out along the face of the Criffel Range.¹⁴⁵

By 1863, nearly 300 miners were working in the Cardrona field. At its peak, the Cardrona Valley had a population of 3,000-4,000 people. Two townships developed in the valley – the upper (surviving) township was the original settlement and another sprang up a mile down the valley close to a series of payable claims, a school opened in 1870, and the township serviced traffic to Arrowtown.¹⁴⁶ The Cardrona Hotel was built in 1865, and was one of four hotels in the township, offering accommodation, livery services, and a coach stop for gold miners and travellers.¹⁴⁷

The size of the townships declined from the end of the 1870s and flooding in 1878 undermined roading and affected mining yields. The mining population continued to decline until the late 1880s, when almost 40 miles of water races were constructed to enable the ground to be worked by hydraulic sluicing. The Cardrona Company Water Race and Little’s Water Race were visible above the township, travelling along the contours of the mountain.¹⁴⁸ Otago’s dredging boom in 1889/1890 saw ground in the valley taken up for dredging, but was not worked until after 1900.¹⁴⁹

The Chinese has a sizeable presence in the Cardrona Valley, and outnumbered European miners for many years. The exodus of European miners in the late 1860s to the West Coast was followed by an influx of Chinese miners. From 1870, the Chinese established large stores and hotels.¹⁵⁰

Recorded Heritage & Archaeological Features/Sites

The following archaeological sites are recorded within the Cardrona Valley PA:

Site No.	Site Name/Details	Site Type	Details
F41/564	Stone wall	Agricultural/ Pastoral	Stone wall measuring 20m long and 1m high, approx. 500m south of the Cardrona Hotel.
F41/464	Gold sluicings	Mining – Gold	Small area of sluicings on both sides of the Cardrona River, which may have been worked by Chinese circa 1893.
F41/757	Galvin’s Cottage	Historic – Domestic	Cottage named for Paddy Galvin, a gold rush miner, who settled in Cardrona Valley in the 1860s.
F41/520	Beaumonts	Agricultural/ Pastoral	Free standing field wall, 46m long and approx. 1m high, built in angular pieces of schist rather than slabs. Formed the back wall of the drovers’ holding paddock associated with a camp site.
F41/676	House	Agricultural/ Pastoral	Site of a mud brick 19 th century house and associated pasture. House was demolished circa 2011.

¹⁴⁴ A. Middleton, “Mt. Cardrona Station Archaeological Assessment of Study Area” (Report for Queenstown Lakes District Council, 2006).

¹⁴⁵ Hamel, “Historic and Archaeological Sites on Waiorau, Cardrona Valley.”

¹⁴⁶ Peter Petchey, “Cardrona Valley Archaeological Survey” (Unpublished report for Southroads Ltd, 1999).

¹⁴⁷ Teele, “Curtis Road Subdivision Archaeological Assessment.”

¹⁴⁸ See: Lakes District Museum, EL2025.

¹⁴⁹ Petchey, “Cardrona Valley Archaeological Survey.”

¹⁵⁰ Petchey.

F41/787	Ditch	Artefact Find	A goldfields-era drain/ditch containing 19 th century bottle glass, bottle tops, Chinese and English ceramics, and clay pipes.
F41/788	Cardrona Hotel	Building – Hotel	Cardona Hotel built in 1870.
F41/441	Mine shaft	Industrial	Partially collapsed mine shaft reputedly part of the Gin and Raspberry Mine workings. Later destroyed by mining of the river flats.
F41/440	Hydraulic pond	Mining – Gold	Pond with large pile of tailings stacked to one side of the pond. Later destroyed by mining of the river flats.
F41/584	Sluicings	Mining – Gold	Sluiced faces opposite the Cardrona Hotel, which may be related to F41/440 and F41/441.
F41/842	Pong’s Creek workings	Mining – Gold	Eroded and poorly defined alluvial gold mining features.
F41/562	Huts/enclosure	Historic – Domestic	Building foundations related to early mining. Site relocated after survey.
F41/585	All Nations Hotel	Commercial	Location of the All Nations Hotel, built in 1860s by Gioachino La Franchi, and destroyed by fire.
F41/591	Historic Road	Transport/ Communication	Remains of historic road running parallel with Cardrona Valley Road.
F41/587	Town	Health Care	Two historic buildings at the site of the lower Cardrona township. One is a former butchery, and contains artefacts and an exterior stone-lined underground storeroom. The central street is still visible, as a wide dusty track lined with willows.
F41/457	Dredge	Mining – Gold	Deeply buried dredge near the gate to the Waiorau homestead. Constructed by La Franchi in 1902, and sunk in 1918.
F41/466	Dredge tailings	Mining – Gold	Tailings covering the valley floor of Tuohys Gully, approx. 1800m north-east of the Cardrona township.
F41/474	Sunrise Mine	Mining – Gold	Location of the Sunrise Mine on Advance Peak. First mines on Advance Peak started work in 1878, with the Sunrise Co taking over in 1887.
F41/467	Dam Paddock	Mining – Gold	Small sluice faces and reservoirs lying in the ground south of the Nordic Skifield Road (now Waiorau Nordic Road).
F41/560	Sod ruins	Historic – Domestic	Likely habitation site, with mounds of sod likely to the walls of huts.
F41/561	Historic Road	Transport/ Communication	Continuation of the Cardrona – Roaring Meg pack track, leading west of Mt Cardrona.
F41/559	Homestead	Historic – Domestic	Location of Knuckle Peak homestead destroyed by fire circa 2005.

F41/586	Cemetery	Burial/ Cemetery	Cardrona cemetery established in the early 1860s. Many burials are unmarked and the bodies of some Chinese miners have been exhumed and returned to China.
F41/588	Tailings	Mining – Gold	An area of tailings along Branch Burn.
F41/599	Robrosa dredge tailings	Mining – Gold	Tailings on the flat terrace on the western boundary of the Robrosa property. Tailings may be related to the Rolling Stone Gold Dredge Co. who had a claim at this location in 1899.
F41/596	Robrosa homestead water race	Industrial	Remains of a section of an irrigation race.
F41/597	Robrosa homestead water race	Industrial	Substantial race, 2.2m wide and 50cm deep, running from a waterfall and running south to north.
F41/600	Robrosa Homestead	Historic – Domestic	House constructed circa 1920 by William Robertson, runholder of Robrosa.
F41/468	Robrosa Cottage	Historic – Domestic	One room hut, measuring 3.5 by 4.5m, constructed in sawn studs and packed with mud. Known locally as Little’s Hut.
F41/566	Water race	Industrial	Water race on the west side of Cardrona Valley, above the Cardrona Co. water race.
F41/565	Hut ruins	Historic – Domestic	Levelled area behind a shelter of macrocarpa trees.
F41/763	Mining features	Mining – Gold	An area containing a portion of Little’s Water Race, two sections of dray track, and prospected sluicings associated with Pringles Creek built pre-1900.
F41/589	Cardrona Co Water Race	Industrial	Water race constructed by a syndicate of gold miners in 1890 to work ground 40ft deep by hydraulic elevation.
F41/733	–	Pit/Terrace	Two raised rim circular pits located close to each other on terrace on the true right of Boundary Creek.
F41/590	Little’s Water Race	Industrial	Walter Little constructed this race in the 1890s.
F41/846	Cardrona G D Co Water Race	Industrial	Water race that likely supplied miners working the flats of the Cardrona River, near its confluence with Boundary Creek.
F41/465	Tuohy’s Gully	Mining – Gold	Massive sluice faces all down the true left of the gully. Appear to be no huts, with dwellings presumably closer to the road.
F41/659	Gold mining	Mining – Gold	Small sluice faces and reservoirs lying in the ground south of the Nordic Skifield Road (now Waiorau Nordic Road).

There are four listed heritage features within the Cardrona Valley PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Old Butchery, Tuohy's Gully, Cardrona	2 (500)	-
Studholme Nursery Plaque, Vicinity of the site of early Cardrona nursery, Cardrona Road, Cardrona Valley	2 (510)	-
Cardrona Hotel Façade, Crown Range Road, Cardrona	1 (543)	2 (2239)
Cardrona Hall and Church, Cardrona Valley Road	1 (552)	-

Significant Heritage & Archaeological Values

- Alongside pastoral farming, the discovery of gold in 1862 in Cardrona dramatically changed the landscape in the Cardrona Valley. There is clear evidence of gold mining throughout the valley – There are large, sluiced faces and cliffs, and visible water races almost extending along the length of the valley and Mount Cardrona.
- The Cardrona Valley formed part of the historic route from Wānaka and Queenstown.

Review & Recommendations

- Text was added to highlight the archaeological and heritage features within the PA. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites
- Text was added to recognise the historic values related to goldmining and early pastoralism in the Cardrona Valley.

18. ONL – Mount Alpha (Upper Clutha)

Brief Historical Narrative

Mount Alpha was originally part of Run 334, which extended from the Pembroke township to the Matukituki River. The licence was first issued to John Roy, circa 1860.¹⁵¹ The homestead for this run was established on the banks of Lake Wanaka by the first manager Abel Ferris Domini – better known as Henry Norman – and his family.¹⁵² The Run contained two other building parcels, one at Branch Burn and another at Spotburn (Figure 12).

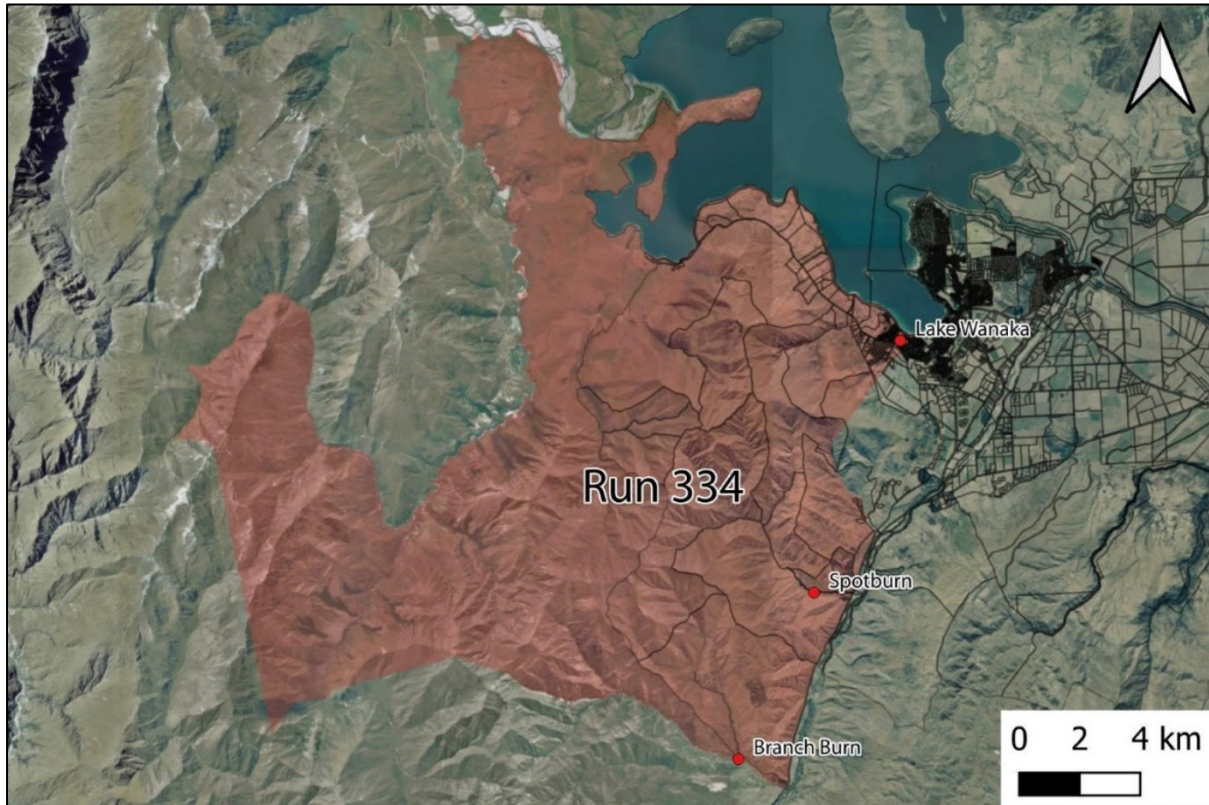


Figure 15. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.¹⁵³

Run 334 was acquired circa 1862 by Wilkin and Thomson, who incorporated it into Wanaka Station. Wanaka Station was created in the early 1860s through the amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley. Initially it appears to have covered over 300,000 acres (c. 120,000 hectares). At this time the main homestead of Wanaka Station was located at Albert Town, but at least some early homestead/farm structures associated with Run 334 appear to have endured. Several buildings and a sheep dip are shown on a survey map thought to date to the late 1860s; presumably these are the structures thought to have been constructed by Norman during Roy's tenure at the run.¹⁵⁴ Another map possibly dating to the 1860s also shows a single small house at the Spotburn building site.¹⁵⁵

¹⁵¹ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁵² Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁵³ Based on SO16361-16363.

¹⁵⁴ SO1489 (1865).

¹⁵⁵ This date is inferred from the involvement of John A Connell, a surveyor who is known to have been active in the area during the 1860s and was responsible for the original surveys of the Pembroke (Wanaka) and Newcastle (Albert Town) Townships.

Features around Mount Alpha were named after early settlers: Mount Roy was named after John Roy; Damper Bay was named after 'damper' cooked there by an early settler, Jack 'Dublin' Shepherd.¹⁵⁶

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Mount Alpha PA. There is one listed heritage feature located at the edge of the Mount Alpha and West Wanaka PA. This has been discussed as part of the West Wanaka PA.

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Scaife Plaque, Mount Roy	2 (511)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Mount Alpha (and Mount Roy) have heritage significance as part of an early pastoral landscape, which later became part of a large landholding. Presumably, Mount Roy and Roy's Peak were named after the early runholder, John Roy.
- Due to the terrain and known locations of building sites/homesteads, the archaeological potential of the site is considered to be low.

Review & Recommendations

- Amendments were made to recognise heritage features and values associated with early pastoralism and to add in reference numbers.
- There are historic homesteads (at Hillend and Hawthenden) which are not recognised in the PDP or on ArchSite. Further research or archaeological survey should be carried out into the heritage and archaeological significance of the PA.

¹⁵⁶ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

19. ONL – Roys Bay (Upper Clutha)

Brief Historical Narrative

The land around Roys Bay formed part of Wanaka Station, an amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.¹⁵⁷ In 1866, most of Wanaka Station was purchased by M Holmes and Henry Campbell. During his tenure, Campbell oversaw various agricultural developments around the station, including the construction of the Wanaka Woolshed in 1861 (Figure 15).¹⁵⁸ In 1876, Campbell added to his landholding, acquiring four more runs in the area. From 1871, Run 334 was divided into smaller holdings – Run 334 and Runs 334a-d.¹⁵⁹



Figure 16. Detail of 1860s survey map showing the location of the Wanaka Station buildings near Pembroke (now Wanaka).

The township was surveyed in 1863 as the town of Pembroke, and gradually grew in size due to the timber industry in the Matukituki Valley and the use of Lake Wanaka for transport. Tourism ventures began in the 1860s, and remained popular over the following decades. Both runholders and tourist operations on the lake required the construction of jetties and wharves, which were built along the southern shore of the lake at Pembroke/Wanaka.¹⁶⁰ The original Pembroke Wharf was built at the eastern side of the town, and seems to have measured 95 feet in length (Figure 14). The earliest reference to the original structure is 1873, when it was leased from the Government.¹⁶¹ This wharf was subsequently dismantled, and a new wharf was built by the Public Works Department in 1929 around the corner of the bay on the eastern shore which offered more

¹⁵⁷ SO1489 (1865).

¹⁵⁸ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁵⁹ 1871 Crown Grant Index Map.

¹⁶⁰ *Otago Daily Times*, 1926.

¹⁶¹ Evening Star, "Waste Land Board" (ISSUE 3134, 6 MARCH 1873, 1873).

protection from the northerly and north-westerly winds.¹⁶² This is now known as the Mackay Street Jetty. This was subsequently made obsolete by the construction of more modern boating facilities closer to Wanaka.

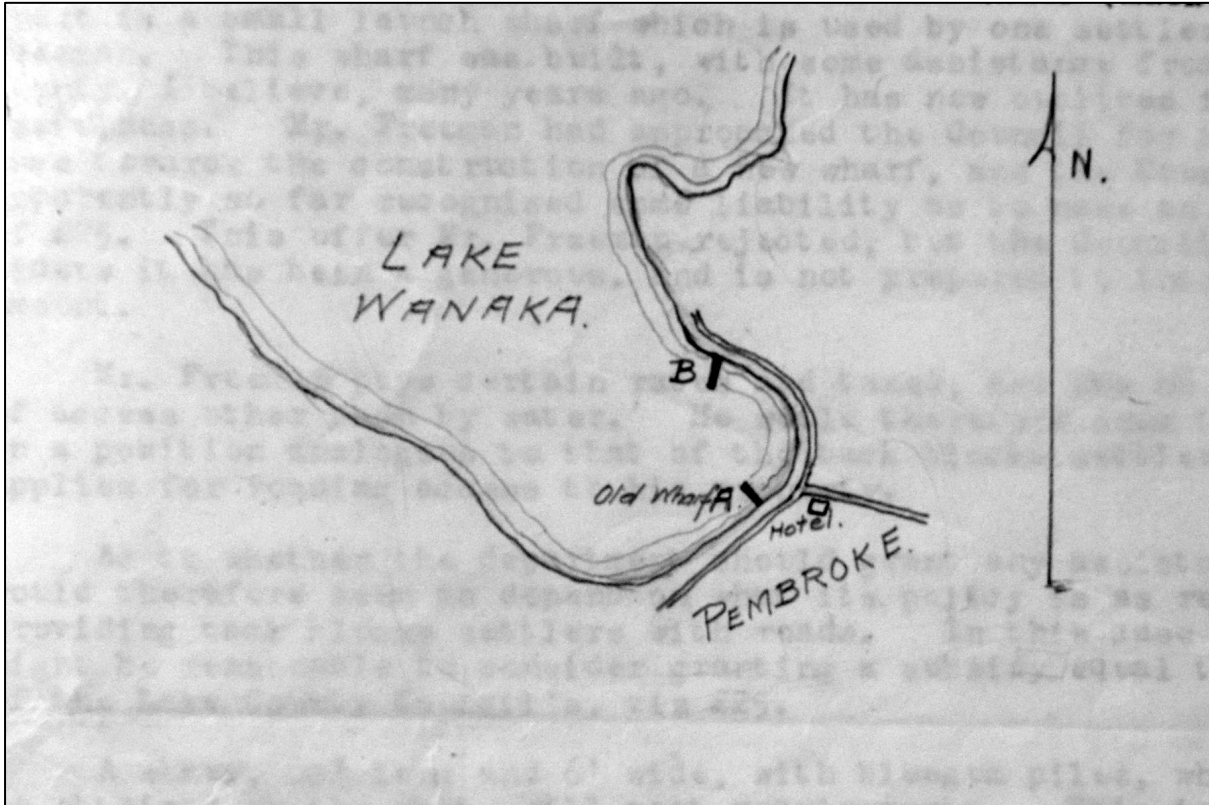


Figure 17. Record of the new wharf location at Roy's Bay.¹⁶³

Roy's Bay and surrounding landmarks were named after John Roy, an early runholder of Run 334.¹⁶⁴ Eely Point is believed to have been derived from 'Healy,' an early resident on the point.¹⁶⁵ There was a beacon positioned at the point to warn boats in the lake about the shallow, rocky bay.¹⁶⁶ Ruby Island was originally known as Merino Island or Roy's Island (Figure 13). In 1927, a Cabaret building was constructed on Ruby Island by John Hunt, who towed beech trees cut at Makarora down the lake. Car tyres were placed under the dance floor to create a sprung dance floor and power was supplied from a generator recycled from an old car. At Ruby Island, the Hunt family ran a successful commercial venture, serving morning and afternoon tea with dancing in the evening. The Cabaret building burned down in 1936.¹⁶⁷

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Roys Bay PA:

Site No.	Site Name/Details	Site Type	Details
F40/10	Māori Midden	Midden/Oven	Several hangi stones and charcoal fragments located in the middle of Beacon Point Road

There is one listed heritage feature within the Roys Bay PA:

¹⁶² Lake Wakatip Mail, "The Lakeside Wharves" (ISSUE 4459, 19 MARCH 1940, 1940).

¹⁶³ Archives NZ, DAHG D320 9001 Box 311.

¹⁶⁴ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁶⁵ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁶⁶ Ida Darling, *Memories of Early Wanaka*, cited in QLDC, *Wanaka Lakefront Reserves Management Plan* (2014).

¹⁶⁷ Queenstown Lakes District Council, *Heritage Inventory Register* (2005).

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Cabaret Building Foundations, Ruby Island	3 (514)	

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Roys Bay formed an important centre of transport and tourism in Lake Wanaka. Early infrastructure was developed in the bay and features in the bay were named after early settlers. There was no observable trace of the original Pembroke Wharf was observed during a site survey in 2017.
- The Ruby Island Cabaret site serves as a reminder of the innovative commercial operation set up on Lake Wanaka in the 1920s.

Review & Recommendations

- Text was added to highlight heritage features and archaeological sites within the PA.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.
- Text was added to recognise the historic recreational use of the lake, lakeshore, and islands, and the use of the lake and Roys Bay for lacustrine traffic.

20. ONL – West Wānaka (Upper Clutha)

Brief Historical Narrative

The area was also initially part of Run 334, which extended from the Pembroke township to the Matukituki River. The licence was first issued to John Roy, circa 1860.¹⁶⁸ The homestead for this run was established on the banks of Lake Wanaka by the first manager Abel Ferris Domini – better known as Henry Norman – and his family.¹⁶⁹ The Run contained two other building parcels, one at Branch Burn and another at Spotburn (Figure 12). Run 334 was acquired circa 1862 by Wilkin and Thomson, who incorporated it into Wanaka Station. Wanaka Station was created in the early 1860s through the amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley. Initially it appears to have covered over 300,000 acres (c. 120,000 hectares).¹⁷⁰ In 1866, most of Wanaka Station was purchased by M Holmes and Henry Campbell.¹⁷¹

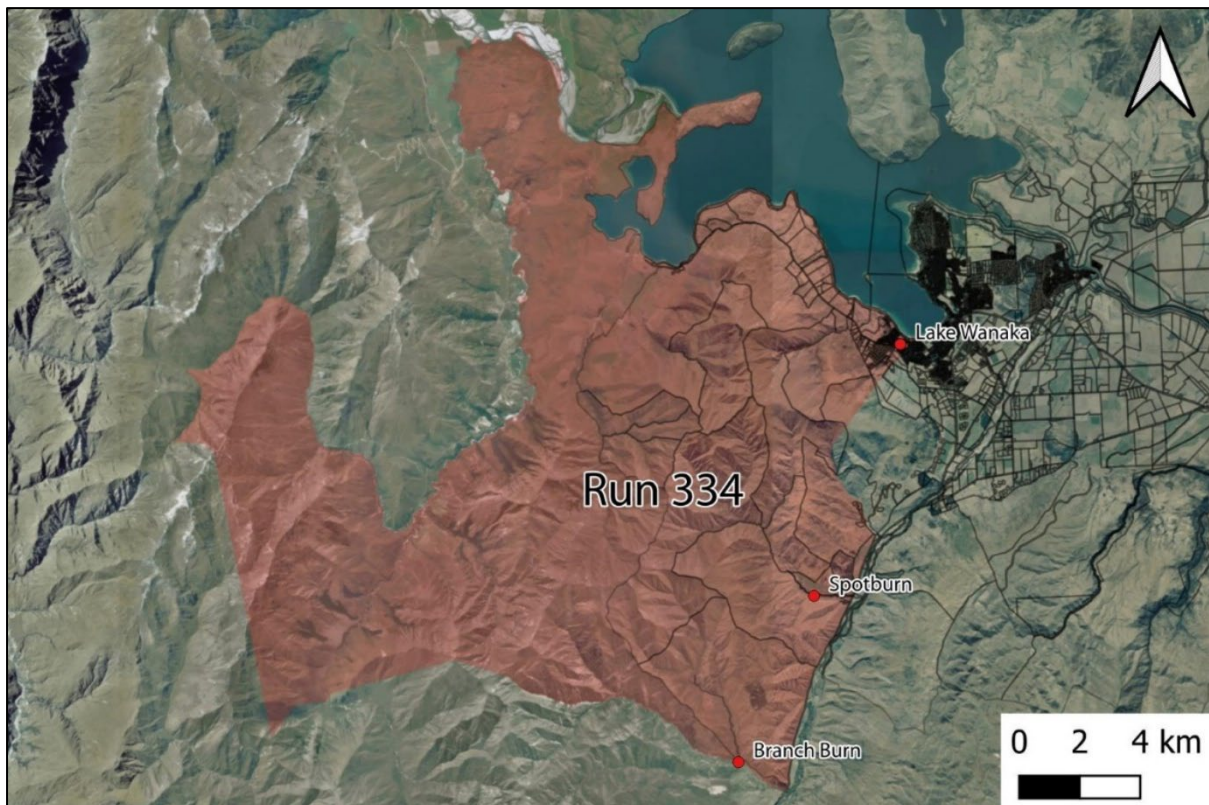


Figure 18. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.¹⁷²

Glendhu Bay was initially named Mount Aspiring Bay. There was a hut near its western end named 'Glendhu Hut,' which was owned by Cambell.¹⁷³ Eventually, Run 334 was divided into smaller holdings, with Glendhu Bay and the Motatapu Valley forming part of Run 334c. Glendhu Station was separated off in 1897, and purchased by Henry Barker.¹⁷⁴ Wallis Allan Scaife purchased the property in November 1907 and farmed at Glendhu bay for 50 years.¹⁷⁵

¹⁶⁸ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁶⁹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁰ SO1489 (1865).

¹⁷¹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷² Based on SO16361-16363.

¹⁷³ SO950.

¹⁷⁴ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁵ *Mataura Ensign*, 18 November 1907.



Figure 19. The Bluffs at Glendhu Bay, undated.¹⁷⁶

Glendhu Bay was a useful stopping point for explorers headed towards the Matukituki and Motatapu Valleys (which provided tracks through to the West Coast and Queenstown).¹⁷⁷ The Motatapu Valley was also subject to some gold mining.¹⁷⁸ From 1897, claims were held by Weir and party along the banks of the Motatapu River and, in 1900, another claim was held by Theodore Russell. Small huts and enclosures are marked on these survey plans from the turn of the century.¹⁷⁹

In later years, Glendhu Bay became a popular recreational spot with the Glendhu Bay Campground beginning as a small family run camp in the 1920s.¹⁸⁰

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the West Wānaka PA:

Site No.	Site Name/Details	Site Type	Details
F40/121	Cookshop	Health Care	Location of cookshop near the remains of a woolshed on the true left bank of the Motatapu River. Recorded as 'Health Care,' however, 'Agricultural/Pastoral' would be more accurate.

¹⁷⁶ Hocken Collections, c/n E6200/30.

¹⁷⁷ *Otago Witness*, 2 April 1881; 1 July 1903; 22 January 1905.

¹⁷⁸ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁹ LINZ, SO5813; SO5816.

¹⁸⁰ Roxburgh, *Wanaka and Surrounding Districts*.

F40/122	Men's Quarters	Health Care	Location of former men's quarters near the remains of a woolshed on the true left bank of the Motatapu River. Recorded as 'Health Care,' however, 'Agricultural/Pastoral' would be more accurate.
F40/123	Woolshed	Agricultural/ Pastoral	Location of a woolshed, with only a partial stonewall remaining.
F40/118	Track	Transport/ Communication	Approx. 5km track (unknown age) running near a woolshed and hay barn.
F40/117	Ditch/Drain	Mining – Gold	20m long ditch/drain running east to west across a paddock near the woolshed.
F40/120	Prospecting Pit/ Trench	Mining – Gold	Four prospecting pits, approx. 5m in diameter.
F40/119	Hut Floor/Site	Mining – Gold	Stone structure excavated into a bank, with three walls lined with stone, approx. 5m by 2m.
F40/5	Cattle Flat Paddle	Artefact – Wooden	Wooden paddle located in cleft of ricks going up Matukituki Road.
F40/3	Ovens/Adze	Midden/Oven	Oven and adze fragments on north bank of Matukituki River mouth.

There is one listed heritage feature within the West Wānaka PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Scaife Plaque, Mount Roy	2 (511)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoralism, and later broken up into smaller runs, with evidence of historic homesteads remaining.
- Glendhu Bay was utilised as part of an early transport network on Lake Wānaka for shipping supplies and stock, and later became a popular recreational destination.

Review & Recommendations

- Text was added to recognise archaeological and heritage features and historic value associated with early pastoralism and recreational use of the lake and lakeshore.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

21. ONL – Dublin Bay (Upper Clutha)

Brief Historical Narrative

The land around Dublin Bay also formed part of Wanaka Station, an amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley, covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.¹⁸¹ Later, Wanaka Station was broken up into smaller Runs with the land north of the Clutha River becoming part of Run 239a and the land to the south becoming part of Run 240.¹⁸²

Prior to becoming part of the Wanaka Station, the East Wanaka Run (also known as the Forks Run or Run 338) was taken up by Brittan and Burke. Burke eventually sold to the Scottish Trust and little else is known about his presence on the East Wanaka Run except his name in Mt Burke and Mt Burke Station. Run 239 and 240 were applied for by C Freeland and J Maude, and C Maude and J Brittan respectively. Both Run 239 and 240 were soon sold to Wilkin and Thomson after application.¹⁸³

While there were efforts to sell off part of the land between the Clutha River and Roys Bay, it appears that few sections were taken up.¹⁸⁴ By 1884, the bank of the Clutha River was designated as a reserve for roading, and a large portion of the land extending to Beacon Point was designated as a plantation reserve.¹⁸⁵ As in other areas, the banks of the Clutha River were subject to gold mining. A dredging claim along part of the Clutha River was held by James Anderson from November 1899.¹⁸⁶

While Lake Wanaka was used for the transportation of goods from stations and runs along the lake, unlike Roys Bay, Dublin Bay does not appear to have been an early transport hub.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Dublin Bay PA:

Site No.	Site Name/Details	Site Type	Details
F40/11	-	Artefact Find	A medium green argillite adze, with a polished blade and the rest of the adze flaked. Found c. 1930.

There are no listed heritage features within the Dublin Bay PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoralism, most significantly the Wānaka Station.

Review & Recommendations

- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

¹⁸¹ SO1489 (1865).

¹⁸² Archives New Zealand, DAAK 9429 D450/13.

¹⁸³ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁸⁴ *Otago Witness*, 16 May 1885.

¹⁸⁵ LINZ, SO963.

¹⁸⁶ LINZ, SO5501.

- Text was added to recognise the history of high-country farming and early pastoralism, particularly the association with the Wanaka Station.

22. ONL – Lake McKay Station & Environs (Upper Clutha)

Brief Historical Narrative

Gold was discovered here in 1883 by Cardrona miner, farmer, musterer, John Halliday, and Henderson and Beattie. They managed to keep it secret until 1885, when around fifty miners rushed to the site. Mining continued into the 1890's with 27 miners, and ended in the first decade of the 20th Century. Around 2000 ounces of gold was produced per year, although the figures are rubbery, as much of it went undeclared.¹⁸⁷ Gold was found in alluvial gravels, being ancient beach deposits, uplifted over time high into the Criffel Ranges. The gravels are on the ridges, with little gold found in the gullies below. The gold is coarse, dark coloured, not much waterworn, impregnated with, or attached to quartz, and of a poor quality.

The goldfield was the last discovered in the Otago Region, almost 25 years after gold was discovered in Gabriel's Gully, and is also one of the highest in New Zealand, at around 1200 metres. The area is snow bound six months of the year. It is a windswept, bleak place, of tussock grass, hills, gullies, and bogs. The area contains pink and white scars from sluicing across three closely spaced areas. There is a fourth area six kilometres to the south in the upper Luggate Creek, which is not easily accessible. The main area covers 7 by 2 kilometres. This shows sluice faces up to 15 metres high, old pack trails, and remains of dams, and two water races constructed by Halliday and Craig 24 and 16 kilometres long.

Reports on who was mining here at the time. Halliday with mates Henderson and Beattie; Craig and Robertson; Hawthorne, Huggen and Young; J.C. Barker and his two sons; and the Fox brothers. A reef had been discovered not far from the workings, while sluicing by Alex McKenzie, Jason Corringan, Jason McCormack, and W.D. Andrews, stated as 4 feet thick, trending east-west, and dipping west.¹⁸⁸

Lake McKay Station and Criffel Station were combined after WW1.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Lake McKay Station and Environs PA:

Site No.	Site Name/Details	Site Type	Details
G40/218	Rock shelter	Cave/Rock Shelter	This had been a well built site with enclosing rock walls and the chimney still at full height in 1991 (last site visit)
G40/112	Fireplace	Historic – Domestic	A schist slab. mud mortar fireplace 1mx1.5mx1m high.
G40/113	Tailings and hut	Mining – Gold	Scattered tailings along 100m of the creek bank and the foundations of a hut 4x3m made of schist rock.
G40/114	Water race	Industrial	Water race 60cm wide and 10cm deep
G40/115	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent head races. The mounds are in parallel rows separated by small channels.
G40/116	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent

¹⁸⁷ Minedat.org, Wanaka, Queenstown Lakes, South Island, New Zealand.

¹⁸⁸ *Otago Daily Times*, 1887.

			head races. The mounds are in parallel rows separated by small channels.
G40/117	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent head races. The mounds are in parallel rows separated by small channels.
G40/118	Hut	Historic – Domestic	A split schist hut with mud mortar 6x3.5m. Chimney and fireplace in the eastern wall and the southern side of the hut has been set into the hillside.
G40/119	Rock shelter	Cave/Rock Shelter	Cave with notable charcoal stains on the ceiling
G40/120	Wing dam	Industrial	The wing dam is 15m long, with a breach in the middle splitting it into two sections. The dam is made of vertically stacked schist and river cobbles.
G40/121	Water race	Industrial	Water race connected to the raised enclosure near the wing dam. It has schist stone revetments on both sides.
G40/122	Stone pillar	Unknown	A lone stone pillar apparently not associated with any other site. Loosely stacked schist 1.5m high and filled with earth and debris.
G40/219	Lower Luggate Creek	Mining	Two drives probably used for prospecting
G40/123	Lower Luggate Creek	Mining	Hydraulic elevator tailings. The mounds of the tailings indicated that they came off the end of an elevator. They are in heaps, crescents and C-shapes.
G40/124	Rabbiter's cache	Unclassified	A rectangular pile of schist rocks, rabbit skeletons can be seen under the rocks.
G40/125	Wing dam	Industrial	An S shaped dam composed of large pieces of river worn schist and river cobbles. 10cm high with stones placed both vertically and horizontally.
G40/126	Luggate Flour Mill	Flour milling	A water race that is lined in various places with rocks, especially near the rock shelter at G40/131.
G40/127	Lower Luggate Creek	Historic – Domestic	A series of small stone huts of varying ages with one potentially being a small farmstead.
G40/128	Tent sites	Historic – Domestic	A series of small levelled areas and a standing stone wall at the northern end.
G40/129	Tent sites	Historic – Domestic	Two levelled areas, each with a stone fireplace and a damaged chimney

G40/130	-	Mining – Gold	A small flat rectangular area covered with a low mound of carefully placed schist cobbles, around 10cm high.
G40/131	Rock shelter	Cave/ Rock Shelter	A natural rock overhang that has been walled up with split schist walling. The interior is split into two levels and there is a fireplace in the eastern corner near the doorway.
G40/109	Water race	Industrial	The water race is 50cm wide and 40cm deep at its deepest point. It is stone revetted for much of the way. The revetment wall is of dry split schist and schist cobbles stacked in an intricate pattern. Running from Dead horse creek to a house site
G40/168	Hut	Historic – Domestic	Mostly destroyed, some foundations remain.
G40/170	Hut/water race	Historic – Domestic	Hut seems to have been destroyed prior to 1979, The water race is most likely G40/109
G40/171	Hut	Historic – Domestic	Mostly destroyed, foundations still visible. Hut was around 5mx3m with a stone fireplace at the eastern end.
G40/48	Chimneys	Historic – Domestic	Two chimneys, one of split schist and mud mortar, the other made of cob.
G40/173	Goldworkings	Mining – Gold	Small flat-bottomed gully with small hummocky mounds adjacent to the creek.
G40/172	Sheepskin Creek	Mining – Gold	The race is located on the flats 1km south of Luggate. It runs out of Dead Horse Creek, winds south across the flats to Sheepskin Creek and to a small reservoir 3km up the creek from SH6.

There are no listed heritage features within the Lake McKay Station and Environs PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area contains many sites and features related to gold mining in the 19th century, although many of them are likely to be in poor condition.
- The sites in this area are good examples of late 19th century gold mining, and were part of the last gold rush in Otago. The gold workings are also some of the highest in New Zealand, at around 1,200m. while gold mining sites are common in Otago, these were part of a unique moment in the history of the region.

Review & Recommendations

- Amendments were made to consolidate references to archaeological and heritage features.

23. ONL – Hāwea North South Grandview

Brief Historical Narrative

Surveyor JT Thomson travelled through the Lindis Pass in 1857. The Lindis Pass was an important route, which linked Wanaka and Hawea with North Otago and Canterbury (with which the region had close ties). A track over Grandview provided the shortest route.¹⁸⁹

The eastern extent of the PA and Grandview formed part of Run 236, which was part of Morven Hills Station held by John Maclean and his family.¹⁹⁰ From circa 1900, the Morven Hills Station began to be broken up into smaller grazing sections. Land at the base of Cameron’s Hill was occupied by James Buchanan and Perry from 1909, with a new homestead site designated in this area. Buchanan constructed a house and water races for water supply.¹⁹¹ In 2019, a timber dwelling of early 1900s construction was still present in the area.

The western extent of the PA formed part of Run 239. Run 239 (also known as the Upper Clutha West) was applied for by C Freeland and J Maude. It was soon sold to Wilkin and Thomson after application, becoming part of Wanaka Station.¹⁹² A hut was recorded in 1870 near the current site of Glen Dene.¹⁹³ However, Glen Dene appears to be a more recent subdivision.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Hāwea South and North Grandview PA:

Site No.	Site Name/Details	Site Type	Details
G40/64	Māori ovens	Pit/Terrace	Four pits (one with a distinct rim) located in the Lake Hāwea camping ground.
G40/65	Hut remains	Historic – Domestic	Remains of Thomas Pinn’s hut in the Lake Hāwea camping ground. Only a chimney remains.
G40/208	Ovens	Midden/Oven	Location of an oven marked on a cadastral map.
G40/2	Adze findspot	Artefact Find	Adze found at the former mouth of John’s Creek.
G40/216	Trig	Memorial	Unusual metal trig on stone plinth.
G40/215	Trig	Memorial	Mt Grandview trig on a rough stone plinth, with metal bayonet.

There are no listed heritage features within the Hāwea South and North Grandview PA.

Significant Heritage & Archaeological Values

- Mt Grandview has some contextual significance as a key reference point within early surveys of the area.
- The area is associated with early pastoral farming, originally as part of the Morven Hills Station and later broken up into smaller grazing sections.

Review & Recommendations

- Text was added to highlight the archaeological sites/features within the PA.

¹⁸⁹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁹⁰ Roxburgh.

¹⁹¹ LINZ, SO 948.

¹⁹² Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁹³ LINZ, SO8874.

- Text was added to recognise the association of Grandview with early surveys of the area, and the association of the land with early pastoral farming.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

24. ONL – Eastern Wakatipu Basin & Crown Terrace (Queenstown)

Brief Historical Narrative

The Glencoe Run was once part of the Wanaka Station, and later Motatapu. From 1874 to 1913, the Run was farmed by William Paterson, who also farmed at Ayrburn near Arrowtown. Paterson's Ayrburn homestead was close to Arrowtown and across the Arrow River from Glencoe. When Paterson took up the Run, he likely established the Glencoe homestead. This homestead consisted of a square wooden house, a long wooden building for musterer's quarters, wooden stables, a corrugated iron woolshed, and a wooden farm cottage, which were likely constructed circa 1906. These buildings surround a stone cottage, built by Peter Henderson in the 1870s. Henderson likely mined at Bracken's Gully in the early 1900s.¹⁹⁴

Part of the land was mining reserve, and Henderson's cottage is situated at the boundary. The cottage was built of mud mortared schist slabs with a stone chimney at the southern end. When examined by Hamel in 1996, the cottage was relatively intact with a wooden floor, four-pane windows, and corrugated iron roof.¹⁹⁵

The track from Arrowtown to the Crown Terrace was constructed from 1874, by Thomas Tobin. He settled just off Tobin's Track with his family. A stone cairn now marks the site of their home.¹⁹⁶

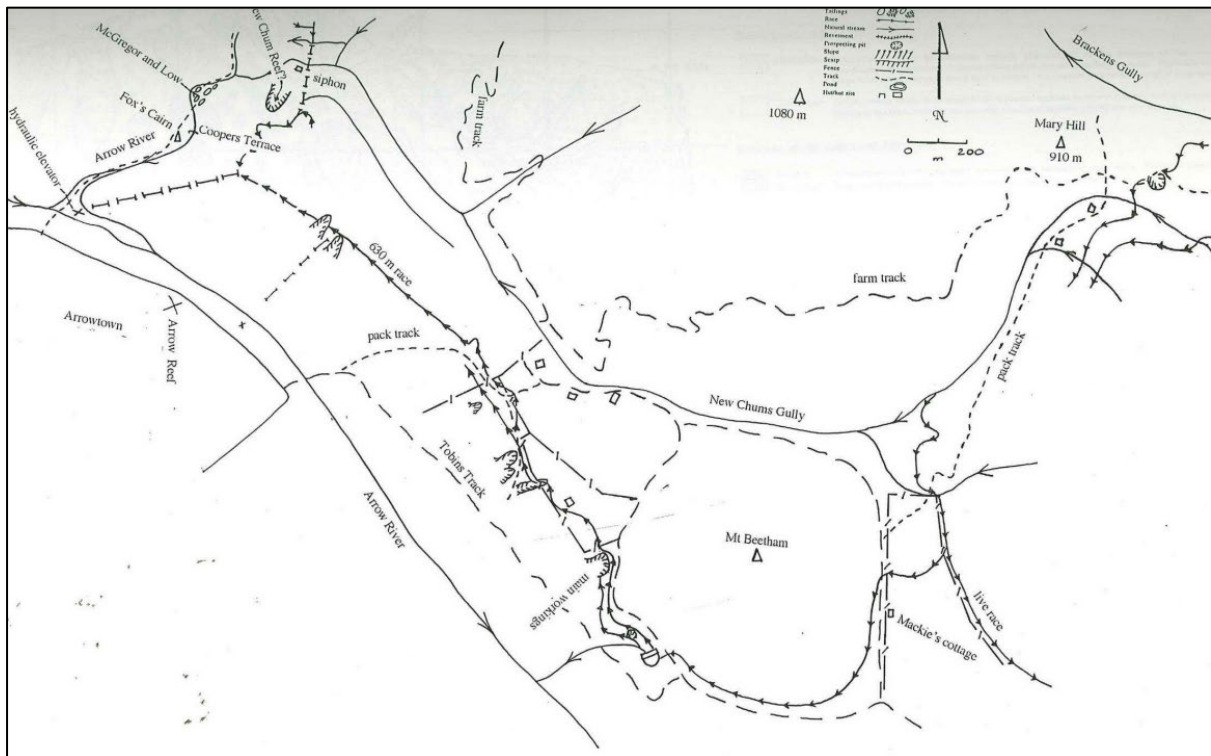


Figure 20. Diagram of workings around Mt Beetham on Glencoe.¹⁹⁷

Extensive mining was carried out along New Chums Gully and in Brackens Gully (which falls outside the PA), as part of the Arrow Rush. The Arrow River was mined from the 1860s to the 1930s, while New Chums Gully was mostly mined in the early period of the gold rush until 1876. In 1866, a quartz mine was worked by Cornish and Company in New Chums Gully, and in 1872 a six-acre claim was worked by Healy and Moran at the mouth of New Chums Gully. Multiple water races were constructed through Glencoe to work the land and New

¹⁹⁴ Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe."

¹⁹⁵ Hamel.

¹⁹⁶ Frances Lewis (2014), "Letitia Tobin Nee Nash (1832-1919)," *Queenstown Courier* 91.

¹⁹⁷ Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe."

Chums Gully – one ran along the top of the terrace on Glencoe and another ran along the lower slopes of Mt Beetham into a substantial reservoir. This was used to work minor sluicings en route to major workings below the cattle stop on Glencoe Road.¹⁹⁸

In 1892, gold was found on John Baker’s agricultural leasehold land on the Crown Terrace (section 9 and 10, Block X, Shotover SD). This was followed by a short rush to the area, and workings were joined by a complex of water races. Only one or two miners did well at Baker’s. The Mackie family settled on the Crown Terrace by 1867, constructing a cottage on the eastern side of Mt Beetham. It is a large, mud mortared, schist slab hut, 9x6m, with a sold stone chimney at the end. It likely supplied bread to the Bracken Gully miners.¹⁹⁹

The lower extent of the PA extends down to the Kawarau River, and encompasses mining features near the banks of the river and historic transport infrastructure at Swiftburn Gully from the construction of SH6 (F41/744).

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Eastern Wakatipu Basin & Crown Terrace PA:

Site No.	Site Name/Details	Site Type	Details
F41/743	Sluiced area	Mining – Gold	Sluiced area to the north of SH6, with an unsluiced pinnacle of earth representative of the original ground height.
F41/744	Swiftburn Gully	Transport/ Communication	Portion of old road, stacked stone revetments, and stone bridge abutments at the Swiftburn Gully.
F41/742	Schist lined channel	Mining – Gold	A short, stacked schist wall (likely part of a sludge channel or tail race associated with goldmining).
F41/741	Stone channel	Mining – Gold	A stone lined channel, which formed part of the large series of goldworkings along the north bank of the Kawarau River.
F41/740	Mining earthworks	Mining – Gold	Small gully of mining earthworks.
F41/633	Henderson’s Cottage	Historic – Domestic	Miner’s cottage of mud mortared schist, approx. 4x7m.
F41/631	Baker’s sluicings	Mining – Gold	Sluicings along the western side of Glencoe Road as it skirts around Mount Beetham.
F41/632	Water race	Mining – Gold	Water race connecting to the reservoir (F41/630) and running towards Arrowtown.
F41/630	Reservoir	Mining – Gold	Reservoir with a substantial bank (40m long, 6m across, and 3m high) and supplied by a race from Brackens Gully.
F41/510	Gold mining	Mining – Gold	Alluvial gold mining workings thought to be from the turn of the century.

¹⁹⁸ Hamel.

¹⁹⁹ Hamel.

There is one listed heritage features within the Eastern Wakatipu Basin & Crown Terrace PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Judge & Jury Rocks (rock features only), Vicinity Kawarau Gorge Bridge	3 (9)	-

Significant Heritage & Archaeological Values

- Extensive gold mining features are present in the area, and physical remnants remain including sluiced faces and water races.
- Glencoe homestead and remaining historic buildings from William Paterson’s establishment of the Glencoe Run.
- Historic transport tracks and infrastructure, including Tobin’s Track (constructed 1874) and features associated with the construction of SH6 (eg. F41/744).

Review & Recommendations

- Text added to highlight archaeological and heritage features at Glencoe Station, near the Kawarau Bridge and Kawarau River, and early transport infrastructure.

25. ONL – Homestead Bay (Queenstown)

Brief Historical Narrative

Following the discovery of gold, the area around Queenstown became the focus of a substantial gold rush. Large numbers of prospectors arrived, travelling through the gorge from Cromwell and up Lake Wakatipu from Kingston. This necessitated the movement of a large amount of supplies, which were primarily brought up from Bluff and shipped across Lake Wakatipu. By December 1863, there were 21 boats on Lake Wakatipu, shipping people and supplies. More extensive ferry and shipping services continued and the *Mountaineer* was launched in 1879 from Kelvin Heights and, later the *Earnslaw*.²⁰⁰

Rees constructed a woolshed and associated buildings, including shearers quarters and a bathhouse for the Kawarau Falls Station, in 1863. The site was chosen due to its proximity to Lake Wakatipu, allowing goods to be shipped to and from the site via the lake. The remains of a timber jetty are still visible on the lake shore. The woolshed was later modified by the subsequent run holders (Boyes Brothers) in the mid-1870s. Subsequent economic depression due to rabbit plagues saw the site remain relatively unchanged through into the 20th century. The original shearers quarters burnt down mid-20th century and were replaced by a building sourced from the Roxburgh Dam project. Extensive alterations to the woolshed and site were undertaken around 2007, including the complete remodel of the woolshed into a residential dwelling. These works were carried out without an archaeological authority, and little is known of the disturbance footprint. All other buildings on site are either post-1900 in origin or relocated from other parts of the station.²⁰¹

Recorded Heritage & Archaeological Features

There is one archaeological feature recorded within the Homestead Bay PA:

Site No.	Site Name/Details	Site Type	Details
F41/843	Woolshed Bay	Agricultural/ Pastoral	Site of woolshed and associated buildings, which have been demolished.

There are no listed heritage features within the Homestead Bay PA.

Significant Heritage & Archaeological Values

- The use of Lake Wakatipu for the transportation of supplies, goods, and people to the Otago goldfields.
- The remaining structures at Woolshed Bay, and their association with Rees and as an outpost of the Kawarau Station.

Review & Recommendations

- The story about Jack Tewa was removed, as this related to locations outside the PA.
- Text was added to highlight the Woolshed Bay archaeological site.
- Text was added to recognise the use of Lake Wakatipu to transport supplies, goods, and people to the Otago goldfields.

²⁰⁰ Meyer, *All Aboard: The Ships and Trains That Served Lake Wakatipu*.

²⁰¹ ArchSite, Site Record Form: F41/843.

26. ONL – Western Remarkables (Queenstown)

Brief Historical Narrative

The western face of the Remarkables were part of Run 331, applied for by D A Cameron in 1859. It was later named the Staircase Run. It does not appear to have been developed by Cameron, and later became part of Rees Kawarau Station.²⁰²

The Kawarau Station was one of the largest runs in Central Otago, consisting of 81,000 acres. By 1867, over 36,000 sheep were recorded as being shorn on the station. From 1882, several of the large runs were subdivided after vigorous public agitation; however, many runholders resisted subdivision through the practice of having nominees hold the leases. The Kawarau Station was finally subdivided in 1910.²⁰³

The Remarkables were reportedly named by Alexander Garvie in 1857/8 during a reconnaissance survey of the district. The name has had wide appeal, due to the saw-toothed outline, changing appearance with variations of light throughout the day, and beautiful cloud formations.²⁰⁴ The *Lake Wakatip Mail* reported that a Government geologist, Mr Hacket, successfully summited Mt Remarkable at 7,559 feet.²⁰⁵

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Western Remarkables PA. There are no listed heritage features within the Western Remarkables PA.

In November 2020, Dick and Jillian Jardine announced they would gift 900ha of the Remarkables Station, between SH6 and the base of the Remarkables, to the Queen Elizabeth II National Trust.²⁰⁶ In November 2021, Bridget and Mike Mee (owners of the Kawarau Falls Station) announced they would also be placing a QE II National Trust covenant on 170ha of their land, extending along the southern side of the Kawarau River from SH6 to the confluence of the Shotover and Kawarau River.²⁰⁷

Significant Heritage & Archaeological Values

- The site was associated with one of the largest pastoral runs in Otago; however, the PA was unlikely to have been viable pastoral land due to the gradient.
- The Remarkables have heritage value as a significant landscape feature, which was celebrated by early residents.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Removed the reference to the naming of the Remarkables, as this is not considered to be a historic value.

²⁰² W H Beattie, *The Southern Runs* (Invercargill, NZ: Southland Times Co. Ltd., 1979).

²⁰³ Ritchie, "Kawarau River Valley: Archaeological Survey."

²⁰⁴ Miller, *Golden Days of Lake Country*.

²⁰⁵ *Lake Wakatip Mail*, 6 October 1864.

²⁰⁶ *New Zealand Herald*, 25 November 2020.

²⁰⁷ *New Zealand Herald*, 19 November 2021.

27. RCL – Area 1 – Cardrona River/Mt Barker Road (Upper Clutha)

Brief Historical Narrative

The Wanaka Station initially extended down the Cardrona Valley, covering approximately 300,000 acres around Lake Wanaka and Cardrona. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.²⁰⁸ The larger Wanaka Station was gradually divided into smaller Runs and the area became part of Run 240. By 1872, Run 240 was broken up into smaller grazing sections/runs.²⁰⁹

These grazing runs were farmed by small landholders, and a small homestead was likely constructed on each. A small, historic cottage was recorded to the north of Mount Barker in 2012. This was believed to have been constructed by Henry Maidman, who had farmed in the area since the 1870s/1880s. The cottage was demolished for development of the wider area of land.²¹⁰

The Cardrona River and banks were designated as a mining reserve in 1885.²¹¹



Figure 21. Detail of circa 1880s Run Map showing the subdivided runs.²¹²

²⁰⁸ LINZ, SO1489 (1865).

²⁰⁹ LINZ, SO952 (1872).

²¹⁰ ArchSite, Site Record Form: F40/126.

²¹¹ LINZ, SO957 (1885).

²¹² Archives New Zealand, DAAK 9429 D450/13.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Cardrona River/Mt Barker Road PA:

Site No.	Site Name/Details	Site Type	Details
F40/126	Hudson Cottage	Historic – Domestic	A small timber cottage, constructed circa 1900 and later demolished.

There are two listed heritage features within the Cardrona River/Mt Barker Road PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Pearce Clay Stone Hut, 590 Mt Barker Road	3 (525)	-
Cob House and Stone Shed, 107 Maxwell Road	3 (526)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area provides evidence of early landholding in New Zealand, where land was initially held as large pastoral runs and gradually broken into smaller grazing runs. This type of landholding is still evident today.

Review & Recommendations

- References to the listed heritage features and archaeological sites were amended to align with the other draft schedules.
- Amendments were made to reflect the association of the land with large pastoral runs, which were gradually subdivided into smaller runs.
- Recommend that further research is undertaken into the known heritage and archaeological sites to better understand their heritage significance.
- The area would also benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area. There is likely to be archaeological evidence of mining along the banks of the Cardrona River, which was designated as a mining reserve.

28. RCL – Area 2 – Halliday Road/Corbridge

Brief Historical Narrative

The area around Halliday Road/Corbridge was initially part of the Wanaka Station, with the original homestead located nearby across the Cardrona River at Albert Town.²¹³ The large station was gradually divided into smaller runs, with this land becoming part of Run 240. Eventually, these runs were broken up into smaller grazing sections/runs.²¹⁴ These grazing runs were farmed by small landholders, and a small homestead was likely constructed on each.

The first known settler on the land adjacent to the Cardrona River was Gideon Anderson, who bought the land in 1885.²¹⁵ Like most migrants, Anderson tried his hand at gold mining before shifting to Albert Town in 1879 to charge of the punt across the Clutha/Mata-Au and Hāwea Rivers. Anderson occupied the site for nine years prior to selling to Matthew Halliday in 1894. Prior to this acquisition, Halliday was recorded as a miner at Mt Criffel. Significantly, the discovery of the Criffel goldfield is credited in part to John Halliday, Matthew's brother.²¹⁶ The Halliday Homestead was constructed in 1927 in a California bungalow style and represents a kit-set style of bungalow imported from North America and Canada. Reportedly, the house was built mainly from material salvaged from an older dwelling on the riverside.



Figure 22. Detail of circa 1880s Run Map showing the subdivided runs.²¹⁷

²¹³ LINZ, SO1489 (1865).

²¹⁴ LINZ, SO952 (1872).

²¹⁵ OT 88/82.

²¹⁶ *Cromwell Argus*, 1939.

²¹⁷ Archives New Zealand, DAAK 9429 D450/13.

The area along the Cardrona River was designated as a mining reserve, with some gold mining activities also taking place nearby along the Clutha River/Mata-Au to the north.²¹⁸

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Halliday Road/Corbridge PA. There is one listed heritage feature within the Halliday Road/Corbridge PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Halliday Homestead, 85 Halliday Road	3 (522)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 – Site Visit.

Significant Heritage & Archaeological Values

- The area provides some evidence of early land use in New Zealand, related to the small-scale pastoral farming.

Review & Recommendations

- The area would also benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area. There is likely to be archaeological evidence of mining along the banks of the Cardrona River, which was designated as a mining reserve.

²¹⁸ LINZ, SO957 (1885).

29. RCL – Area 3 – West of Hāwea River

Brief Historical Narrative

The land west of the Hāwea River was previously part of Wanaka Station as part of Run 239 (known as the Forks Run). Wanaka Station amalgamated a number of runs around Lake Wanaka and down the Cardrona Valley, covering approximately 300,000 acres. Later, Wanaka Station was broken up when the Runs were subdivided into smaller runs. The land north of the Clutha River and west of Hāwea River became Run 239a.²¹⁹ The land was eventually broken up again, and sold to be used for smaller scale pastoral farming on the outskirts of Wanaka. William Kingan's block at Maungawera was 800 acres.²²⁰

The Hāwea River was not bridged and was crossed by punts; however, there reportedly was a suspension bridge in 1878 (sited downstream of where the river left the lake) to connect Hāwea Flat with the Forks district. This bridge was demolished when the Hāwea Dam was constructed.²²¹

Given the mining activity in the area, the Hāwea River was likely prospected for gold but does not appear to have been subjected to the same extent of mining. In 1878, the Hāwea River flooded and washed through part Hāwea Flat.²²²



Figure 23. Junction of the Hāwea and Clutha River.²²³

²¹⁹ *Evening Star*, "The Land Board," 5 May 1881.

²²⁰ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²²¹ *Wanaka Sun*, "History of Bridges across the Hāwea River," 11 May 2018.

²²² *Cromwell Argus*, "Lake Wanaka," 29 October 1878.

²²³ Hocken, *Otago Witness*, 4714.

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the West of Hāwea River PA. There are no listed heritage features within the West of Hāwea River PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area provides some evidence of early pastoral land use in New Zealand.
- The Hāwea River was a landscape feature, which shaped the development of early local infrastructure.

Review & Recommendations

- The area would benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area.
- Text amended to align with other schedules outlining there are no historic heritage features, heritage overlays, or archaeological sites.

30. RCL – Area 4 – SH8/Church Road, Luggate

Brief Historical Narrative

In 1861, news reached Dunedin of a payable gold field in the Lindis Valley. This field was a failure, but hundreds of gold miners were drawn to the area. Hartley and Reilly's discovery in 1862 encouraged vigorous mining along the banks of the Clutha and tributaries.²²⁴

The area around Church Road was primarily a mining and farming area. There are a large number of gold mining sites along the river nearby, while the interior was used for small-scale pastoral farming on the outskirts of Wanaka. Aerials from the 1950s show vacant land, with little development visible (Figure 24).



Figure 24. Whites Aviation photograph (1956).²²⁵

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Church Road/Shortcut Road PA:

Site No.	Site Name/Details	Site Type	Details
G40/144	Tailings	Mining – Gold	A small timber cottage, constructed circa 1900 and later demolished.

There are various other sites recorded along the bank of the Clutha River, related to gold mining. There are no listed heritage features within the Church Road/Shortcut Road PA.

²²⁴ Ritchie, "Luggate: Archaeological Survey."

²²⁵ National Library, cropped, 753267.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area has some association with early pastoral land use and goldmining.

Review & Recommendations

- The area would benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area.
- Text amended to align with other schedules outlining there are no historic heritage features, heritage overlays, or archaeological sites.

31. RCL – Area 5 – Maungawera Valley (Upper Clutha)

Brief Historical Narrative

The Maungawera Valley was also initially part of the large Wanaka Station. Like other large pastoral runs, the run was gradually broken up into smaller runs and grazing sections. An 1876 survey plan records a pre-emptive right registered by Campbell & McLean as part of Run 239.²²⁶ Henry Campbell and McLean put a double-furrowed plough into operation on the Forks Run.²²⁷ By 1880, the Maungawera Valley was part of Run 239A and labelled as Speargrass Valley.²²⁸ In 1883, the land of the Forks Run was broken up into smaller grazing runs and offered for sale.²²⁹ By 1893, a number of families were reported to be living on the Forks Run land, including William Kingan.²³⁰ Gold was discovered on the Forks Run in 1880, with nuggets reportedly weighing 4oz.²³¹



Figure 25. Detail of survey plan showing Mount Brown and Spear Grass Valley.²³²

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Maungawera Valley PA:

Site No.	Site Name/Details	Site Type	Details
F41/12	-	Midden/Oven	Oven site recorded from hearsay.

²²⁶ LINZ, SO5488 (1876).

²²⁷ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²²⁸ Archives New Zealand, DAAK 9429 D450/13; LINZ, SO5484.

²²⁹ *Lake County Press*, 19 January 1883.

²³⁰ *North Otago Times*, 1 May 1893; Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²³¹ *Press*, 3 July 1880.

²³² LINZ, SO5488.

F40/13	-	Artefact Find	Findspot for a nephrite chisel, 11cm long with a cross-section thickness and width of 2cm. Found c. 1900.
---------------	---	---------------	-----------------------------------------------------------------------------------------------------------

There are no listed heritage features within the Maungawera Valley PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoral use by European settlers. There is evidence of early homesteads from the early grazing runs, including Kingan's homestead constructed in 1910.


Review & Recommendations

- Amendments were made to recognise that the Mount Burke Station homestead falls outside the scope of the PA.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

References

- Beattie, W H. *The Southern Runs*. Invercargill, NZ: Southland Times Co. Ltd., 1979.
- Chandler, Peter. *Land of the Mountain and Flood: A Contribution to the History of Runs and Runholders of the Wakatipu District*. Invercargill, NZ: Craig Printing, 1996.
- Cunningham, Gerald. *Illustrated History of Central Otago and the Queenstown Lakes District*. Auckland, NZ: Reed Publishing Ltd, 2005.
- Evening Star. "Waste Land Board." ISSUE 3134, 6 MARCH 1873, 1873.
- Griffiths, GJ. *Queenstown's King Wakatipu*. Dunedin, NZ: John McIndoe Ltd, 1971.
- Hall-Jones, J. *Goldfields of Otago - An Illustrated History*. Invercargill, NZ: Craig Printing, 2005.
- Hamel, Jill. "Domesticity in 19th Century Queenstown," 2000.
- . "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe," 1996.
- Iles, R. "The Brunswick Flour Mill." Issue No. 76, 2006.
- Irvine, Susan. "Bordeau's Store." Heritage New Zealand Pohere Taonga, 2013.
- Jardine, D. *Shadows on the Hill (Remarkables Station)*. Wellington: A.H. and A. W. Reed, 1978.
- Lake Wakatip Mail. "The Lakeside Wharves." ISSUE 4459, 19 MARCH 1940, 1940.
- Lakes District Museum. "Archives," 2014.
- Meyer, R J. *All Aboard: The Ships and Trains That Served Lake Wakatipu*. Wellington, NZ: Railway and Locomotive Society, 1980.
- Middleton, A. "Mt. Cardrona Station Archaeological Assessment of Study Area." Report for Queenstown Lakes District Council, 2006.
- Miller, FWG. *Golden Days of Lake Country*. Invercargill, NZ: Whitcombe and Tombs, 1949.
- Mosley, M. *Illustrated Guide to Christchurch and Neighbourhood*. J. T. Smith & Co., 1885.
- Otago Witness. "Country News." Issue 1112, 22 March 1873, Page 11, 1873.
- Petchey, Peter. "Cardrona Valley Archaeological Survey." Unpublished report for Southroads Ltd, 1999.
- Pyke, Vincent. *Early Gold Discoveries in Otago*, 1887.
- Ritchie, Neville. "Kawarau River Valley: Archaeological Survey," 1983.
- . "Luggate: Archaeological Survey," 1980.
- Roxburgh, Irvine. *Wanaka and Surrounding Districts*. Alexandra: Central Otago News Print, 1990.
- . *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*. Dunedin, NZ: Whitcome & Tombs Ltd, 1957.

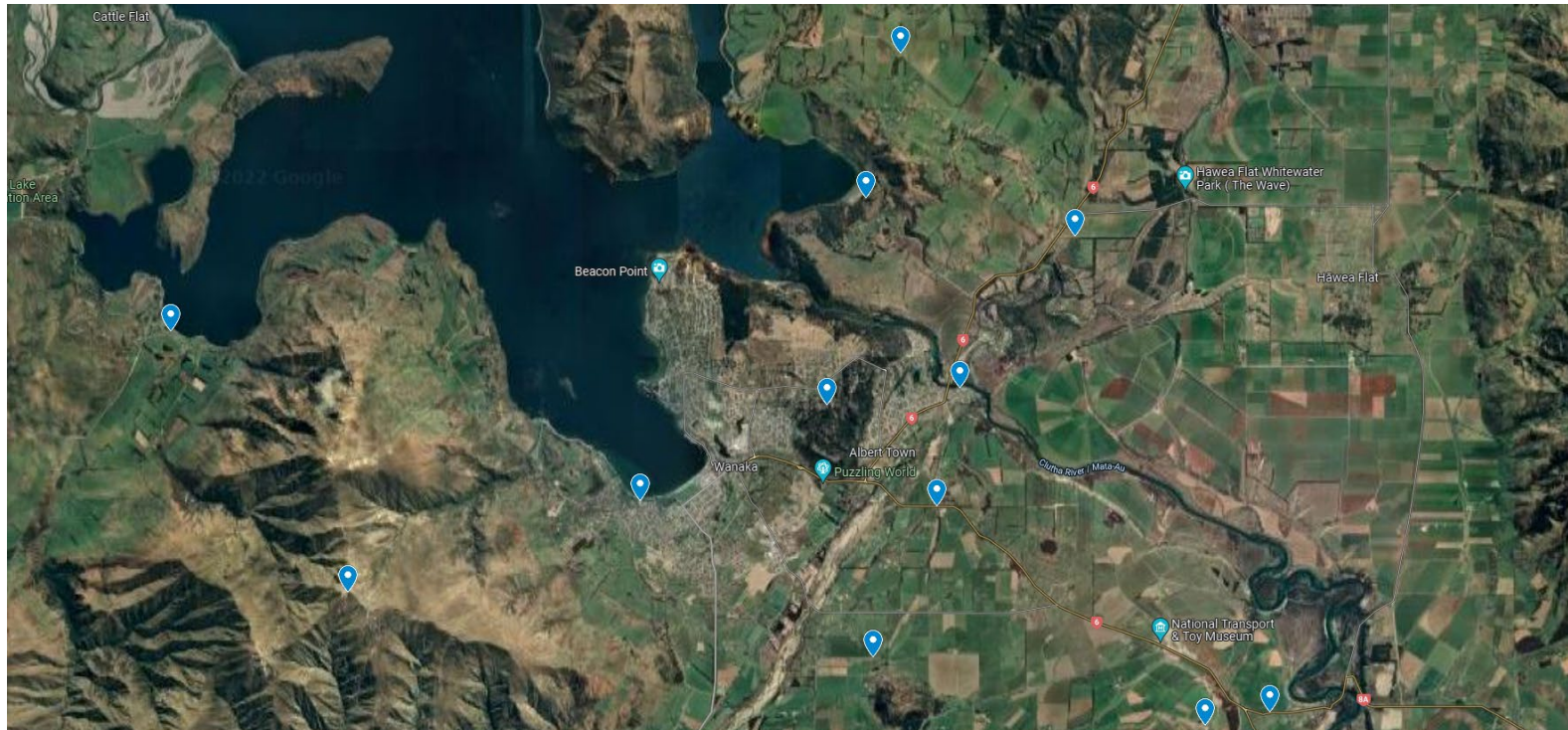
Appendix 1 – Site Visit

Archaeological Site Inspection Report			
Job Number:	787	Job Name:	QLDC Landscape scheduling
Date of Inspection:	09/03/2022	Site Contact:	N/A
Area/Location of site:	Wānaka	Staff Member:	Jaime Grant
On Site notes:	<p>On 9 March 2022 the areas listed below were inspected by Archaeologist Jaime Grant of Origin Consultants: Area 3: West of Hawea River; Area 5 Maungawera Valley; Dublin Bay; Mt Iron; Roys Bay; Mount Alpha; West Wānaka/Glendhu Bay; Area 2: Halliday Rd; Area 1: Cardrona River/Mt Barker Rd; Mt Barker; McKay Station; and Area 4: Church Road, Luggate.</p> <p>Many of the areas have a historical connection to mining and agriculture but the archaeological sites tend to be focused close to the Clutha River and streams, with the highest concentration of sites near Luggate. The few recorded Māori sites are closer to Lake Wānaka.</p> <p>No new archaeological sites were encountered during this inspection, the areas listed are either actively being used for farmland, private residences, or built-up residential areas.</p>		

Site Visit Photo Registry



**Map/
Location:**



**Image 1:
Glendhu Bay**



**Image 2:
Roys Bay**



**Image 3:
Lake McKay
Station**



**Image 4:
Area 3 - West
of Hawea
River**



**Image 5:
Area 5 -
Maungawera
Valley**



**Image 6:
Dublin Bay**



Appendix A

'Other Expert' Methodology Reports

Mata-au Clutha River PA Schedule

To: Daniel Hadfield, Senior Policy Planner
From: Jack McConchie, Technical Director
Date: 16 May 2023
Subject: Non-priority Area Rural Character Landscapes – Expert geomorphic advice

At: Queenstown Lakes District Council
At: SLR Consulting NZ Limited
Ref: 720.30028.00000 Landscape analysis

CONFIDENTIALITY

This document is confidential and may contain legally privileged information. If you are not a named or authorised recipient you must not read, copy, distribute or act in reliance on it. If you have received this document in error, please telephone our operator immediately and return the document by mail.

Introduction

Queenstown Lakes District Council (QLDC) are preparing landscape schedules for the Proposed District Plan. These schedules set out the landscape attributes, values, and capacity for priority areas of the district's Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

The schedules were drafted by the landscape architects. QLDC have subsequently sought expert advice from a range of scientific disciplines (including geomorphology) to review, and confirm where appropriate, the draft schedules.

QLDC initially requested that Dr John (Jack) McConchie review the Priority Area Landscape Schedules and that work was completed in March 2022.

QLDC have now requested that I review of the draft Non-priority Area Rural Character Landscape (RCL) schedules from the perspective of my expertise (i.e., geomorphology).

The key output of the review is that it confirms, as appropriate, the draft schedules of the landscape attributes, values, and landscape capacity within those identified non-priority RCL areas from a geomorphic perspective. The aim is to ensure that the key landforms are described in a consistent, accurate and concise manner in terms that can be readily understood and interpreted by a layperson.

I have therefore reviewed the 12 Schedules provided and undertaken my assessment in a manner consistent with the VIF set out in Chapter 3 of the PDP. This memorandum summarises the results of my review of the RCL area schedules from a geomorphic perspective.

Reviewer

The review of the various RCL area schedules was undertaken by Dr John (Jack) Allen McConchie. Jack is currently employed as the Technical Director (Hydrology & Geomorphology) by SLR Consulting (NZ). He has a Bachelor of Science degree with First Class Honours (from Victoria University of Wellington) and a PhD (also from Victoria University of Wellington). He is a member of several professional and relevant associations including the:

- (a) Australia-New Zealand Geomorphology Group;
- (b) New Zealand Hydrological Society;
- (c) American Geophysical Union;
- (d) New Zealand Geographical Society; and
- (e) Environment Institute of Australia and New Zealand.

Specific to this review, Jack was the New Zealand Geographical Society representative on the Joint New Zealand Earth Science Societies' Working Group on Geopreservation. This Working Group produced the first geopreservation inventory; published as the New Zealand Landform Inventory; now known as the New Zealand Geopreservation Inventory (<https://services.main.net.nz/geopreservation/>). He was also a Ministerial appointment to the Wilderness Advisory Group. He provided expert geomorphic evidence on behalf of Hurunui District Council to the Environment Court with respect to the Mt Cass Windfarm. He also provided expert evidence to both the Wellington District Plan and the Environment Court regarding the geomorphic significance of Quartz Hill.

Prior to the start of 2008, Jack was an Associate Professor with the School of Earth Sciences at Victoria University of Wellington. He taught undergraduate courses in hydrology and geomorphology, and a postgraduate courses in geomorphology, hydrology, hydrogeology, and water resources. He has written, or co-authored, 10 book chapters and over 50 internationally refereed scientific publications, including several papers focusing on landscape evolution and dynamics.

Jack previously undertook the review the Priority Area Landscape Schedules from a geomorphic perspective. That work was completed in March 2022.

Methodology

The review of the various landscape schedules to the Proposed District Plan was solely a desktop study, using the technical expertise and experience of the Dr John (Jack) McConchie. As far as possible, given the desktop nature of the review, the review was consistent with both the New Zealand Geopreservation Inventory and the Best Practice Guide: Outstanding Natural Features, Geoscience Society of New Zealand Miscellaneous publication No. 154.

It should be recognised that, despite the unique geomorphic nature and character of Queenstown Lakes District, only a very few discrete landforms have been formally recognised, either through the New Zealand Geopreservation Inventory or any planning instrument. There has been no systematic or comprehensive survey of landforms, or landform assemblages, throughout the district. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore, the scale and distinctiveness of landforms which are considered significant are very subjective. It is recommended that these constraints be specifically noted and recognised within the schedules to the Proposed District Plan.

Despite the above constraints, each of the individual RCL area schedules was reviewed from the perspective of expert geomorphic knowledge and were either accepted, or edited where necessary, so that the schedule reflects the geomorphic character of the specific area.

Outcome of review

Following my review, I would offer the following comments:

- In general, the schedules provide a clear and concise summary of the overall geomorphic character and setting of the different RCL areas.
- The level of detail provided is consistent with, and the result of, the constraints identified above.
- I think it would be useful to include a discussion that explicitly states that the specific landforms referenced within each schedule is not a definitive list.
- That discussion could include something like the following:

There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the Queenstown Lakes District. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore, the scale and distinctiveness of landforms which are considered significant are very subjective. Therefore, by necessity, the discussion of the landscape and landforms in the various schedules is descriptive and general.

The schedules are not intended to provide a definitive list of all landforms, or even all 'significant' landforms, they contain. Consequently, the schedules are a starting point and not a definitive list of all significant landforms. More geomorphic information and detail will be added to the various schedules over time as it becomes available.

While the basic structure of the Queenstown Lakes District is controlled by the underlying geology (including schistosity) and faulting, the landscape has been modified extensively by successive glaciations. The effect of glaciation is apparent in both erosional landforms e.g., the lakes, kettles, tarns and roches moutonnées, and depositional landforms e.g., moraines and outwash fans/terraces etc. However, the largely glacially-derived landscape and landforms have been modified over time by slope, fluvial (river), and even 'coastal' processes acting at the shore of the various lakes. This interaction of a diverse range of geomorphic processes over time has led to a complex landscape composed of wide range of landforms, that vary in scale and by association. This leads to unique landscapes.

Consequently, there is an almost infinite number of landforms throughout the Queenstown Lakes District, and even within specific schedule areas. While some of these landforms are robust or resilient (roches moutonnées) others are prone to random and often rapid change (river bars, floodplains, and deltas). Landforms in areas of higher elevation generally have a strong glacial signature while those on the flat and valleys tend to be dominated by fluvial processes including erosion and sedimentation.

- While a minor point, there is a need for consistency in the spelling of roches moutonnées (pl) or roche moutonnée (sing). While there is some 'variation' in the literature, the above spellings seem to have wide acceptance.

Methodology: Ecology – RCL Schedules - Ecology

The work to be undertaken by the ecologist will be split into two stages/tasks:

1. a desktop assessment of the RCL's and;
2. site inspections for verification (ground truthing) purposes and/or to address information gaps.

Desktop Assessments

This will involve:

- Review of the SNA and DOC reserve summaries;
- Analysis of Google Earth and QLDC aerial imagery.

Site Inspections

This involved walk over surveys and/or utilising suitable vantage points where site access is not possible or permitted. These observations will be complemented where necessary by local knowledge of the ecology of the Wanaka and Hawea Basins.

Deliverables

The draft schedules to each RCL will be updated based on the desktop assessments and field observations. This will include further information where appropriate on:

- Indigenous and exotic vegetation communities and associated landforms/locations/land uses;
- SNAs and DOC reserves;
- Wetlands, type and condition;
- Habitats such as boulderfields, bluffs, talus and semi-braided riverbeds;
- Avifauna and herpetofauna present and favoured habitats;
- Predators and animal and plant pests present or likely to be present.

QLDC PA Landscape Schedule Review

Part B Methodology Statement

Recreation & Tourism

1. Purpose

Queenstown Lakes District Council (Council) seeks the review of landscape schedules for parts of the district identified as Rural Character Landscapes (RCL). The schedules have been set out to describe the landscape attributes, values and capacity for identified priority areas of parts of the districts Rural Character Landscapes.

These schedules need to be detailed enough to capture values that need to be considered, protected and managed at the landscape scale, and assist future consent application processes. This document outlines the methodology Thrive Spaces and Places Ltd used to provide a review of the condition and effects of recreation and tourism capacity in the draft schedules provided by Council. The key outcome was to review and confirm where appropriate the draft schedules of the landscape attributes, values and landscape capacity within those identified areas in relation to recreation and tourism capacity, this has particular regard to proposed policy 3.1B.5.b '*Landscape Capacity*.'

The landscape capacity of a rural character landscape is defined as being able to '*accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values.*'

The review of the schedules has been achieved in a way that is consistent with the definitions above and the Values Identification Framework set out in Chapter 3 of the Proposed District Plan. Where necessary, statements of relevant information were provided to ensure concise and accurate schedules to assist future landscape assessment purposes in the district.

2. Scope

Review of draft landscape schedules: expert peer review to accurately capture recreation and tourism values in the Landscape Schedules. The final product will render concise and accurate schedules, namely;

- a. 12 non PA RCLs in the Upper Clutha area.

More specifically, this involved evaluating the extent to which the draft RCL's identified the landscape values that need to be protected in each area from a recreation and tourism lens. In instances where there was additional information required adding red text descriptions as tracked recommended amendments or as comments to existing text.

3. Methodology

Review Process



Thrive has applied a systematic approach to reviewing the schedules. This is based on a generic framework of what we would normally cover in an assessment of effects on recreation and tourism. This framework provides a convenient template against which the schedules have been reviewed. These considerations are:

1. Examine the current recreation and tourism activities in the respective areas to establish the broad scope of likely and potential outcomes which may affect recreation and/or tourism activity;
2. Establish an appropriate weighted vernacular within which potential capacity for future recreation and tourism activities are anticipated. This scope should be sufficient to cover:
 - a. The likely intended effects of increasing capacity for additional activities and/or developments, (i.e., high capacity) arising from the increased activity likely to coincide with higher capacity levels.
 - b. Possible effects which could arise from retaining the current capacity for recreation and/or tourism (i.e., low capacity);
3. Ensure there is an adequate evidence baseline which captures the current situations of the areas (as relevant to a recreation and tourism assessment) and the expected future situation as a base case or “no change” future – i.e., no more improvements or additions to recreation and tourism infrastructure;
4. Utilise this baseline to examine the effects on recreation and tourism if recreation and tourism operations proceed unchecked (low probability);
5. Examine the effects on recreation and tourism if recreation and tourism continues in a manner that is complimentary to the landscapes and activities identified in the schedules; the current recreation and tourism operations; and the other values as identified the schedules (high probability).

The diagram below outlines the review process used to evaluate the recreation and tourism values.



Image 1: Recreation & Tourism review process.

Desktop analysis

Prior to a site visit Thrive reviewed the following documents, focusing on the information utilised, and the way in which the capacity for, and the potential effects on recreation and tourism of the ONL, ONF and RCL areas identified have been evaluated:

ITEM 1: QLDC GIS mapping platform, setting out the spatial extent of the RCL areas <https://qldc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=8bce57e3bd944ca1b0d754192377974e&locale=en-AU>

ITEM 2: PDP Decisions Version: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan>

ITEM 3: QLDC Proposed District Plan: Chapter 3, Strategic Direction Policies.

Criteria Development

Table 1 below underpins the rationale for recreation and tourism used in the review of the draft schedules. As discussed below the recreation and tourism values have been assessed in the review by the landscape capacity for additional activities and developments. The current level of development and availability for recreation and/or tourism has been used as a baseline for the purposes of this review.

Recreation & Tourism Capacity	Schedule Review Criteria
High Capacity	The RCL features low development with high opportunities for recreation and/or tourism features sympathetic and appropriate to the surrounding environment; or the RCL features development that would greatly benefit from adequate development of recreation and/or tourism opportunities.
Medium Capacity	The RCL features existing development with some potential to expand recreation and/or tourism opportunities; or the RCL features high use from recreation and tourism and would benefit from strategic development sensitive to the receiving environment.
Low / Limited Capacity	The RCL is highly susceptible to change with pre-existing larger scale developments; or the RCL has a high number of recreation and/or tourism activities and features a high capacity; or the RCL cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.

Table 1: Recreation & tourism capacity criteria for RCL review.

Site Visits

The RCL areas were visited on June 26th by the recreation consultant and 3rd July 2023 by the tourism consultant. This involved physically viewing each area to determine the extent of development and confirm key points raised during the desktop analysis phase. Some of these key points were concerned with;

- Confirming the extents of recreation and/or tourism activities;
- Evaluating the capacity of the RCL for increasing and/or reducing activities;
- Evaluating the extent to which increases in capacity would reduce the current recreation and/or tourism values associated within a particular RCL landscape.

Draft Schedule Review

Table 2 below summarises the key personnel who reviewed the draft landscape schedules. Recreation and tourism were equally reviewed, utilising local knowledge and familiarity with landscape vernacular.

Name	Expertise
Geoff Canham (ARPro, CPPI, NDH, Dip Hort, NEBSM, MNZRA) Principal Parks & Recreation Specialist	Recreation assessment evidence, expert witness. Peer reviewer, expert evidence.
Brad Rowe (BCom, DipPM)	Tourism development specialist and Queenstown Lakes resident. Tourism reviewer.

Tourism Specialist & Project Manager	
Jeremy Sisson (BLSA) Landscape Architect	Internationally experienced landscape architect and recreation expert. Recreation reviewer.

Table 2: Review personnel: recreation and tourism

QUEENSTOWN LAKES DISTRICT COUNCIL LANDSCAPE SCHEDULES - PART B

Heritage and Archaeological Review
July 2023



Heritage and Archaeological Review of Queenstown Lakes District Council Landscape Schedules – Part B

Commissioned by Daniel Hadfield on behalf of the
Queenstown Lakes District Council

Prepared by Jeremy Moyle, Lucy King, Sasha Meyer, and
Jaime Grant

Origin Consultants Ltd

21 July 2023

*Cover: Mt Pisa Runs, February 1921, SO
1174.*

Document History

Date	Version	Amendments
21 July 2022	V2 – Issued for Client Review	

Disclaimer

This assessment has been prepared for the Queenstown Lakes District Council in relation to the particular brief to Origin Consultants. The advice and/or information contained in this assessment may not be used or relied on in any other context or for any other purpose, without the prior written agreement of Origin Consultants. No responsibility is accepted for the use of any advice or information contained in it in any other context or for any other purpose.

The professional advice and opinions contained in this report are those of Origin Consultants, and do not represent the opinions and policies of any third party. The professional advice and opinions contained in this report does not constitute legal advice.

This document contains data sourced from the New Zealand Archaeological Association (NZAA) ArchSite. The NZAA Incorporated gives no warranty in relation to the data (including, without limitation, liability in negligence) for any loss, damage, or costs relating to any use of the data.

Contents

Document History.....	i
Disclaimer.....	i
Introduction.....	1
Methodology.....	1
Summary of Review and Recommendations.....	3
1. RCL – Mount Aspiring Road.....	4
2. RCL – Studholme Road.....	6
3. RCL – Riverbank Road.....	8
4. RCL – Wānaka Airport.....	10
5. RCL – Mount Barker-Luggate.....	12
6. RCL – Luggate.....	14
7. RCL – Queensberry.....	17
8. RCL – Kane Road and Luggate-Tarras Highway.....	19
9. RCL – Hāwea Moraine.....	22
10. RCL – Hāwea Terrace.....	24
11. RCL – Crosshill.....	26
12. RCL – Quartz Creek and Maungawera.....	28
References.....	30

List of Figures

Figure 1. East of Wānaka/Mount Aspiring Road RCL.....	4
Figure 2. Studholme Road RCL.....	6
Figure 3. Riverbank Road RCL.....	8
Figure 4. Wānaka Airport RCL.....	10
Figure 5. Mount Barker-Luggate RCL.....	12
Figure 6. Luggate RCL.....	14
Figure 7. Queensberry RCL.....	17
Figure 8. Kane Road and Luggate-Tarras Highway RCL.....	19
Figure 9. Hāwea Moraine RCL.....	22
Figure 12. Crosshill RCL.....	26
Figure 13. Quartz Creek and Maungawera RCL.....	28

Introduction

Origin Consultants Ltd (**Origin**) has been engaged by the Queenstown Lakes District Council (**QLDC**) to provide an expert review of the Proposed District Plan (**PDP**) draft landscape schedules to be introduced into chapter 21 of the PDP. These draft schedules have been prepared by landscape architects to set out the landscape attributes, values, and capacity for the non-priority area Rural Character Landscapes (**RCL**). The aim of the review is to provide concise and accurate landscape schedules. This report represents Part B of a two-part process. Previously, Part A involved the review of the Priority Area schedules in 2022.¹

The key output was to review and confirm, where appropriate, the draft schedules and their description of landscape attributes, values, and capacity in relation to our area of expertise – heritage and archaeology.

The authors of this report are: Jeremy Moyle, Senior Archaeologist and Heritage Consultant; Sasha Meyer, Heritage Assistant; Lucy King, Heritage Consultant and Historian; and Jaime Grant, Archaeologist.

Methodology

Origin adopted the following approach:

1. Understanding

Contextual research was carried out into the history and development of each RCL to identify significant archaeological and heritage values of each area and location. This involved a desktop assessment of archival sources and relevant databases to ascertain significant archaeological and heritage values. This did not represent a full re-assessment of the RCL. Several historic sources were consulted to try to establish and clarify the historical development and chronology of the areas. These included:

- Existing databases and resources which identify known archaeological and heritage values, including the QLDC PDP Inventory of listed Heritage Features (section 26.8), ArchSite (the New Zealand Archaeological Association's recording scheme) and associated site record forms, and the Heritage New Zealand Pouhere Taonga (HNZPT) List/Rārangi Kōrero and Digital Reports Library.
- Online archives accessed via PapersPast and Archives New Zealand.
- Online and physical photographic archives, including the Lakes District Museum, Te Papa, Digital NZ, and Retrolens.
- Survey plans accessed online via Premise.
- Secondary sources, primarily Irvine Roxburgh's *Wānaka Story*.

No site visit was undertaken. An extensive survey of each area may have been able to provide a more granular understanding of the RCLs. However, this would have taken a significant amount of time and was determined to be not feasible within the limited scope of the RCL review.

2. Review and Recommendations

Following the completion of contextual research, a close review of the draft landscape schedules was undertaken to ensure that these recognised relevant archaeological and heritage attributes and values identified during the contextual research.

Each draft was reviewed in accordance with the values identification framework in Chapter 3 of the PDP, which provided a high-level methodology to identify the landscape values and development capacity of each RCL. The following questions were also considered for each review:

¹ Lucy King, Jeremy Moyle, and Jaime Grant, *Queenstown Lakes District Council Landscape Schedules: Heritage and Archaeological Review* (Unpublished report for Queenstown Lakes District Council, 2022).

- Bearing in mind the role of the RCL landscape schedules to identify landscape values that need to be protected in each area, are there any other heritage and archaeological attributes and values that are deserving of mention in the RCL schedule of values?
- Are there amendments required to the (existing draft) description of values relevant to archaeology and heritage in the RCL landscape schedules?

Key heritage and archaeological values of each RCL were identified and described at an appropriate landscape scale. Where appropriate, heritage or archaeological features were identified in accordance with:

- QLDC PDP Inventory of Listed Heritage Features (section 26.8), including the reference number contained in the PDP;
- HNZPT List/Rārangī Kōrero, including the List Number; and
- New Zealand Archaeological Association site recording scheme (ArchSite), including the site number (for example, F41/761).

Constraints and Limitations

The key constraints and limitations in the heritage and archaeological review of the draft landscape schedules are considered to be as follows:

- Reasonable time and budget constraints meant that the scope of contextual research was limited to a brief desktop assessment of readily accessible sources. The history provided for each RCL is brief and is not exhaustive.
- Time and budget constraints have also meant there has been no community engagement to identify significant heritage and archaeological attributes and values associated with the RCLs.
- As outlined above, no site visit was undertaken. An extensive survey of each area may have been able to provide a more granular understanding of the RCLs. However, this would have taken a significant amount of time and was deemed to be not feasible within the limited scope of the RCL review. For comparison, the Clutha Valley Project – a detailed survey of archaeological sites across a similar area as the proposed RCLs – took several years to complete.²
- The archaeological sites recorded on ArchSite and heritage features within the PDP do not represent an exhaustive record of the Queenstown Lakes District's heritage. Both ArchSite and QLDC features are recorded ad hoc as a result of surveys, development projects, or public reporting. Numerous sites have been recorded in some areas (e.g., along the Kawarau River) because these areas have been previously subject to extensive archaeological surveys. Other areas that have not been systematically surveyed (e.g., Wānaka) and potentially include numerous archaeological sites that have not been recorded. ArchSite is updated over time as new evidence becomes available. The archaeological sites described in this assessment are up to date as of June 2023.
- Some ArchSite records were recorded prior to GPS technology and were translated from paper records to the online mapping tool. This has meant that some were not accurately recorded. Until recently, ArchSite was also limited to recording an archaeological feature or site at one point. As such, sites that extend over a large area may not be included in this assessment.
- This assessment does not attempt to define mana whenua values. Where evident (i.e., recorded as an archaeological site), Māori occupation has been recorded in the draft landscape schedules; however, the significance of this should be confirmed by an appropriate cultural advisor/manua whenua.

It is difficult to definitively establish the heritage and archaeological attributes and values of each RCL. Each area encompasses a complex and interrelated variety of tangible and intangible heritage values relating to the human occupation. While a desktop review can begin to establish an area's broad historic character, a

² N. Ritchie, "The Clutha Archaeological Project 1977-87: A Summary Report," *Archaeology in New Zealand* 33 (1990): 4–20.

robust understanding of the significant attributes and values that contribute to residents' sense of place in the District will require a more thorough research and engagement process.

Summary of Review and Recommendations

We note that very few archaeological and heritage surveys have been carried out around Wānaka and Hāwea. As such, there is a shortage of easily accessible information about the location and significance of archaeological and/or heritage features. Some RCLs did not have any archaeological or heritage features recorded within the boundaries. The accuracy of the schedules would benefit from additional research and/or surveys being carried out for each area. As outlined above, the extent of the research we were able to carry out was limited due to time and budget constraints relative to the scope of the RCLs. Any further research should also involve community engagement to identify significant heritage values associated with the RCLs.

The historic research that was carried out as part of this review identified that most of the RCLs had a similar historic background of rural development from pastoral runs to more intensive pastoralism and agriculture. Accordingly, most RCLs were identified as having important historic attributes and values relating to this agricultural history, though other attributes and values were also identified in some areas. References to the heritage and archaeological values were made in broad terms, to recognise the tangible and intangible significance of the area, while important archaeological and heritage features were listed specifically.

We would also recommend that consideration is given to align the wording with the terms in the Resource Management Act 1991 (**RMA 1991**). Specifically, archaeological sites fall under the umbrella of 'historic heritage' in the context of the RMA and invoking them separate to heritage within the Schedule of Landscape Values may cause confusion.

To further align with the PDP, we have removed reference to protected trees (where these were included in the relevant schedules). Protected trees are treated separately to heritage under the PDP.

1. RCL – Mount Aspiring Road

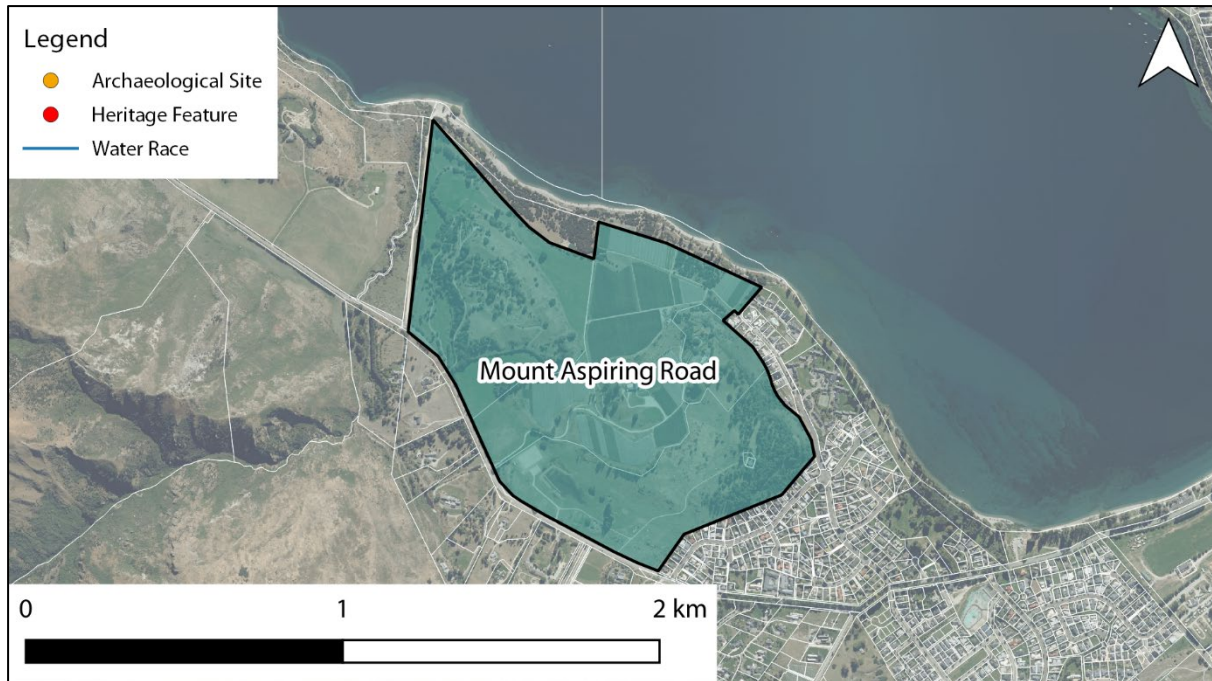


Figure 1. East of Wānaka/Mount Aspiring Road RCL.

Brief Historical Narrative

The Mount Aspiring Road RCL was originally part of Run 334, which extended from the Pembroke township to the Matukituki River. The land around Mount Aspiring Road formed part of Wānaka Station, an amalgamation of runs around Lake Wānaka and down the Cardrona Valley that covered approximately 300,000 acres.³ In 1866 most of Wānaka Station was purchased by M Holmes and Henry Campbell. The Crown Index Record shows that Henry Campbell owned the land around and including the Mount Aspiring Road RCL and another survey shows that it had been divided by fencing and featured a sheep dip and washpool,⁴ while to the north towards the lake was a mix of swamp, bracken and manuka scrub.⁵ The surveys show that a number of exotic trees had been planted within the area, though mostly following the route of the road.

The land was bought by Percy Sargood, a successful businessman and philanthropist in 1912. As well as continuing to run sheep on the property (though a reduced scale), Sargood also introduced an irrigation scheme to the area and began fruit growing.⁶ After Sargood's tenure, the vineyard established during the 1980s.⁷

Though the Mount Aspiring Road RCL was a part of a wider landscape occupied by Māori nohoanga, and European settlers prior to 1900, there is only limited historic evidence that suggest any archaeological features would exist within the area. The historic surveys of the area and the historic aerial photographs show little to no evidence of occupation. Very few archaeological sites have been found in the area suggesting that most sites that did exist, have been destroyed by 20th century agricultural activities.

³ Irvine Roxburgh, *Wanaka Story* (Dunedin: Otago Centennial Historical Publications, 1957).

⁴ SO 5523.

⁵ SO 2425.

⁶ <https://www.sargoodbequest.org.nz/history/sir-percy-rolfe-sargood>.

⁷ <https://www.rippon.co.nz/people/>.

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the RCL.

Important Historic Attributes and Values

- The Mount Aspiring Road RCL has significance in its representation of the evolution of farming in the Wānaka Area. The RCL was initially part of the nucleus of the expansive Wānaka Station during the 19th century, while later early 20th century agriculture on this property was associated with fruit growing and irrigation schemes that ultimately anticipated the viticulture that is present today.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

2. RCL – Studholme Road

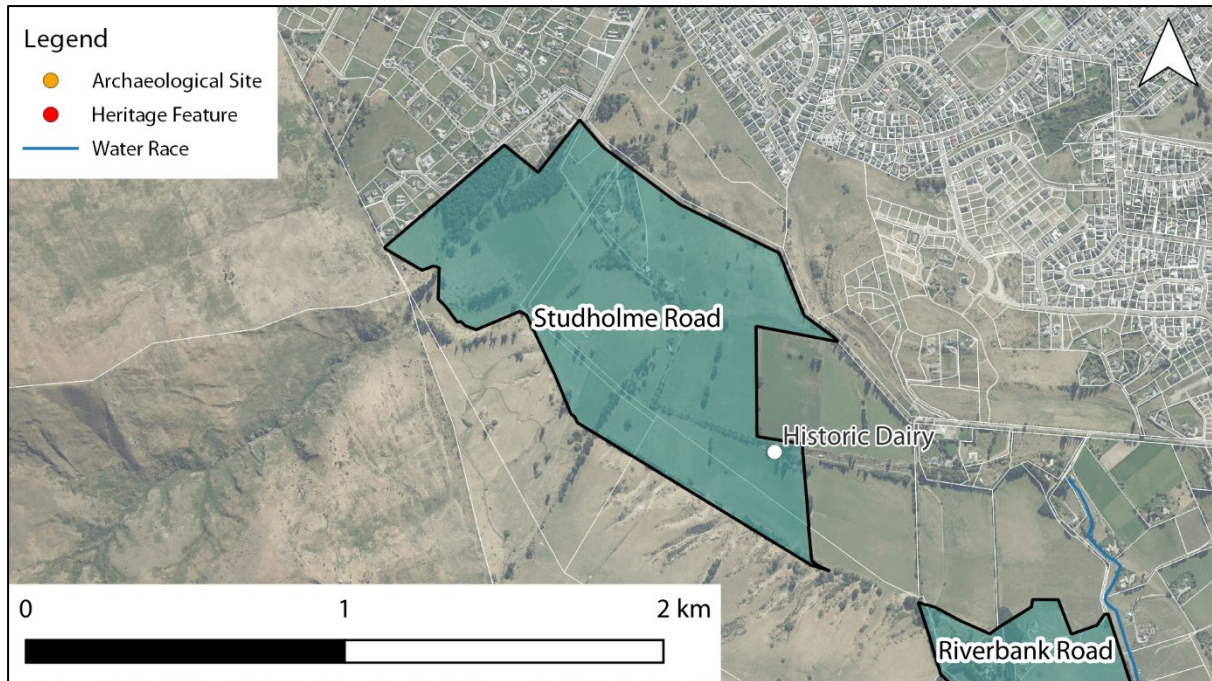


Figure 2. Studholme Road RCL.

Brief Historical Narrative

Initially, the Studholme Road RCL was mostly encompassed by Run 334, which extended from the Pembroke township to the Matukituki River. The land around Mount Aspiring Road formed part of Wānaka Station, an amalgamation of runs around Lake Wānaka and down the Cardrona Valley that covered approximately 300,000 acres.⁸ Later in the 19th century the extent of the large pastoral stations was reduced, and it appears that the Studholme Road area was split between Wānaka Station and a farm owned by the Studholme family. Robert Studholme cleared the area of native bush and rocks to establish the paddocks and farmland. The upper and lower terraces of the farm were originally ploughed, cropped and pasture seeded, as well as farm tracks being formed. Many of the exotic trees that exist as mature trees today were planted by the Studholme family.⁹

Though the Studholme Road RCL was also a part of a wider landscape occupied by Māori nohoanga, and European settlers prior to 1900, there is only limited historic evidence that suggest any archaeological features would exist within the area. The historic surveys of the area and the historic aerial photographs show little to no evidence of occupation. Very few archaeological sites have been found in the area suggesting that most sites that did exist, have been destroyed by 20th century agricultural activities.

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date. However, research has identified a *circa* 1890 historic dairy associated with the Hawthenden homestead.

⁸ Roxburgh, *Wanaka Story*.

⁹ Hannah Ayres and Peter Rough, *Hawthenden Farm - Wanaka: Landscape and Visual Assessment* (Unpublished report for Hawthenden Ltd, 2015); Robin Miller and Jeremy Moyle, *Studholme Woolshed: Heritage Impact Assessment* (Unpublished report for Southern Ventures, 2019).

Important Historic Attributes and Values

- The Studholme Road RCL has significance in its representation of the evolution of farming in the Wānaka Area. The RCL was initially part of the nucleus of the expansive Wānaka Station during the 1860s and 1870s, while later 19th century agriculture focused on more-intensive, smaller-scale sheep farming. This is a transition that is typical for most rural land in Central Otago and the Queenstown Lakes District.

Review and Recommendations

- Amendments were made to remove the scheduled tree and note the historic stone dairy as an identified/recorded historic feature in the RCL.
- The reference to the RCL's possible inclusion in Hillend Station was removed from the Important Archaeological and Heritage and Features section.
- Amendments were made to include the important historic attributes and values outlined above.

3. RCL – Riverbank Road

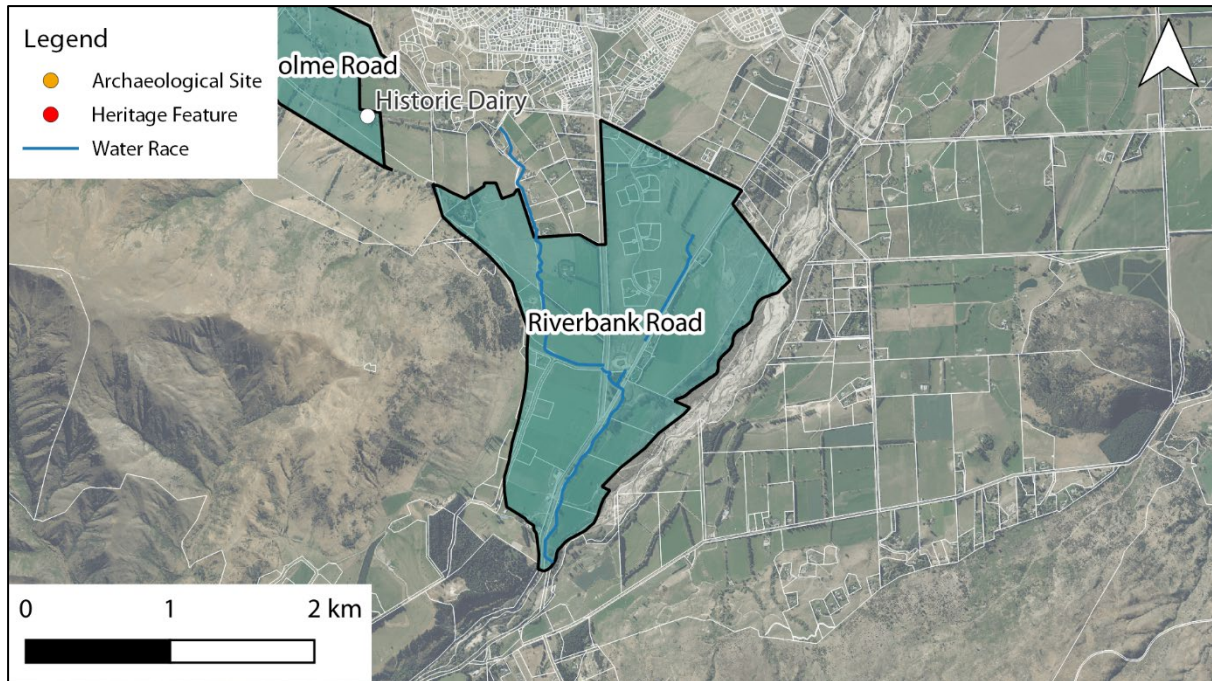


Figure 3. Riverbank Road RCL.

Brief Historical Narrative

Initially, the land on the Riverbank Road was mostly encompassed by Run 240 known as Criffel Run, taken up in 1858 by C. Maude and J. Britten, more as an investment than for active farming. It became part of Wilkin and Thomson's extensive Wānaka Station holding in the 1860s and was managed from a farmstead at Albertown (then known as Newcastle). Run 240 eventually became Wānaka Station, and was managed from a homestead on the western side of the present Wānaka township as pastoral lease.

Early titles show that the Turnbull family of Patearoa were the first to acquire the freehold. Robert McGregor Turnbull was the 1860s runholder of Linnburn station with his brother, Charles, appears on the titles as tenants in common in 1890 for 509 acres, was held on the same title to the mid-20th century.

At the start of the 20th century the parcels were held under three groupings of the sections, some of which extended beyond the boundaries of the Riverbank Road area. The sections that overlap with the Riverbank Road area, were acquired by Montagu Turnbull (law clerk of Dunedin) from the warrant system in 1907 and held by Annie Louisa Turnbull wife of Robert McGregor Turnbull, Patearoa Runholder. The Turnbills transferred the sections south of Wānaka, to the Sargood family in 1912, when Percy Sargood took up the lease of Wānaka Station.¹⁰ Notably, the area of this RCL appears to have been incorporated into Sargood's Wānaka Station irrigation scheme and a large orchard was formally present adjacent to the Cardrona River.¹¹

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date. However, water races are identified on SO 2388 that are believed to be related to Sargood's irrigation scheme.

¹⁰ Hamel, J. *Archaeological Assessment of Willowridge (Three Parks), Wanaka*, 2006.

¹¹ Miller and Moyle, *Studholme Woolshed: Heritage Impact Assessment*; SO 2388.

Important Historic Attributes and Values

- The area is notable as being one of the first areas in Otago to employ a systematic irrigation scheme during the early 20th century.
- The area is associated with early commercial fruit growing.
- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Review and Recommendations

- Amendments were made to note the historic water races as identified/recorded historic feature in the RCL.
- The reference to the RCL's possible inclusion in Hillend Station was removed from the Important Archaeological and Heritage and Features section.
- Amendments were made to include the important historic attributes and values outlined above.

4. RCL – Wānaka Airport

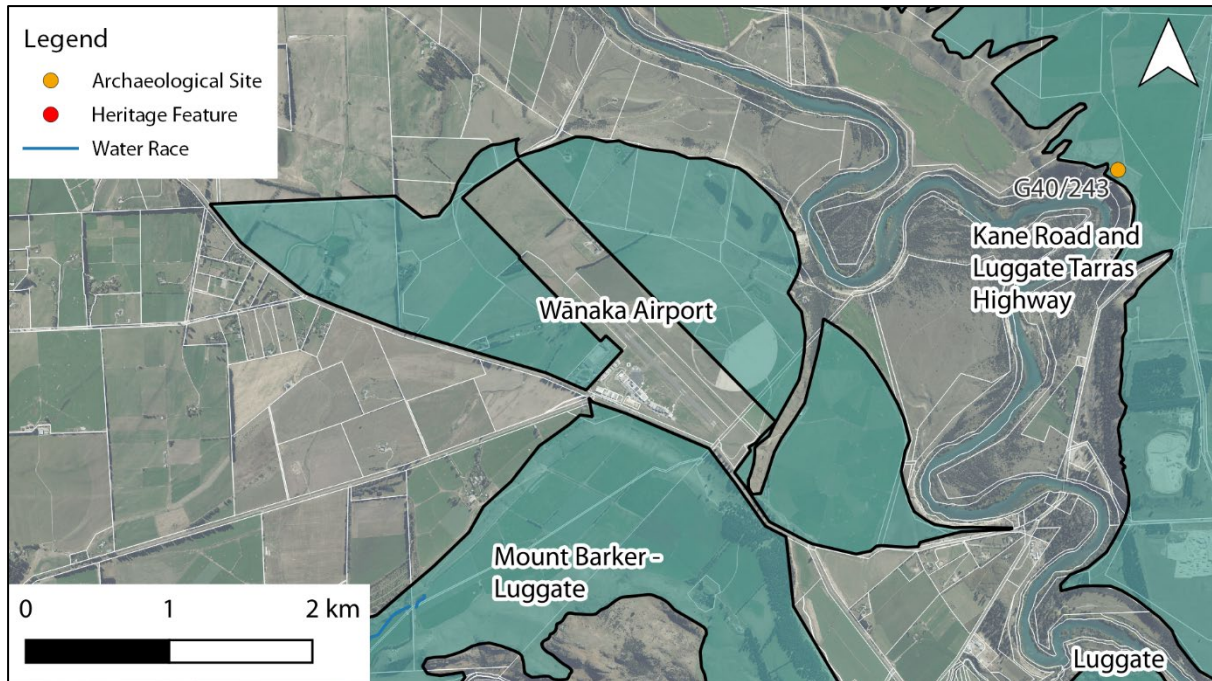


Figure 4. Wānaka Airport RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.¹²

During the early phase of European occupation, the area around Wānaka Airport was encompassed by the pastoral Run 240. This area of land, known as the Criffel Run and established in the 1850s, extended across a large area of land between Luggate Creek, Lake Wānaka, the Clutha River, and around 15km across the Criffel Range and down the Cardrona Valley from the lake.¹³ This pastoral estate appears to have been subdivided by the 1880s, with the land around Wānaka Airport laid out into new 250 acre sections.¹⁴ A historic aerial photograph of the area from the 1950s shows the landscape as almost entirely vacant pastureland.¹⁵ A concentration of trees visible in this image on what is today Lot 1 DP 368240 suggests the presence of an early homestead at this property.

Alongside this early farming, alluvial mining was also carried out along the Clutha River from the 1860s into the early 20th century. Though this mining was focused along the riverbanks, there is the possibility that water races supporting this industry were carried across the Wānaka Airport RCL (though none have been identified to date). However, this is not considered to be a significant characteristic of the RCL.

¹² Atholl J Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850* (Dunedin: Otago University Press and Dunedin City Council, 1998).

¹³ John Sinclair, *The Early Pastoral Runs of Otago and Southland: A Listing to Provide Quick Reference to the Runs by Number and Name and by Name and Number; with Maps Indicating the Boundaries, for the Most Part Drawn from the 1871 Provincial Map* (Unpublished report for Dunedin Public Libraries, 2003).

¹⁴ SO 944.

¹⁵ Retrolens, SN1007-C-9.

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

5. RCL – Mount Barker-Luggate

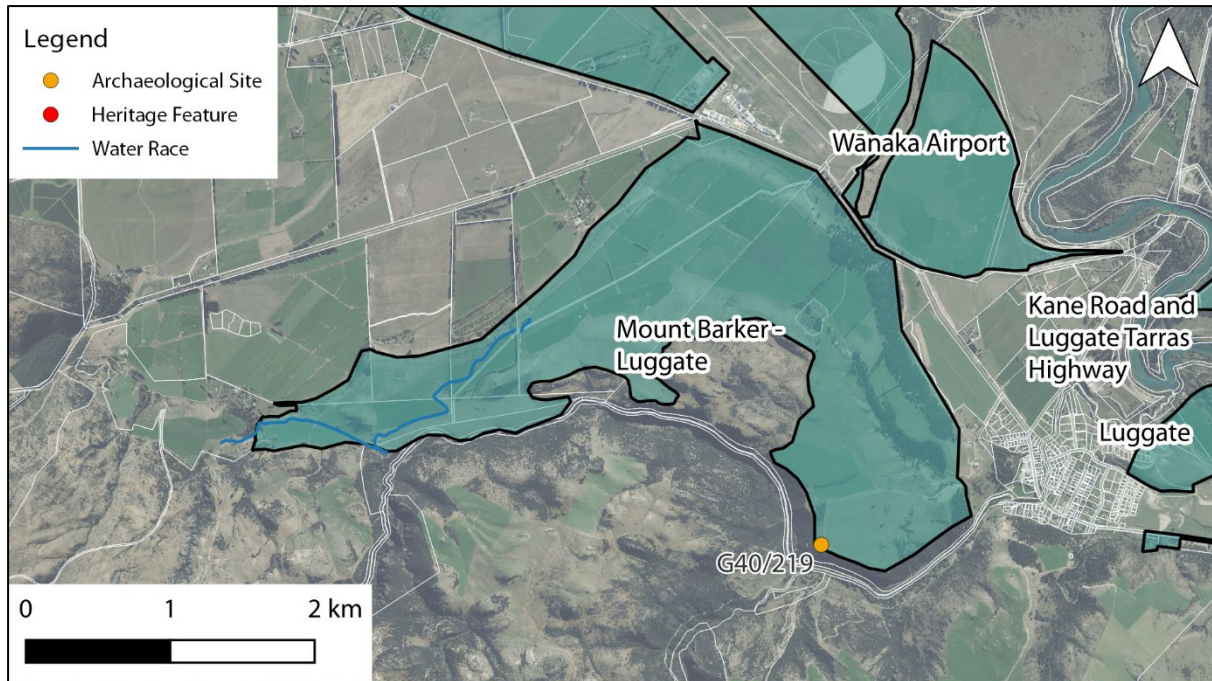


Figure 5. Mount Barker-Luggate RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.¹⁶

Following the arrival of Europeans, this landscape was inundated with miners during the latter half of the 19th century. The Mount Barker-Luggate RCL sits on the northern periphery of a variety of gold mining operations that were active in Luggate Creek. Miners established claims throughout the Upper Clutha Area from the 1860s onwards, and by the 1870s Luggate Creek had become a particular focal point for alluvial mining.¹⁷ Numerous archaeological sites relating to this mining activity have been recorded along this waterway.¹⁸ Historic aerial photographs show at least two water races passing through the RCL near its eastern edge (though these appear to have been destroyed by more recent agricultural practices).¹⁹ There are also some water races still present near the western edge of the RCL, though it's unclear if these relate to mining or later farming.²⁰

Prior to and after the mining boom European occupation of the area was limited to scattered pastoral farming. Early on the land appears to have been part of Run 240, which appears to have been incorporated into the large Wānaka Station. Closer settlement in the area seems to have begun around the beginning of the 1880s, with much of the land around the foothills surveyed into 200-300 acre agricultural parcels. While this may have resulted in more intensive pastoralism and agriculture, land records and survey plans indicate that most

¹⁶ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

¹⁷ Roxburgh, *Wanaka Story*.

¹⁸ Neville Ritchie, *Luggate Archaeological Survey* (Unpublished report to the New Zealand Historic Places Trust, 1980).

¹⁹ Retrolens, SN1007-C-9.

²⁰ Retrolens, SN835-2262-44.

of the land in the RCL continued to be leased until at least the early 20th century.²¹ Historic aerials show that most of the area consisted of vacant farmland divided into paddocks and locate a historic homestead at what is now 87 Mt Barker Road (though this is located outside the RCL).²²

Important Archaeological and Heritage and Features

At least two water races potentially associated with historic farming or mining activity have been identified in the RCL (Figure 5).

There is one archaeological site is recorded within the RCL:

Site No.	Site Name	Site Type	Details
G40/219	Lower Luggate Creek	Mining – Gold	The site consists of two drives, probably used for prospecting.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.
- The southern periphery of the RCL, along Luggate Creek, is important as a focal point of mining from the 1870s and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining in this locale, and the sites associated with it, is characteristic of the more-intensive mining practices that was established around the district in the wake of the 1860s rushes.

Review and Recommendations

- Amendments were made to note the water races and mining tunnels as historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

²¹ OT273/194; SO 289, SO 953, SO 1174, SO 7378.

²² Retrolens, SN1007-C-9.

6. RCL – Luggate

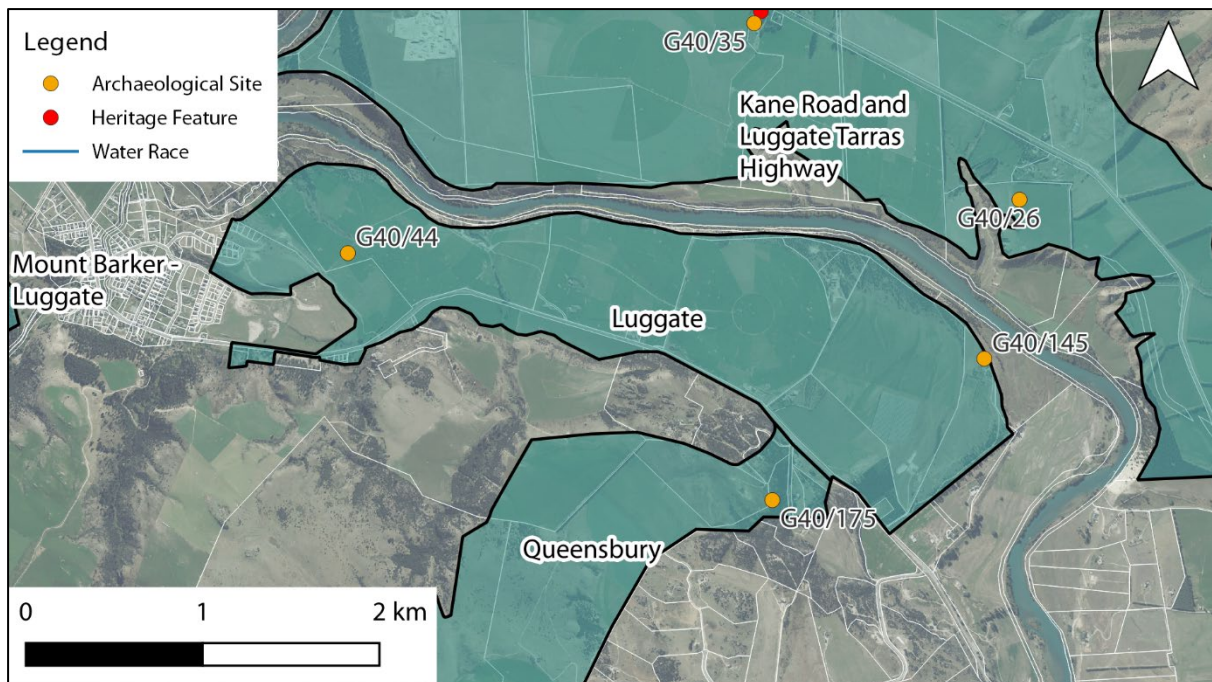


Figure 6. Luggate RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.²³ Importantly, the East of Luggate RCL sits alongside the Clutha River Mata-au. This was utilised by mana whenua as an ara tawhito providing a communication route between the Upper Clutha area and the East Coast, facilitating access to mahika kai and pounamu from Te Tai Poutini. For this reason, as well as its genealogical and cosmological connections, and its mauri, the river is held in high esteem by mana whenua.²⁴

Following the arrival of Europeans to the area, Luggate appears to have developed as a minor centre in the Upper Clutha. Situated at the nexus of Luggate Creek and the Clutha River, the current settlement location is centred around the historic flour mill established there in the early 1880s.²⁵ This served the variety of farmers in the surrounding area who were attempting to grow grain crops. A school was later established there in 1885.²⁶ To the east of the township, survey plans indicate a scattering of dispersed occupation across the fields and terraces south of the river. This appears to have consisted of small cottages or houses situated in large paddocks, many of which were close to the Luggate-Cromwell Road.²⁷ Importantly, the area to the east of Luggate was also the site of a designated settlement area (known as a pre-emptive right) for either Run 240 or 245 (close to the location of G40/44 on Figure 6). A hut and sheep yard are shown here in an undated, but

²³ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

²⁴ Ngāi Tahu Claims Settlement Act 1998, Schedule 40.

²⁵ Roxburgh, *Wanaka Story*.

²⁶ Upper Clutha Historical Records Society, *The Upper Clutha: 150 Years* (Wanaka: Upper Clutha Historical Records Society, 2010).

²⁷ SO 7430, SO 7423, SO 7374, SO 7451, SO 7453, SO 9179.

likely 1860s, survey plan.²⁸ This sort of scattered settlement seems to have been generally clustered closer to Luggate, with the area closer to sandy point remaining largely unoccupied. This is confirmed to some extent by historic aerial photographs from the mid-20th century that show the majority of the areas as vacant land.²⁹ The general lack of field-systems in this image compared with other areas of the Upper Clutha indicates that farming, where it was carried out, was largely limited to low-intensity pastoralism.

During the 19th and early 20th centuries the farming economy was supplemented by, or even in service of, local gold mining. Miners arrived following the discovery of gold in the 1860s and mining operations became ubiquitous along the Clutha and up the surrounding valleys. Sandy point is known to have been a local hub for early miners, with a ferry and store established in association with the diggers there.³⁰ Archaeological remains provide evidence of 19th century gold sluicing at several locations along the Clutha between Luggate and Sandy Point, and later dredging claims show that the area continued to be prospected and worked into the early 20th century.³¹

Important Archaeological and Heritage and Features

Sandy point is known to have also played host to a historic ferry crossing and store during the 1860s gold rush era. The exact location of these features is unclear but it likely to have been located outside the RCL.

There are two archaeological sites recorded within the RCL:

Site No.	Site Name	Site Type	Details
G40/44	Stone Hut	Mining – Gold	5x5m hut with a chimney, situated on the bank of the stream. Made of split schist and mud mortar.
G40/145	Tailings	Mining - Gold	A small patch of sluice tailings located right on the river bank.

Important Historic Attributes and Values

- Historic land use in the Luggate area is representative of the sort of dispersed settlement and multi-faceted rural economy that historically existed in parts of the Upper Clutha area. Scattered settlement in the RCL is associated with a mixture of large-scale pastoralism, smaller-scale farming, and mining, with some locals expected to have been involved with two or even all three of these industries. A historically low population, and a need to be close to farms and/or mining sites resulted in homesteads (likely just cottages and huts) being established far apart.
- The northern periphery of the RCL, along the Clutha River, is important as a focal point of mining during the 19th century and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining along the riverbank in this area is mainly understood to relate to sluicing and dredging operations during the late 19th-early 20th centuries, though some early, small-scale mining is known to have taken place at sandy point.
- The RCL encompasses much of an early European communication route alongside the Upper Clutha up from Cromwell. This has evolved into today's Luggate-Cromwell Road.

²⁸ SO 16294.

²⁹ Retrolens, SN835-2262-48.

³⁰ Roxburgh, *Wanaka Story*; SO 8873.

³¹ Ritchie, *Luggate Archaeological Survey*; SO 7421, SO 7392.

Review and Recommendations

- Amendments were made to note the stone hut and tailings as identified/recorded historic feature in the RCL. Reference to the sandy point store and ferry was moved to the archaeological and heritage features and their locations.
- The reference to the RCL's possible inclusion in Lake Mackay station was removed from the Important Archaeological and Heritage and Features section.
- Amendments were made to include the important historic attributes and values outlined above, with the existing reference to sandy point incorporated.

7. RCL – Queensberry

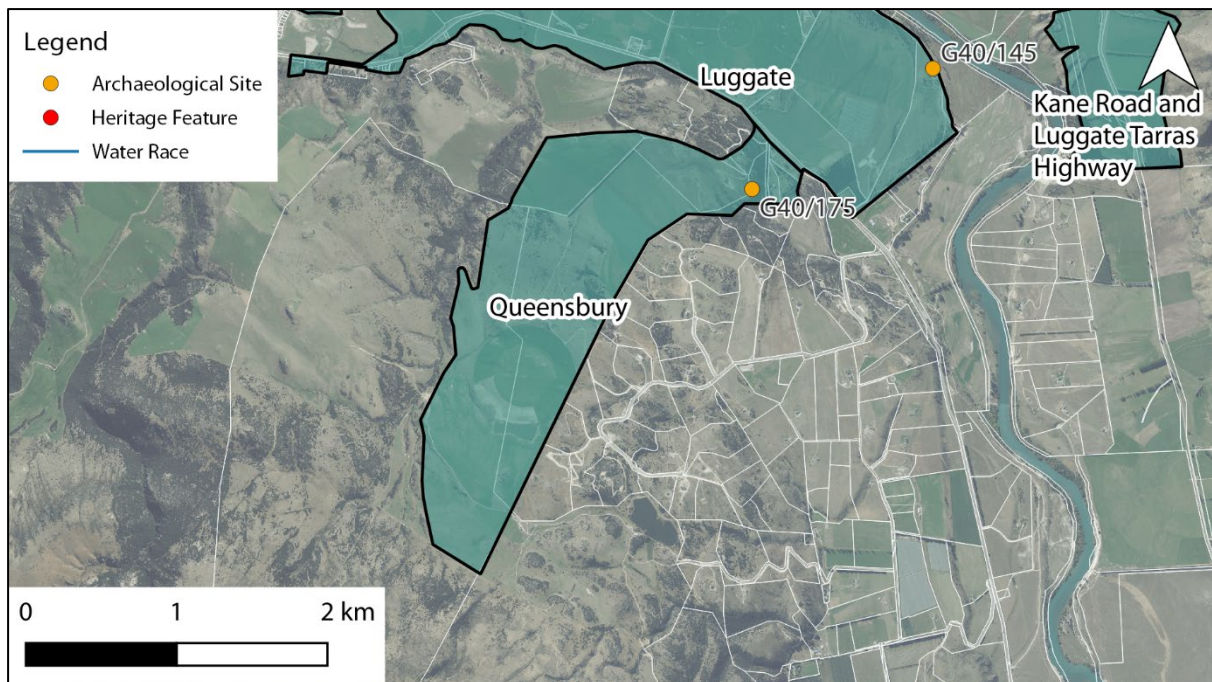


Figure 7. Queensberry RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement.³² However, due to the marginal nature of the land encompassed by the Queensberry RCL, mana whenua interaction with this particular area was likely limited.

During the 19th century and into the 20th century the RCL was part of a large pastoral run. Initially this was known as Run 245, or the Mount Pisa run, which spanned across the mountainous area between Luggate Creek and the Kawarau River.³³ This situation appears to have endured reasonably unchanged until the 1910s-1920s when Run 245 was broken into several 8,000-12,000 acre runs across the Pisa Range, with some smaller freehold sections established across the foothills overlooking the Clutha between Luggate and Sandy Point.³⁴ The function of these latter sections is unclear, but the presence of at least one pre-existing house on a parcel suggests they were created to formalise the occupation of small-scale farmers/miners' settlements alongside the Cromwell-Luggate Road.³⁵

It is probable that there was also a degree of gold mining within the Queensberry RCL, but the full extent and nature of any mining in the area is unclear. Limited water availability likely restricted mining potential within most of the RCL.

Additionally, an early topographical survey map of the area from 1870 shows a proposed road running along the Queensberry RCL area from the Cromwell-Luggate Road to the upper reaches of the Pisa Range towards

³² Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

³³ Sinclair, *The Early Pastoral Runs of Otago and Southland: A Listing to Provide Quick Reference to the Runs by Number and Name and by Name and Number; with Maps Indicating the Boundaries, for the Most Part Drawn from the 1871 Provincial Map*.

³⁴ SO 1174.

³⁵ SO 7451.

Cromwell.³⁶ This suggests it may have been used as a communication route at some point during its early history.

Important Archaeological and Heritage and Features

There is one archaeological site is recorded within the RCL:

Site No.	Site Name/Details	Site Type	Details
G40/175	Hut	Historic-Domestic	The site consists of a stone chimney standing 1m high on a flat terrace. Potentially other hut sites on the terrace but thick vegetation made it difficult to confirm.

Important Historic Attributes and Values

- The Queensbury RCL is representative of the type of high-country landscape that endured as a pastoral run used for low-intensity stock grazing from the mid-19th century through into the 20th century (unlike other, less-marginal areas that began to be farmed more intensively).
- The area was likely subject to some amount of early goldmining, though restricted water availability would have limited the land's viability.
- The RCL likely encompasses of an early European communication route branching off from the Luggate-Cromwell Road.

Review and Recommendations

- Reference to the hut remains in the important archaeological and heritage features section was revised.
- Amendments were made to include the important historic attributes and values outlined above.

³⁶ SO 8873.

8. RCL – Kane Road and Luggate-Tarras Highway

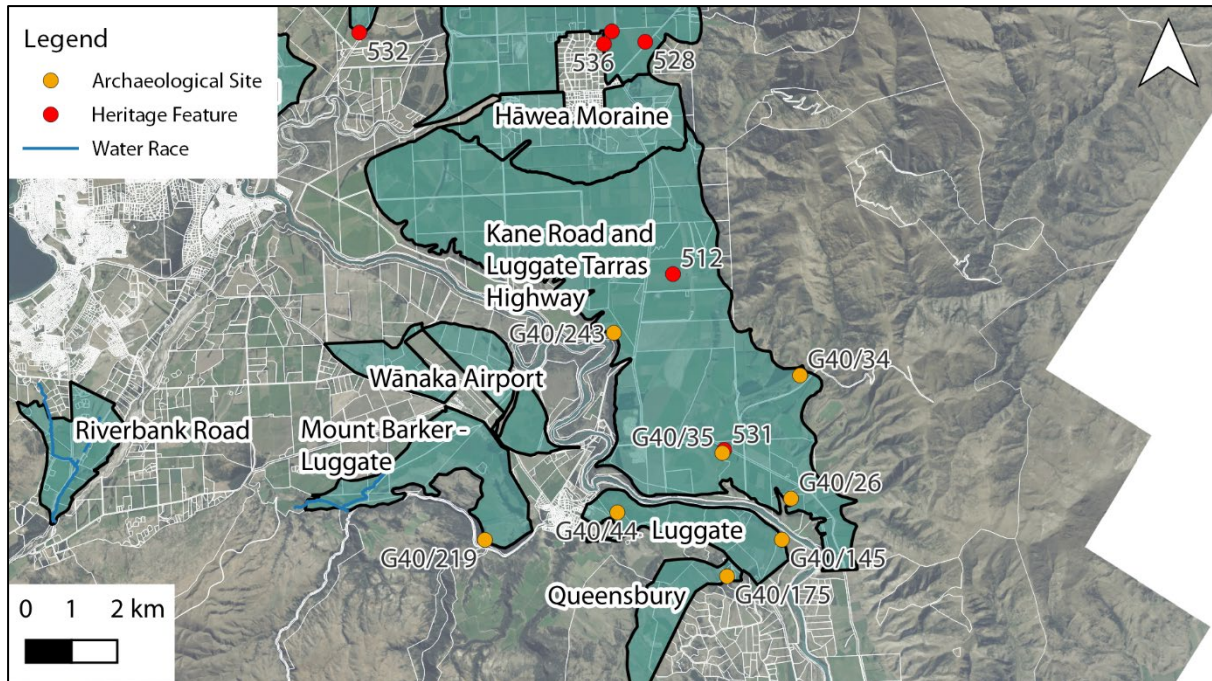


Figure 8. Kane Road and Luggate-Tarras Highway RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.³⁷ Importantly, this RCL sits adjacent to the Clutha River Mata-au. This was utilised by mana whenua as an ara tawhito providing a communication route between the Upper Clutha area and the East Coast, facilitating access to mahika kai and pounamu from Te Tai Poutini. For this reason, as well as its genealogical and cosmological connections, and its mauri, the river is held in high esteem by mana whenua.³⁸

Initial European occupation in the area took the form of the sheep runs that were progressively established around the lakes and the Clutha River during the late 1850s. Early 1850s-1860s maps indicate that the area is part of Run 236.³⁹ A possible musterers hut is recorded in the area (G40/34), but aside from this there are no specific occupation sites associated with the early run identified within the RCL.

The Kane Road and Luggate-Tarras Highway RCL appears to encompass reasonably marginal land – from a traditional farming standpoint – and the agricultural development of the area during the 19th and early 20th was limited. Subdivisions for closer settlement of the area south of the Hāwea Moraine began in the 1880s, but the land further southeast around Kane Road and the Luggate-Tarras Highway was only formally surveyed circa 1913. Early survey plans depict almost no cultural landscape features beyond three water races servicing mining operations along the Clutha and two houses near Sandy Point (outside of the RCL). Despite this limited early occupation, hopeful agriculturalist still ensured surveys included a railway reserve running alongside the

³⁷ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

³⁸ Ngāi Tahu Claims Settlement Act 1998, Schedule 40.

³⁹ Archives NZ, R10302718.

Luggate-Tarras Highway up towards Lake Hāwea.⁴⁰ Aerial photographs from the mid-20th century show that none of the land to the west of Kane Road was cultivated at this time and only approximately 30 percent of the RCL is shown as being laid out in fields.⁴¹ Given its marginal quality, most of the land is assumed to have been subject to low-intensity grazing, though grain crops may have been grown in some specific localities.⁴² The RCL includes a handful of dispersed farmsteads, most of which were thought to have been constructed during the 20th century based on the survey information available.⁴³

Goldmining was the other important activity that had taken place across the surrounding landscape. Miners arrived in the area during the 1860s and became a dominant population around the Lakes District for much of the 19th century.⁴⁴ Most of the Clutha Riverbank was set out as a mining reserve and there are several archaeological sites recorded alongside the river that relate to sluicing and/or dredging. These mining landscape features are mostly located immediately next to the river, but there is the possibility that some features and associated sites may extent into the RCL.⁴⁵

Important Archaeological and Heritage and Features

There are two heritage features recorded within the RCL:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Stone Ruin (Landreth property) 342 Kane Road, Hāwea Flat	3 (512)	N/A
Cob Cottage, 324 Luggate-Tarras Road, Hāwea Flat	2 (531)	N/A

There are four archaeological sites is recorded within the RCL:

Site No.	Site Name/Details	Site Type	Details
G40/26	Wooden and cob buildings and structures	Agricultural/pastoral	Cob building with plaster on inside walls beside an old wooden house. It has two rooms, and a SE corner is a concrete addition. Possibly a shed or storage building. On south-west side of wooden house is a tumbled down addition made of cob.
G40/34	Stone cottage	Historic – domestic	Split schist and mortar cottage with chimney at West end. Reputedly a boundary riders cottage on the original Morven Hills Station. More recently used by rabbiters. Lined with scrim and roofed with corrugated iron (in 1977).
G40/35	Wooden and cob buildings	Historic – domestic	Wooden house originally only two roomed but has several additions. A cob building, reputedly a

⁴⁰ SO 939, SO 1656.

⁴¹ Retrolens.

⁴² Roxburgh, *Wanaka Story*.

⁴³ SO 939, SO 1656.

⁴⁴ Roxburgh, *Wanaka Story*.

⁴⁵ Roxburgh.

Site No.	Site Name/Details	Site Type	Details
			former kitchen, sits to the rear of the house. The interior and exterior of the cob building are plastered. The age of these buildings is unclear.
G40/243	McKay Road Miners Trail	Transport/ communication	Old miners trail along the Clutha River.

Important Historic Attributes and Values

- The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, when compared to nearby areas like the Hāwea Flat, the development of this latter type of agriculture appears to have been limited by marginal quality of the land in the RCL. Most recorded heritage and archaeological sites in the RCL relate to these historic agricultural attributes.
- The southern periphery of the RCL, along the Clutha River, is important as a focal point of mining during the 19th century and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining along the riverbank in this area is mainly understood to relate to sluicing and dredging operations during the late 19th-early 20th centuries.
- The RCL encompasses much of an early European communication route alongside the Upper Clutha up from Cromwell. For the most part this has evolved into the Luggate-Tarras Road, but fragments of an earlier miners' trail have also been identified in the RCL (G40/243) and 'paper railway' winds across the landscape.

Review and Recommendations

- Reference to the stone ruin and cob cottage in the important archaeological and heritage features section was revised.
- Additional archaeological and heritage features were added.
- The existing important historic attributes and values relating to specific sites were replaced with those outlined above to better characterise the RCL at a landscape scale.

9. RCL – Hāwea Moraine

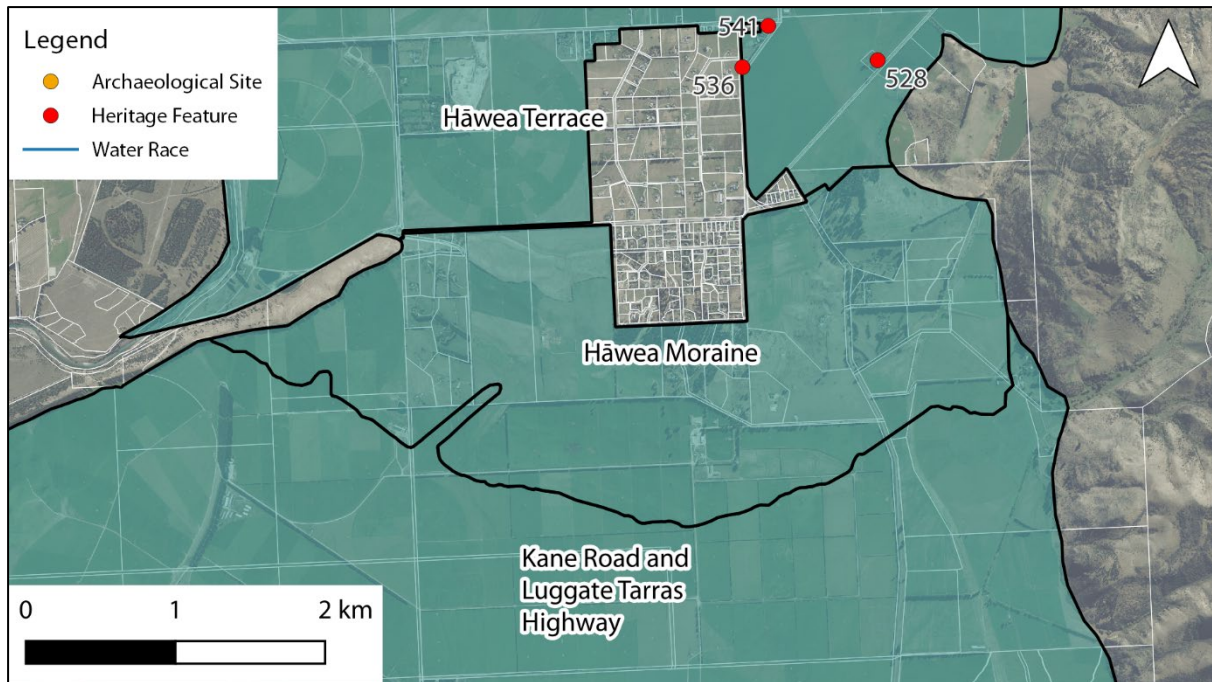


Figure 9. Hāwea Moraine RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been in the vicinity of Lake Hāwea and throughout the Upper Clutha area. Anderson's history of southern Māori notes the presence of a settlement on the lake shore known as Te Tawaha o Hāwea (at the outlet of Lake Hāwea).⁴⁶ The runaka consultancy group Aukaha note that this latter settlement is recoded as having been a permanent settlement and a pā.⁴⁷ Overall, it is understood that there was a small, but regionally significant, Māori population in the upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁴⁸

Initial European occupation in the area took the form of the sheep runs that were progressively established around the lakes during the late 1850s. Early 1850s-1860s maps indicate that the area is part of Run 236.⁴⁹ A designated settlement area for this run (known as a pre-emptive right) is noted as being present in the 1880s near 728 Kane Road, though no buildings are depicted.⁵⁰

Later farmers worked the land more intensively with a mixture of crops and livestock. The subdivision and letting of land in the Hāwea Moraine area began in the 1880s, with several 100-200 acre parcels surveyed for farms around several clusters of smaller suburban sections intended as 'village' settlements. One of these is today the Hāwea Flat township. Notably, the optimism about future agricultural development in the area led to the creation of a railway reserve winding its way across the eastern side of the area. This was envisioned as an extension of the Central Otago Railway.⁵¹ Wheat and oats appear to have been a major crop alongside the

⁴⁶ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁴⁷ Phoenix Hale, pers. comm.

⁴⁸ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁴⁹ Archives NZ, R10302718.

⁵⁰ SO 939, SO 937.

⁵¹ SO 939.

familiar flocks of sheep. Productivity was severely damaged by growing rabbit numbers from the 1880s onwards. Small scale farming appears to have continued into the 20th century and up until at least the second world war.⁵²

Gold mining appears to have been focused on the rivers and hill country around Hāwea Moraine, and not in the area itself.⁵³

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

⁵² Roxburgh, *Wanaka Story*.

⁵³ Roxburgh.

10. RCL – Hāwea Terrace

Brief Historical Narrative

A variety of Māori sites are known to have been in the vicinity of Lake Hāwea and throughout the Upper Clutha area. Anderson’s history of southern Māori notes the presence of a settlement on the lake shore known as Te Tawaha o Hāwea (at the outlet of Lake Hāwea).⁵⁴ The runaka consultancy group Aukaha note that this latter settlement is recorded as having been a permanent settlement and a pā.⁵⁵ Overall, it is understood that there was a small, but regionally significant, Māori population in the upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁵⁶

Initial European occupation in the area took the form of the sheep runs that were progressively established around the lakes during the late 1850s. Early 1850s-1860s maps indicate that the area is part of Run 236 and show buildings on the shore of Lake Hāwea near Gladstone/John’s Creek and at a site near Lagoon Creek.⁵⁷

Later farmers worked the land more intensively with a mixture of crops and livestock. The subdivision and letting of land across Hāwea Terrace appears to have begun in the 1860s, and progressed in a major way during the 1870s.⁵⁸ By the end of the 1880s there were at least 10 farms established across the area. Wheat and oats appear to have been a major crop alongside the familiar flocks of sheep. Productivity was severely damaged by growing rabbit numbers from the 1880s onwards. Small scale farming appears to have continued into the 20th century and up until at least the second world war.⁵⁹

Gold mining seems to have been focused on the rivers and hill country around Hāwea Terrace, and not in the area itself.⁶⁰

Important Archaeological and Heritage and Features

There are six heritage features recorded within the Hāwea Terrace RCL:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Drake Family Stone House, Hāwea Back Road	3 (523)	-
Old John Cottage - F Urquhart, Cnr Gladstone Road and Hāwea Back Road, Hāwea	3 (527)	-
Blairnhall, Hāwea Back Road (Private Dwelling)	3 (528)	-
St Ninians Presbyterian Church, Kane Road, Hāwea	3 (536)	-
Hāwea Flat School, Hāwea Flat	3 (541)	-
Stone Homestead, McCarthy Road Hāwea Flat	3 (549)	-

⁵⁴ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁵⁵ Phoenix Hale, pers. comm.

⁵⁶ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁵⁷ Archives NZ, R10302723, R10302725, R10302718, and SO 929.

⁵⁸ SO 936, SO 934, SO 932, and SO 929.

⁵⁹ Roxburgh, *Wanaka Story*.

⁶⁰ Roxburgh.

There are no archaeological sites recorded within the Hāwea Terrace RCL.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. Cropping was a particularly prominent form of agriculture across Hāwea Terrace (in contrast to much of the Upper Clutha where grazing was more common).
- Compared to many other areas of the Upper Clutha, the agricultural settlement that eventuated around the Hāwea Terrace appears to have been particularly dense. This sort of settlement, and its relative geographic circumscription by the mountains and lake, allowed the area to develop an identity as a distinct rural community complete with institutions like schools, churches, stores, and post offices.

Review and Recommendations

- District plan reference numbers were added to the important archaeological and heritage features listed. The post office was removed as it falls outside of the RCL.
- The existing important historic attributes and values relating to specific sites were replaced with those outlined above to better characterise the RCL at a landscape scale.

11. RCL – Crosshill

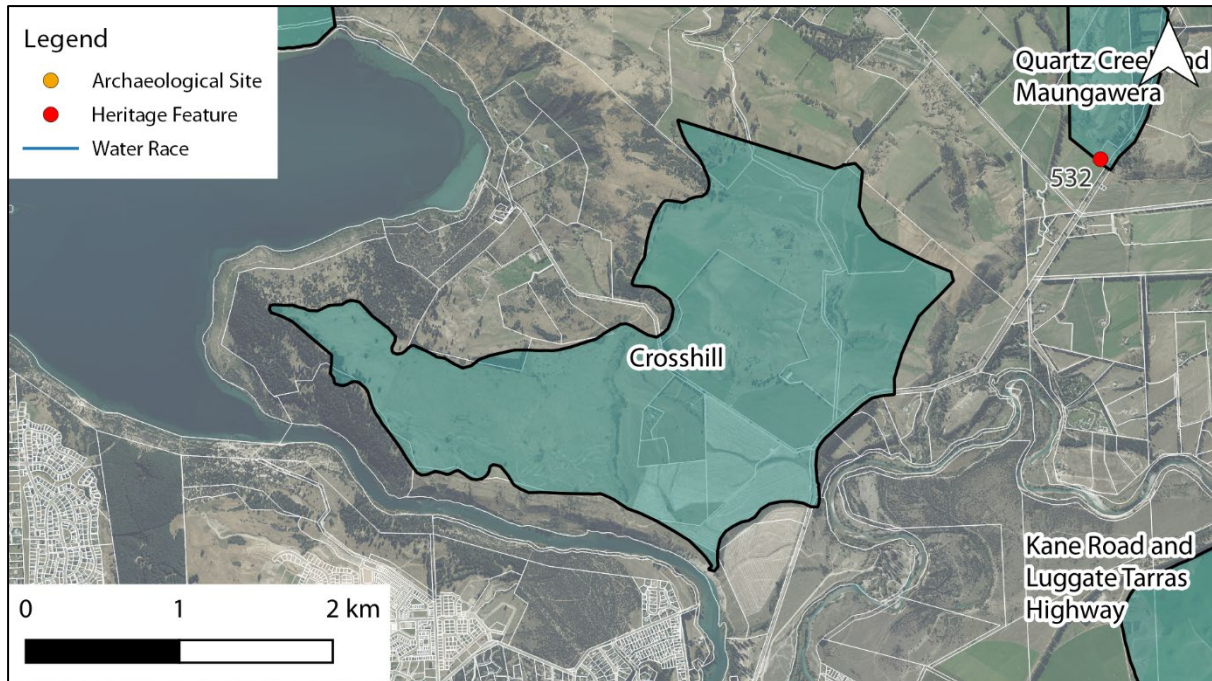


Figure 10. Crosshill RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁶¹ Nohoanga are recorded at Dublin bay and Albert Town.⁶²

Following European arrival, Crosshill initially formed part of the large Wānaka Station, an amalgamation of several runs around Lake Wānaka and down the Cardrona Valley, covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wānaka, at Spotburn, and at Branch Burn.⁶³ Later, Wānaka Station was broken up into smaller Runs with the land north of the Clutha River becoming part of Run 239a.⁶⁴ The station was first run by H. Campbell along with Run 239, until 1885 when he surrendered Run 239a.⁶⁵ The run was not profitable and continued to pass through different runholders.⁶⁶ It was later leased as a series of even smaller runs.⁶⁷

⁶¹ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁶² Phoenix Hale, *Cultural Values Statement: Queenstown Lakes District Council Overflow Discharge* (Unpublished report for the Queenstown Lakes District Council, 2019).

⁶³ SO1489.

⁶⁴ Archives New Zealand, R10302727

⁶⁵ Evening Star, 1 March 1882; Lake Wakatip Mail, 24 October 1885; Otago Daily Times, 22 October 1885

⁶⁶ Dunstan Times, 24 November 1893

⁶⁷ Cromwell Argus, 13 November 1916

Following several decades as a sheep run, the Crosshill area was subdivided into circa 500-acre rural sections in 1893.⁶⁸ Historic aerial photos show that most of the land was vacant with about 20 percent of the area laid out in defined fields, presumably for smaller-scale sheep farming.⁶⁹

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date.

Important Historic Attributes and Values

- The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, when compared to nearby areas like the Hāwea Flat, the development of this latter type of agriculture appears to have been limited by marginal quality of the land in the RCL.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

⁶⁸ SO 959.

⁶⁹ Retrolens, SN1007-D-3.

12. RCL – Quartz Creek and Maungawera

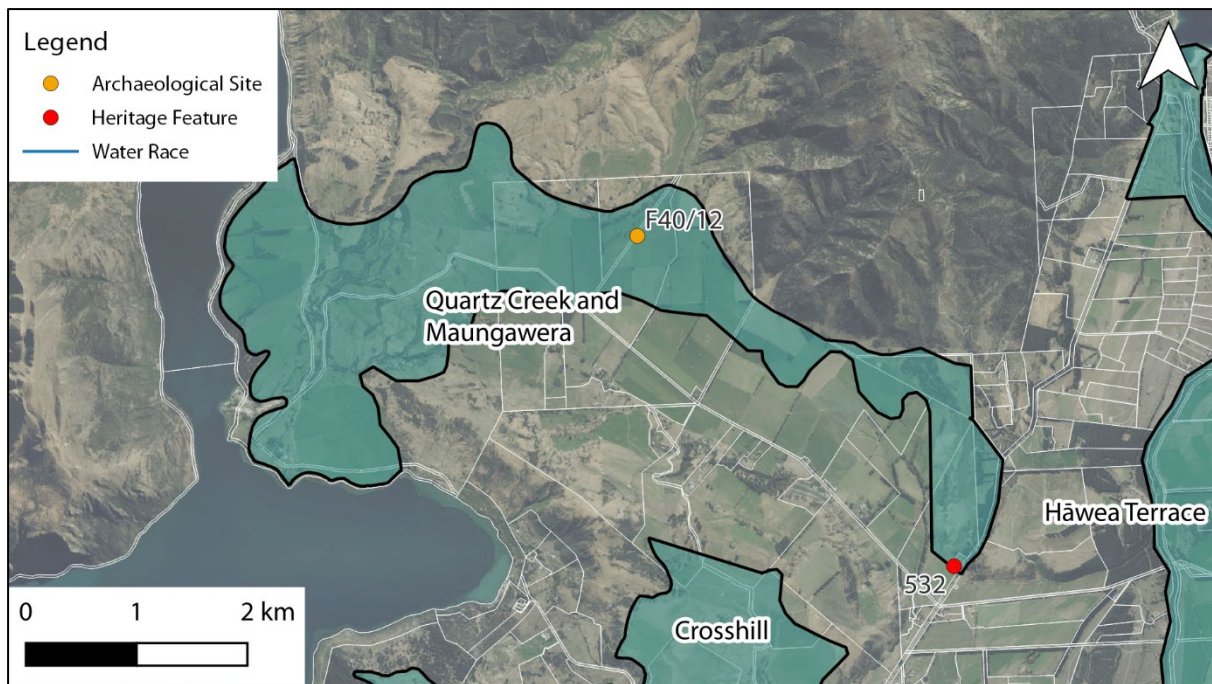


Figure 11. Quartz Creek and Maungawera RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁷⁰ A nohoanga is recorded nearby at Dublin Bay.⁷¹

Following the arrival of Europeans, the area was incorporated into the Run 239 – also known as the Mt Burke Run – and stocked with sheep. The run covered a large area of hill country between the Clutha and Hāwea Rivers, Lake Wānaka, and Mt Burke. Fairly early in its history it was incorporated into the extensive Wānaka Station.⁷² A pre-emptive right area associated with the Run 239 and an associated section is located in the Maungawera Valley to the south of the RCL, at the current Forks Farm site, suggesting this was the site of initial European settlement in the immediate area.⁷³ Another homestead site associated with the run is depicted in the 1860s to the north of the RCL on the east shore of Stevenson's Arm, near the mouth of East Wānaka Creek.⁷⁴

From the 1880s some land in the valley was surveyed into *circa* 100–200-acre sections for closer settlement,⁷⁵ and by the mid-20th century aerial photographs show most of the area divided into field systems. By 1893, a

⁷⁰ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁷¹ Hale, *Cultural Values Statement: Queenstown Lakes District Council Overflow Discharge*.

⁷² Sinclair, *The Early Pastoral Runs of Otago and Southland: A Listing to Provide Quick Reference to the Runs by Number and Name and by Name and Number; with Maps Indicating the Boundaries, for the Most Part Drawn from the 1871 Provincial Map*.

⁷³ SO 5488.

⁷⁴ SO 950.

⁷⁵ SO 958, SO 959, SO 960.

number of families were reported to be living in the area.⁷⁶ However, it appears that the land around the lower reaches of Quartz Creek remained within a pastoral run into the early 20th century. A homestead settlement and associated field systems is shown at the mouth of Quartz Creek on a survey plan from 1916.⁷⁷

Small quantities of gold were found at Quartz Creek from 1862 and there is a possibility for mining remains to be present in the area.⁷⁸ However, there is no mention of consistent mining in newspapers and no mining survey plans are recorded in the area, suggesting that the gold was not payable, and any mining was likely limited.

Important Archaeological and Heritage and Features

There is one heritage feature recorded within the RCL:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
McPherson House, Hāwea-Albert Town Road	3 (532)	-

There is one archaeological site is recorded within the RCL:

Site No.	Site Name/Details	Site Type	Details
F40/12	Unclassified	Midden/Oven	Ovens, recorded from hearsay. Ploughed over.

Important Historic Attributes and Values

- The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, the lower reaches of Quartz Creek within the RCL encompasses an area that has endured as a pastoral lease from the 1850s through till today.

Review and Recommendations

- Archaeological and heritage features were added.
- Amendments were made to include the important historic attributes and values outlined above.

⁷⁶ *North Otago Times*, 1 May 1893; Irvine Roxburgh, *Wanaka Story: A History of the Wanaka, Hāwea, Tarras, and Surrounding Districts* (Dunedin, NZ: Whitcome & Tombs Ltd, 1957).

⁷⁷ SO 968.

⁷⁸ *Otago Witness*, 26 July 1862.

References

- Anderson, Atholl J. *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*. Dunedin: Otago University Press and Dunedin City Council, 1998.
- Ayres, Hannah, and Peter Rough. *Hawthenden Farm - Wanaka: Landscape and Visual Assessment*. Unpublished report for Hawthenden Ltd, 2015.
- Hale, Phoenix. *Cultural Values Statement: Queenstown Lakes District Council Overflow Discharge*. Unpublished report for the Queenstown Lakes District Council, 2019.
- King, Lucy, Jeremy Moyle, and Jaime Grant. *Queenstown Lakes District Council Landscape Schedules: Heritage and Archaeological Review*. Unpublished report for Queenstown Lakes District Council, 2022.
- Miller, Robin, and Jeremy Moyle. *Studholme Woolshed: Heritage Impact Assessment*. Unpublished report for Southern Ventures, 2019.
- Ritchie, N. "The Clutha Archaeological Project 1977-87: A Summary Report." *Archaeology in New Zealand* 33 (1990): 4-20.
- Ritchie, Neville. *Luggate Archaeological Survey*. Unpublished report to the New Zealand Historic Places Trust, 1980.
- Roxburgh, Irvine. *Wanaka Story*. Dunedin: Otago Centennial Historical Publications, 1957.
- . *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*. Dunedin, NZ: Whitcome & Tombs Ltd, 1957.
- Sinclair, John. *The Early Pastoral Runs of Otago and Southland: A Listing to Provide Quick Reference to the Runs by Number and Name and by Name and Number; with Maps Indicating the Boundaries, for the Most Part Drawn from the 1871 Provincial Map*. Unpublished report for Dunedin Public Libraries, 2003.
- Upper Clutha Historical Records Society. *The Upper Clutha: 150 Years*. Wanaka: Upper Clutha Historical Records Society, 2010.

Appendix B

Consultation Summary Tables
with Landscape Comments

Consultation for non-Priority Area Rural Character Landscapes

This report summarises the feedback received for consultation on non-Priority Area Rural Character Landscapes (RCLs). The Council first consulted on non-Priority Area RCLs as part of the Priority Area Landscape Schedule consultation, and then again during a separate consultation process for the Upper Clutha Landscapes Variation (RCL's).

The purpose of the consultation was to gather the community's perspectives on the values associated with landscapes of the Upper Clutha. This feedback will help inform the values and attributes that accompany each of the landscape schedules.

Consultation

The first consultation for landscape schedules was undertaken via the Council's Let's Talk page from the 9th of March 2022 to the 3rd of April 2022. Feedback was sought on the 29 Priority Areas, but also on the non-Priority Area RCLs which were referred to as 'all other Upper Clutha RCL areas'. The online consultation received eight responses relating to non-Priority Area RCLs, with all other responses relating to identified Priority Areas.

On the 4th of July 2023 QLDC hosted a drop-in session for members of the public to attend in person and speak with staff about the values they associated with the non-Priority Area RCLs (which were mapped into 12 areas by this stage), and the Clutha Mata Au Priority Area. Over the course of the evening several people attended with only one providing feedback which was recorded, and others seeking general information about the proposal.

An online consultation for the Upper Clutha Landscapes was also undertaken between 22nd of June 2023 and the 6th of August 2023. The community were again invited to provide comment on the Upper Clutha RCLs and the Clutha Mata Au Priority Area via the Council's Let's Talk page. Four people responded during this process.

A total of 13 people provided feedback on the landscapes during both the online consultation and drop-in session. The topic themes that were canvassed in the responses included:

- Scenery and Landscape Values;
- Management of Development;
- Methodology;
- Rural values; and
- Protection of water bodies
- Other

A summary of this feedback is provided in the table below. Where relevant, the **bold** text in the 'response' column indicates the part of that response related to the theme.

Appendix 1: Rural Character Landscape and Clutha Mata-Au Consultation Feedback

Theme	Response	Landscape Area	Consultation	Landscape Architect Comments
Scenery and Landscape Values	Absolutely stunning natural scenery and should be protected from development. The most beautiful drive in NZ. You feel like you are escaping into the national park once you leave Wanaka. Love that very few buildings are visible from the road.	Mount Aspiring Road	RCL Consultation-Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation.
Scenery and Landscape Values	Stunning valley landscape with very little development - value the peace and open view of fields.	Quartz Creek and Maungawera	RCL Consultation-Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation.
Management of Development	The ability to see the heritage buildings [church and UCT mill house] and river when you enter Luggate are special features and <u>any development around these should be sensitive and ensure they are central features</u> for the public to enjoy.	Luggate	RCL Consultation-Online	These features relate to PA Schedule 21.23.4 which is not addressed in this Variation.
Scenery and Landscape Values	<u>The ability to see the heritage buildings [church and UCT mill house] and river when you enter Luggate are special features</u> and any development around these should be sensitive and ensure they are central features for the public to enjoy.	Luggate	RCL Consultation-Online	These features relate to PA Schedule 21.23.4 which is not addressed in this Variation.

Methodology	I consider that all of these Upper Clutha RCL landscapes should be the subject of VIF landscape analysis schedules in the same way as the so-called Priority Areas, such that the capacity to absorb development without destroying existing landscape values is identified by professional landscape artists. Ditto for all of the areas below	All	RCL Consultation-Online	The Schedules have been structured and evaluated applying the same methodology as the PA Schedules. Refer Methodology Report.
Management of Development	The feedback I would like to provide is more general in respect to the entire Wanaka, Hawea, Luggage, Mt Aspiring region. This is where we live and therefore has the most impact for us. A relevant question that should be asked is, "why do we live here?" Just look at the landscapes that surround us. The mountains, the lakes, the rivers, the untouched majestic vistas that we are able to enjoy. That's why we live here, that's why people want to visit the region. It would be a travesty if the <u>landscapes that surround this wonderful part of New Zealand were desecrated by ill advised developments.</u> The entire region must be protected to preserve its natural landscapes for future generations to enjoy. <u>This includes our urban landscapes which are at a high risk of overdevelopment.</u> For example, granting consents to develop residential areas to upwards of 11 metres is NOT in the best interest of preserving the region's landscapes and we should be avoiding this. Any central government mandates around "Urban Intensification" should quite frankly be ignored	All	RCL Consultation-Online	These various landscape values are incorporated into the Schedule description and rating of landscape attributes and values and landscape capacity evaluation where appropriate. The calibration of the landscape capacity rating scale is cognisant of the landscape sensitivity of the area to development change (refer Methodology Report).

	<p>in the interest of protecting and preserving our region and its biggest drawcard, our landscapes. Our landscapes are worth more to locals and tourists alike if our natural landscapes are left pristine and <u>development is kept to a minimum.</u></p> <p>Thanks for the opportunity to provide feedback.</p>			
Scenery and Landscape Values	<p>The feedback I would like to provide is more general in respect to the entire Wanaka, Hawea, Luggage, Mt Aspiring region. This is where we live and therefore has the most impact for us. A relevant question that should be asked is, "why do we live here?" <u>Just look at the landscapes that surround us. The mountains, the lakes, the rivers, the untouched majestic vistas that we are able to enjoy.</u> That's why we live here, that's why people want to visit the region. It would be a travesty if the landscapes that surround this wonderful part of New Zealand were desecrated by ill advised developments. <u>The entire region must be protected to preserve its natural landscapes for future generations to enjoy. This includes our urban landscapes</u> which are at a high risk of overdevelopment. For example, granting consents to develop residential areas to upwards of 11 metres is NOT in the best interest of preserving the region's landscapes and we should be avoiding this. Any central government mandates around "Urban Intensification" should quite frankly be</p>	All	RCL Consultation-Online	<p>These various landscape values are incorporated into the Schedule description and rating of landscape attributes and values and landscape capacity evaluation where appropriate. The calibration of the landscape capacity rating scale is cognisant of the landscape sensitivity of the area to development change (refer Methodology Report).</p>

	<p>ignored in the interest of protecting and preserving our region and its biggest drawcard, our landscapes. <u>Our landscapes are worth more to locals and tourists alike if our natural landscapes are left pristine</u> and development is kept to a minimum.</p> <p>Thanks for the opportunity to provide feedback.</p>			
Methodology	<p>This survey is as much a sham as the last one. There are questions on demographics, there is no question which asks which area you live in, there is only one very general question on 'giving feedback' but none asking what 'landscape values' you assign to different areas. Asking about feedback implies the respondent has been given something which they have not. The feedback survey is not a landscape values survey and is not fit for the purpose it was designed for and will only produce totally meaningless and unreliable results.</p>	All	RCL Consultation-Online	Refer Methodology Report. The Schedules have been drafted in accordance with landscape assessment best practice as outlined in Te Tangi a te Manu (Aotearoa New Zealand NZILA Landscape Assessment Guidelines).
Management of Development	<p>Size and density of subdividing residential sites needs to be carefully controlled to avoid overlooking RCL values.</p>	General UC RCLs	Priority Area Consultation -Online	Incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation for each Schedule area .
Other	<p><u>All along the Motatapu river needs to be classified as a ONF and a RCF.</u></p>	General UC RCLs	Priority Area Consultation -Online	RCL and ONF/L mapping changes are out of scope of

	The urbanisation from Studholme rd South , along Orchard Rd to Riverbank rd is under threat under the 30 year spatial plan. There needs to be immediate action to preserve rural zones from willing private land owners before this Council proposal gains traction			the Variation. Refer Methodology Report.
Management of Development	All along the Motatapu river needs to be classified as a ONF and a RCF. The urbanisation from <u>Studholme rd South , along Orchard Rd to Riverbank rd</u> is under threat under the 30 year spatial plan. <u>There needs to be immediate action to preserve rural zones from willing private land owners before this Council proposal gains traction</u>	General UC RCLs	Priority Area Consultation -Online	RCL and ONF/L mapping changes are out of scope of the Variation. Refer Methodology Report.
Scenery and Landscape Values	I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that " <u>The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua.</u> "	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation.
Waterbody Protection	Again preserving and protecting rivers.	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and

				landscape capacity evaluation where relevant.
Scenery and Landscape Values	<p><u>I value the open spaces and relatively minimal impact of residences.</u></p> <p>Clusters of development would seem better than the infill by stealth that is occurring in the wakatipu basin.</p> <p>Riparian zones and protection of waterways draining into our river catchments are critical to preserving and possibly restoring water quality and aquatic diversity.</p>	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant.
Management of Development	<p><u>I value the open spaces and relatively minimal impact of residences.</u></p> <p><u>Clusters of development would seem better than the infill by stealth that is occurring in the wakatipu basin.</u></p> <p>Riparian zones and protection of waterways draining into our river catchments are critical to preserving and possibly restoring water quality and aquatic diversity.</p>	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant.
Waterbody Protection	<p>I value the open spaces and relatively minimal impact of residences.</p> <p>Clusters of development would seem better than the infill by stealth that is occurring in the wakatipu basin.</p> <p><u>Riparian zones and protection of waterways draining into our river catchments are critical</u></p>	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant.

	<u>to preserving and possibly restoring water quality and aquatic diversity.</u>			
Management of Development	stop subdivison on rural lands	General UC RCLs	Priority Area Consultation -Online	Introducing new policy via the Schedules is beyond the scope of the Schedules. Refer Methodology Report and Schedule 21.23 Preamble which sets out how the Schedules are intended to be used.
Rural Values	We need to include low density residential <u>and farming activity along with the associated shelter belts and outbuildings in the landscape schedules</u> these are all long term existing activities and we should not be shutting the door on peoples ability to continue living in these areas just because we are already here and we like the view as it is.	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant. Also refer Methodology Schedule 21.23 Preamble which sets out how the Schedules are intended to be used. Farming activity and shelterbelts for example, are permitted activities and therefore would not 'trigger' the Schedules.
Other	<u>We need to include low density residential and farming activity along with the associated</u>			Generally incorporated into Schedule description and

	shelter belts and outbuildings in the landscape schedules these are all long term existing activities <u>and we should not be shutting the door on peoples ability to continue living in these areas just because we are already here and we like the view as it is.</u>			rating of landscape attributes and values and landscape capacity evaluation where relevant. Also refer Methodology Report and Schedule 21.23 Preamble which sets out how the Schedules are intended to be used. Farming activity and shelterbelts for example, are permitted activities and therefore would not 'trigger' the Schedules.
Management of Development	Any further development within the proposed RCL areas within the Upper Clutha needs to remain consistent with the current ONL regulations. Any further urbanisation of these areas will adversely impact the rural character. Any subdivisions within the proposed RCL areas need to be rural in character and size with no small subdivisions allowed.	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant. Also refer Methodology Report and Schedule 21.23 Preamble which sets out how the Schedules are intended to be used.
Methodology	The Society seeks that all landscape schedules are prepared in a manner that is consistent with the TE TANGI A TE MANU AOTEAROA NEW ZEALAND LANDSCAPE ASSESSMENT GUIDELINES final draft available at:	General feedback all schedules.	Priority Area Consultation -Online	Refer Methodology Report. The Schedules have been drafted in accordance with landscape assessment best practice as outlined in Te

	https://nzila.co.nz/media/uploads/2021_07/210505_Te_Tangi_a_te_Manu_Revised_Final_Draft_as_approved_5_May_2021.pdf			Tangi a te Manu (Aotearoa New Zealand NZILA Landscape Assessment Guidelines).
Rural Values	Protection of high quality soil.	UC RCL- mapped	Engagement Evening	Introducing new policy via the Schedules is beyond the scope of the Schedules.
Scenery and Landscape Values	Tarras: Gateway to Upper Clutha Basin Protect the gateways to the area	UC RCL- mapped	Engagement Evening	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation of the relevant Schedule.
Management of Development	Confine development to the settlements.	UC RCL-mapped	Engagement Evening	Introducing new policy via the Schedules is beyond the scope of the Schedules.

Appendix C

Schedule Template

Schedule XXXX: Schedule of Landscape Values (Template)

General Description of the Area

XXXX.

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. X.

Hydrological features:

2. X.

Ecological features and vegetation types:

3. X.

Land-use patterns and features:

4. X.

Archaeological and heritage features and their locations:

5. X.

Mana whenua features and their locations:

6. X.

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:

7. X.

Historic attributes and values:

8. X.

Shared and recognised values:

9. X.

Recreation attributes and values:

10. X.

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:

11. X.

Particularly important views to and from the area:

12. X.

Naturalness attributes and values:

13. X.

Memorability attributes and values:

14. X.

Transient attributes and values:

15. X.

Remoteness and wildness attributes and values:

16. X.

Aesthetic qualities and values:

17. X.

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
----------	-----	---------	----------	----------	------	-----------

The combined physical, associative, and perceptual attributes and values described above for the Schedule XXX area can be summarised as follows:

18. **XXXX physical values** due to X.

19. **XXXX associative values** relating to X.
20. **XXXX perceptual values** relating to X.

Landscape Capacity

The landscape capacity of the Schedule XXX area for a range of activities is set out below.

- i. **Commercial recreational activities – x.**
- ii. **Visitor accommodation and tourism related activities – x.**
- iii. **Urban expansions – x.**
- iv. **Intensive agriculture – x.**
- v. **Earthworks – x**
- vi. **Farm buildings – x.**
- vii. **Mineral extraction – x.**
- viii. **Transport infrastructure – x.**
- ix. **Utilities and regionally significant infrastructure – x.**
- x. **Renewable energy generation – x.**
- xi. **Production forestry – x.**
- xii. **Rural living – x.**
- xiii. **Other uses? – x.**

Plant and Animal Pests

- A. Plant pest species include X.
- B. Animal pest species include X.

Appendix D

Peer Review Report

Queenstown Lakes District Council
Upper Clutha Rural Character Landscape Areas and Mata-Au Clutha River Priority Area:
Schedules of Landscape Values

Peer Review Report

1.0 Introduction

1.1 Queenstown Lakes District Council (**QLDC**) engaged Bridget Gilbert Landscape Architecture and Helen Mellsop Landscape Architect to prepare Schedules of Landscape Values for the Upper Clutha Rural Character Landscape (**RCL**) areas that were not included in the RCL Priority Area (**PA**) Schedules directed by the Environment Court¹. We were also engaged to prepare a landscape schedule for the Mata-au Clutha River PA. This schedule was originally intended to be notified along with the other PA landscape schedules, but was delayed by the Court-directed requirement to categorise Mata-au Clutha River as an Outstanding Natural Feature (**ONF**) rather than an Outstanding Natural Landscape (**ONL**).

1.2 The project involved:

- Identifying landscape units/character areas/sub-areas within the Upper Clutha RCL not previously identified as a PA;
- Preparing schedules for each of the identified areas that describe the landscape attributes and values and related landscape capacity of the area;
- Preparing a schedule for the Mata-Au Clutha River PA (which corresponds to the mapped ONF) that describes landscape attributes and values and related landscape capacity.

1.3 My role in the project has been the iterative peer review of the landscape schedule methodology, landscape area mapping and the content of the landscape schedules throughout the project. This document provides an overview of the peer review methodology and outcomes.

2.0 Peer review methodology

2.1 The peer review process for the Upper Clutha Schedules and the Mata-au Clutha River PA Schedule involved the following:

- Review of the landscape scheduling methodology, with a focus on mapping delineation methods, rating of landscape values and assessment of landscape capacity;

1 Topic 2.2 Interim Decision. 2019 NZEnvC 205.

- Meeting to review draft mapping of landscape units;
- Review of desktop draft landscape schedule drafts, including comparison and cross-referencing with:
 - GIS mapping information, including aerial photographs, NZ topographic maps, District Plan zoning and overlays, NZ Geopreservation sites and QLDC rural building platform information;
 - Kā Hura Manu Cultural Mapping Project – Te Rūnanga o Kāi Tahu;
 - ArchSite – NZ Archaeological Association site recording scheme;
 - Resource consents, including landscape assessments, where relevant;
 - Environment Court decisions, where relevant;
 - Outcomes of public consultation conducted in 2022-2023.
- Site visits to Upper Clutha RCL areas and the Mata-au Clutha River PA, using publicly accessible roads and tracks, to ‘ground-truth’ draft landscape schedules.
- Review of final draft schedules (following incorporation of inputs from geomorphology, ecology, recreation/tourism and heritage experts, and from mana whenua) for content and consistency.

2.2 In reviewing the project methodology and the description and analysis of landscape attributes and values in the draft schedules, I have considered the following:

- Whether the assessment methodology is appropriate and robust, is in accordance with NZILA guidelines for landscape assessment², and implements the requirements of the Values Identification Framework in the QLDC Proposed District Plan (**PDP**);
- Whether the landscape areas encompass a recognisable area of relatively consistent landscape character, and are defined by topographical and/or landscape character change boundaries.
- Whether key attributes or values of the landscape area have been missed or incorrectly described in the schedule;
- Whether the summary of landscape values accurately describes the values identified in the schedule;
- Whether the magnitude of landscape values in the summary has been correctly identified, on a quantitative 7-point scale from very low to very high.
- Whether, in my professional judgement, the landscape capacity ratings and accompanying commentary respond accurately to the absorption capacity of the RCL landscape areas and the Mata-au Clutha River PA for various activities.

2 Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines. Tuia Pito Ora NZILA July 2022.

3.0 Peer review

Methodology

- 3.1 The initial methodology for preparation of the landscape schedules was established as part of the Court-directed landscape scheduling of ONL, ONF and RCL Priority Areas (**PA**)³. This methodology was refined through expert witness conferencing as part of the QLDC hearing process for the PA landscape schedules⁴. I am aware that further refinement has occurred as a result of amendments recommended by the Panel⁵. The methodology used in preparation of the non-PA schedules has therefore been aligned with that used in the PA landscape schedules.
- 3.2 I was not involved in the expert witness conferencing for the PA schedules but have read both the landscape and joint landscape and planning joint witness statements, and the Hearing Panel recommendation report.
- 3.3 In my opinion the assessment methodology is consistent with best practice, as set out in Te Tangi a te Manu, and is appropriate and robust. Additional public consultation or public surveys of perceptual and associative values would have been beneficial, but I consider that community and stakeholder engagement was adequate. An opportunity for additional public input is provided through the notification and hearing process.
- 3.4 While the assessment methodology is not completely consistent with every individual requirement of the Values Identification Framework for PAs in Strategic Policy (SP) 3.3.40, 3.3.41 and 3.3.43 of the PDP, I consider that it adequately covers all required aspects:
- Key public routes and viewpoints are identified in the *‘Particularly important views to and from the area’* section of each schedule;
 - Key physical, perceptual (sensory) and associative attributes that contribute to the landscape character and visual amenity values of each area are identified, and the full range of landscape attributes listed in SP 3.3.43 is addressed, where relevant to the particular area;
 - Attributes are rated on a consistent scale in the *‘Summary of Landscape Values’* section of each schedule;
 - The relationship between the landscape area and the wider RCL, ONL and/or ONF context is described and assessed in the *‘Land use patterns and features’* section of each schedule;
 - The landscape capacity for the defined range of subdivision, use and development activities is assessed in each schedule.
- 3.5 I was involved in the development of the terms used to describe landscape capacity in the notified schedules for the PAs. These terms have been amended as a result of the expert conferencing process prior to the Council hearing of the PA landscape schedule variation. I am of the opinion that some PAs and RCL landscape areas have ‘no’ capacity to absorb certain activities. However, I agree that the smallest capacity amongst the terms – *extremely limited or no landscape capacity* – is a

pragmatic and appropriate term in the context of an uncertain future and uncertainty about what a proposal within each activity type might involve.

- 3.6 The broad explanation of the landscape capacity terms within the methodology statement and the preamble to the schedules will be useful in assisting plan users to interpret the landscape capacity section of the schedules.

Landscape area delineation

- 3.7 The non-PA RCL areas in the Upper Clutha are in many instances defined by surrounding non Rural-zoned areas and/or by ONL or ONF PAs. However, where non-PA RCL areas are contiguous, they have been defined on the basis of landscape character, primarily landform characteristics. In these cases, I consider the landscape areas encompass an area of relatively consistent landscape character and are defined by legible topographical boundaries. Where the boundaries of the RCL areas are defined by adjacent RCL PAs, landscape character can be similar across the boundaries.
- 3.8 The boundaries of Mata-au Clutha River PA generally correspond to the crest of the highest enclosing escarpment around the Mata-au Clutha and Hāwea rivers. These boundaries have been confirmed by the Environment Court⁶.

Landscape schedules

- 3.9 I reviewed each of the 12 Upper Clutha RCL Schedules and the Mata-au Clutha River PA Schedule and consider that, to the best of my knowledge, the schedules correctly identify the key attributes and values of the areas. I also consider that the rating of physical, associative and perceptual values in each summary of landscape values is appropriate.
- 3.10 In my professional judgement, the landscape capacity ratings and accompanying commentary respond accurately to the absorption capacity of the RCL landscape areas and the Mata-au Clutha River PA for various activities.

4.0 Conclusions

- 4.1 The assessment methodology used in the preparation of the Upper Clutha RCL schedules and the Mata-au Clutha River PA schedule is consistent with both best practice within Aotearoa and with the district plan requirements for values identification in Chapter 3 of the PDP. The methodology has been refined through expert conferencing with a range of landscape and planning professionals.

3 Bridget Gilbert Landscape Architecture, Helen Mellso Landscape Architect, Isthmus. ONF, ONL and RCL Priority Area Landscape Schedules Methodology Statement, May 2022.

4 Outcome of Expert Landscape Architects Conference, held 2 October 2023 & Outcome of Expert Landscape Architects and Planning Conference, held 3 October 2023.

5 Bridget Gilbert Landscape Architecture. Upper Clutha 21.23 Schedules and Mata-au Clutha River PA Schedule 21.22.25. Methodology Statement, May 2024, paragraph 18.

6 Decision No. [2022] NZEnvC 198.

- 4.2 The schedules incorporate inputs from mana whenua and experts in the fields of geomorphology, terrestrial ecology, recreation and tourism, and heritage. The wider community has also had an opportunity to contribute to the schedules.
- 4.3 In my professional opinion, the schedules correctly identify the key attributes and values of each area, as well as their capacity to absorb a range of subdivision, use and development activities.



Helen Mellsoy
BLA, BHB, Dip Hort (Distinction)
Registered NZILA Landscape Architect

28 May 2024

Appendix E

List of GIS Datasets and Sources

Appendix E

List of GIS Datasets and Sources

DATA	SOURCE
PA and 'non-PA' ONFs RCLs	GIS data from QLDC
Public parcels and property boundaries	GIS Data from QLDC
NZ Geology	GNS Geological Map of NZ
LINZ Topo Map	LINZ
Contours	GIS Data from QLDC
Consented building platforms	GIS Data from QLDC
Existing development data (lots/houses)	GIS Data from QLDC
Aerial imagery	QLDC
PDP Zones	GIS Data from QLDC
Wāhi tūpuna	GIS Data from QLDC
Heritage	GIS Data from QLDC
Moorings	GIS Data from QLDC
Parks, open space and tracks viewer	GIS Data from QLDC
Public Conservation land	DoC
Geopreservation sites	GIS Data from QLDC

Appendix D – Statutory Content

Appendix D: Section 32 Evaluation Report Upper Clutha Landscape Schedules Variation - Statutory Context

Strategic Direction Chapter 3

Plan Reference	Provision
SO 3.2.5	The retention of the District's distinctive landscapes. (addresses Issues 2 and 4). (SO 3.2.5.1 – 3.2.5.8 inclusive elaborate on SO 3.2.5. In addition, SO 3.2.1.7, 3.2.1.8 and 3.2.2.1 also elaborate on SO 3.2.5).
SO 3.2.5.1	The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.
SO 3.2.5.2	Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: <ul style="list-style-type: none"> a. where the landscape values of Priority Areas 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 3.3.45 are protected. c.
SO 3.2.5.3	In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.
SO 3.2.5.5	Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that: <ul style="list-style-type: none"> a. landscape character is maintained; and b. visual amenity values are maintained or enhanced.
SO 3.2.5.6	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.
SO 3.2.5.7	In Rural Character Landscapes of the Upper Clutha Basin: <ul style="list-style-type: none"> a. Priority Areas of Rural Character Landscapes are identified; and b. associated landscape character and visual amenity values and related landscape capacity are identified.
SO 3.2.7	The partnership between Council and Ngāi Tahu is nurtured. (addresses Issue 6).

SO 3.2.7.1	Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.
SO 3.2.7.2	The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.
SP 3.3.29	<p>For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:</p> <ul style="list-style-type: none"> a. for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP 3.3.36 - 3.3.38 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology. <p><i>(relevant to SO 3.2.5, 3.2.5.1)</i></p>
SP 3.3.30	<p>Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.</p> <p><i>(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4 and 3.2.5.6)</i></p>
SP 3.3.33	<p>For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:</p> <ul style="list-style-type: none"> a. for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the b. values identification framework in SP 3.3.39 - 3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and c. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45, and through best practice landscape assessment methodology; and d. 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. <p><i>(relevant to SO 3.2.5, 3.2.5.5 – 3.2.5.7)</i></p>
SP 3.3.35	In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:

	<p>a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context:</p> <ul style="list-style-type: none"> i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping; ii. the landscape character and visual amenity values of that landscape character area 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 3.3.23 are met; and <p>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 identified in relation to that landscape character area and the wider landscape context.</p> <p><i>(relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.5)</i></p>
<p>SP 3.3.36</p>	<p>Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]:</p> <ul style="list-style-type: none"> 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.¹ 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, Hāwea South and North Grandview, and Lake McKay Station and environs. <p><i>(relevant to SO 3.2.5, 3.2.5.1)</i></p>
<p>SP 3.3.37</p>	<p>For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:</p> <ul style="list-style-type: none"> a. the landscape attributes (physical, sensory and associative); b. the landscape values; and c. the related landscape capacity. <p><i>(relevant to SO 3.2.5, 3.2.5.1)</i></p>
<p>SP 3.3.38</p>	<p>To achieve SP 3.3.37 for each Priority Area:</p> <ul style="list-style-type: none"> a. identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;

¹ SP 3.3.36(a) is subject to change as part of this variation, see Appendix A for the proposed amendment.

	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. <p>(relevant to SO 3.2.5, 3.2.5.1)</p>
<p>SP 3.3.42</p>	<p>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. (relevant to SO 3.2.5, 3.2.5.1 and 3.2.5.7).</p>
<p>SP 3.3.43</p>	<p>In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:</p> <ul style="list-style-type: none"> a. Physical attributes: <ul style="list-style-type: none"> i. geology, geomorphology and topography; ii. ecology; iii. vegetation cover (exotic and indigenous); iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology; v. land use (including settlements, buildings and structures; and b. Sensory (or experiential) attributes: <ul style="list-style-type: none"> i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; ii. aesthetic values including memorability and naturalness; iii. wild or scenic values; iv. transient values including values at certain times of the day or year;

	<ul style="list-style-type: none"> v. experiential attributes, including the sounds and smells associated with the landscape; and c. Associative attributes: <ul style="list-style-type: none"> i. whether the attributes identified in (a) and (b) are shared and recognised; ii. cultural and spiritual values for Tangata Whenua; iii. historical and heritage associations; and iv. recreational values. <p><i>(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)</i></p>
<p>SP 3.3.44</p>	<p>Where any or any part of an Outstanding Natural Feature, Outstanding Natural Landscape or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area:</p> <ul style="list-style-type: none"> a. is more or less important than the identified Priority Areas in terms of: <ul style="list-style-type: none"> i. the landscape attributes and values, in the case of an Outstanding Natural Feature or Outstanding Natural Landscape; ii. landscape character and visual amenity values, in the case of a Rural Character Landscape; or b. is more or less vulnerable to subdivision, use and development. <p><i>(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)</i></p>
<p>SP 3.3.45</p>	<p>Landscape assessments shall:</p> <ul style="list-style-type: none"> a. for Outstanding Natural Features and Outstanding Natural Landscapes: <ul style="list-style-type: none"> i. identify landscape attributes and values; and ii. assess effects on those values and on related landscape capacity; b. for Rural Character Landscapes: <ul style="list-style-type: none"> i. define a relevant landscape character area and its wider landscape context; ii. identify the landscape character and visual amenity values of that landscape character area and within its wider landscape context; and iii. assess effects on that character and those values and on related landscape capacity; c. in each case apply a consistent rating scale for attributes, values and effects. <p>Note: QLDC may, from time to time, promulgate and update guidelines that provide assistance in the application of best practice landscape assessment methodologies.</p>

	<i>(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)</i>
SP 3.3.46	<p>The Landscape Assessment Methodology required by SP 3.3.45 is to be implemented when assessing:</p> <ol style="list-style-type: none"> a. a proposed plan change affecting the rural environment; b. a resource consent application for the subdivision, use or development of land where: <ol style="list-style-type: none"> i. the application is for a restricted discretionary, discretionary or non-complying activity; and ii. the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or c. a notice of requirement where the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or d. a resource consent where the proposal (or part thereof) is in an Exception Zone in 3.1B.5 and gives rise to landscape effects on the receiving environment that includes an Outstanding Natural Feature or Outstanding Natural Landscape on land with Rural zoning outside that Exception Zone. <p><i>(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)</i></p>

Tangata Whenua Chapter 5

Plan Reference	Provision
Objective 5.3.1	Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies
Policy 5.3.1.1	Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decisionmaking and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.
Policy 5.3.1.2	Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and Ngāi Tahu Papatipu Rūnanga.
Policy 5.3.1.3	When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account 5 iwi management plans.
Policy 5.3.1.4	Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga.

Landscapes and Rural Character Chapter 6

Plan Reference	Provision
Policy 6.3.1.1	Categorise the Rural Zoned landscapes in the District as: <ol style="list-style-type: none"> a. Outstanding Natural Feature (ONF); b. Outstanding Natural Landscape (ONL); c. Rural Character Landscape (RCL) (SO 3.2.5 and SP 3.3.28, 3.3.32)
Policy 6.3.2.7	Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape. (SO 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.6, and SP 3.3.30, 3.3.31)
Policy 6.3.3	Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes
Policy 6.3.3.1	Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: <ol style="list-style-type: none"> a. landscape values are protected; and b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question. (SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4 and SP 3.3.2, 3.3.23, 3.3.30, 3.3.31)
Policy 6.3.3.2	Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna. (SO 3.2.3, 3.2.3.1, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.7.1, and SP 3.3.17, 3.3.23, 3.3.30, 3.3.31, 3.3.43, 3.3.49, 3.3.50, Chapter 5)
Policy 6.3.3.3	For farming activities within Outstanding Natural Features and Outstanding Natural Landscapes: <ol style="list-style-type: none"> a. Recognise that farming activities may modify the landscape;

	<p>b. Enable those activities in a way that is consistent with protecting the values of Outstanding Natural Features and Outstanding Natural Landscapes.</p> <p>(3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30)</p>
Policy 6.3.3.5	<p>Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.</p> <p>(SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, and SP 3.3.2, 3.3.21, 3.3.23, 3.3.30, 3.3.31)</p>
Policy 6.3.4	<p>Managing Activities in Rural Character Landscapes</p>
Policy 6.3.4.1	<p>Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.</p> <p>(SO 3.2.1, 3.2.1.1, 3.2.1.8, 3.2.5, 3.2.5.5, 3.2.5.6, and SP 3.3.2, 3.3.22, 3.3.23, 3.3.34, 3.3.35).</p>
Policy 6.3.4.10	<p>In the Upper Clutha Basin, subdivision and development maintains open landscape character where that is the existing character of the Rural Character Landscape.</p> <p>(SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.5, 3.2.5.6, and SP 3.3.23, 3.3.34, 3.3.35).</p>

Appendix E – Clause 34 Feedback on Material Proposed to be Incorporated by Reference

Memo

To:	Alyson Hutton, Planning Policy Manager
From:	Daniel Hadfield, Senior Policy Planner, Bridget Gilbert (Consultant Landscape Architect)
Date:	October 2024
cc:	David Wallace, General Manager Planning and Development
Subject:	C34 Feedback on Material Proposed to be Incorporated by Reference in the PDP

Purpose

The purpose of this memo is to outline the feedback received on the material proposed to be incorporated by reference as part of the upcoming Upper Clutha Landscape Schedules Variation to the Proposed District Plan (PDP). It also describes the changes that have been made to the Proposal in response to the feedback received, where relevant.

Background

Clause 34 of Schedule 1 of the Resource Management Act 1991 (RMA) sets out requirements for a variation or plan change to a proposed plan that incorporates material by reference. This requires a local authority to *allow a reasonable opportunity for persons to comment on the proposal to incorporate material by reference and consider any comments they make*. This is required to be done before the variation or plan change is notified.

Upper Clutha Landscape Schedules Variation

The purpose of the Upper Clutha Landscape Schedules is to introduce: one Priority Area (PA) landscape schedule for the Clutha River Mata-Au, and 12 non-PA landscape schedules for Rural Character Landscapes (RCLs) within the Upper Clutha.

The landscape schedules are a tool to assist with the identification of the landscape values that are to be protected or maintained or enhanced within each schedule area 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.

Feedback

Feedback was sought on the proposal to incorporate by reference the maps of the areas associated with the landscape schedules that will be introduced as part of the upcoming Variation to the PDP. Feedback was collected via Council's Let's Talk page and was open for 10 working days from the 19th of August 2024 to the 30th of August 2024. In total 15 persons provided feedback on the material, with a total of 68 individual feedback points.

While much of the feedback commented on the appropriateness of the proposed mapping of the schedule areas (with some respondents seeking to exclude land / properties from the mapped areas), some respondents provided feedback on the text of specific landscape schedules and what this might mean for future development.

Council has made some amendments to the text of the landscape schedules in response to this feedback which is set out below. Any further changes to the text of the schedules can be addressed through a submission on the Variation once it is renotified.

Once notified, there will be an opportunity to make a submission on the Variation which will include the maps and schedule content. However, any mapping submissions should be limited to adjustments between adjoining Rural Character Landscapes. This may, for example, result in one schedule 'taking over' an area that was mapped as part of a different schedule.

Seeking changes to other boundaries (for example, where an RCL meets an urban zone or an ONL/F) would not be within scope as the landscape classifications of the Rural Zone (and RCL, ONL and ONF) have already been confirmed through the development of the PDP and are not within scope of the Variation. The same applies to any rezoning of land, which is not the subject of this Variation.

Mapping changes to the Mata-au Clutha River Priority Area are not within scope as the boundary for this area has been determined by the Environment Court.

Changes made following C34 Feedback

Council Staff have made some minor changes mapping and also to the text of specific landscape schedules. This includes:

- Renaming of the 21.23.15 Hāwea Terrace Landscape Schedule to Hāwea Basin (and consequential amendments to update the naming in other schedules);
- Inclusion of areas of open space (zoned Informal Recreation and Community Purposes) to the mapped area for 21.23.15 Hāwea Basin schedule and reference to these areas in the schedule;
- Minor boundary adjustment to the western end of the map that accompanies 21.23.10 Northern End of Pisa / Criffel Range Foothill to align with the Rural Zone;
- Minor amendment to the PA boundary for the Mata-au Clutha River to ensure that it aligned with the ONF mapping in the PDP Planning Maps, and a consequential amendment to the mapped area for 21.23.9 Wānaka Airport Environs.
- Amendments to the schedule text where such changes are supported by technical landscape advice (Schedules 21.23.9, 21.23.11, 21.23.13, 21.23.14 and 21.23.15).

The discussion below sets out the Council's more detailed consideration of the feedback received.

Feedback Received on Material Proposed to be Incorporated by Reference

Respondent	Point no.	Summary of Feedback	Council Response
Todd and Walker (Hawthenden Trust)	1.1	That the Hawthenden properties affected by the Variation and proposed to be included in Schedule 21.23.7 – Studholme Road be excluded from the Schedule.	The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL classification corresponds to a RMA s7(c) landscape (i.e. an amenity landscape). At this point in time there is nothing, from a landscape perspective, that differentiates these properties from the broader s7(c) setting, which would justify exclusion from the schedule area.
	1.2	That the inclusion of the Hawthenden properties in the Variation Schedule will make it substantially more difficult to use the land and limit Hawthenden’s ability to undertake residential development that is needed in Wānaka.	The inclusion of the land in a mapped schedule area does not change the current zoning of the land, and only serves to link to the schedule that provides further description of the landscape values and characteristics of the land. In the event that residential development is sought, either resource consent or a plan change can be sought, which is a separate process.
	1.3	That the Hawthenden properties are being encroached by the Wānaka Township with the western boundaries of the properties bordered by various visitor accommodation activities with additional residential development nearby which has changed the character of these properties in relation to the wider Schedule land.	Addressed in #1.1.

	1.4	That if the Hawthenden properties are not removed from the Schedule, the entire Studholme Road Schedule be removed from the Variation as it has not reasonably been established that the Schedule holds particularly important Rural Character Landscape values and competing land-use options have not been addressed (including potential future areas suitable for lifestyle development).	Addressed in #1.1. Additionally, the schedules do not need to establish 'particularly' important values. Schedule text changes can be addressed through a submission on the Variation once notified.
	1.5	That if the Schedule is not removed from the Variation, that the Schedule be amended to follow a more logical and defensible boundary which properly encapsulates the character, landscape, and other variables of the area.	Addressed in #1.1.
Anderson Llyod (Laing Dairy Limited)	2.1	That maps are excluded from the type of written material that may be incorporated by reference in a plan or proposed plan under Clause 30 of Schedule 1 of the Resource Management Act 1991 and should be deleted.	<p>The Environment Court in Topic 2, Decision 2.7 confirmed that the Council could incorporate maps by reference on a reference file.</p> <p>[14] "We find that the balance weighs in favour of having mapping accompany the listing of Priority Areas. The maps can either be set out in the PDP or incorporated by reference [Footnote: See Cl 30 of Sch 1, RMA] to a suitable QLDC file."</p> <p>[15] "Our determination allows for QLDC to elect which of those two approaches it prefers (i.e. an amended SP XA 1 that provides for the mapping in the PDP at this stage or one that incorporates that mapping by reference to an accessible QLDC file) Directions are made for QLDC to report back on its election."</p>

	2.2	That alternatively the LDL land should be excluded from the Hāwea Terrace landscape area on the basis that the land is uneconomic and not suitable for productive farming.	The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape). At this point in time, there is nothing from a landscape perspective that differentiates these properties from the broader s7(c) setting, which would justify exclusion from the schedule area.
	2.3	That the Hāwea Terrace landscape area lacks defensible edges due to the Special Housing Area, the Longview Subdivision, the Exchange Land and the rural residential zoned land south of Camp Hill Road.	Addressed in #2.2.
	2.4	That the LDL Land and the wider Hāwea Terrace landscape area have low associative, physical and perceptual values which do not warrant protection from subdivision and development.	This can be addressed through a submission on the Variation once notified.
	2.5	That the LDL Land represents a logical extension to the rural residential zoned land south of Camp Hill Road.	This feedback suggests a rezoning is sought which is not within scope of either the C34 feedback, or the Variation.
	2.6	That Lot 1 DP 460542 held in Record of Title 608710 and the Exchange Land are subject to a land exchange agreement between LDL and QLDC. This exchange is conditional upon QLDC approving the subdivision of land (which has now occurred by way of RMA 230509 and issue of LT 482093) and on the issue of all necessary consents and approvals required to enable the parties to complete the transfer. Lot 1 DP 460542 should be excluded from the Hāwea Terrace	The exchange land is zoned Informal Recreation Zone outside of the Urban Growth Boundary. The classification of the land as RCL has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape). At this point in time there is nothing from a landscape perspective that differentiates this land from the broader s7(c) setting, which would justify exclusion from the schedule area.

		landscape area to ensure the variation does not interfere with the transfer.	
	2.7	That the Exchange Land continue to be excluded from the Hāwea Terrace landscape area.	Addressed in #2.6.
	2.8	That the eventual Hāwea Terrace landscape schedule should recognise that the Hāwea Terrace landscape area lacks defensible edges due to the Special Housing Area, the Hāwea Domain (Informal Recreation Zone) and the rural residential zoned land south of Camp Hill Road.	This can be addressed through a submission on the Variation once notified.
Anderson Llyod (NW & DJ Pittaway Family Trust)	3.1	That maps are excluded from the type of written material that may be incorporated by reference in a plan or proposed plan under Clause 30 of Schedule 1 of the Resource Management Act 1991 and should be deleted.	Addressed in #2.1
	3.2	That the Trust land is excluded from the respective maps on the basis that the land is geographically and topographically dissimilar to the Clutha River / Mata Au.	The Variation relies on the mapping confirmed by the Environment Court for the Mata Au Clutha River Priority Area. That mapping aligns with the ONF boundaries confirmed by the Environment Court. As a result, the Variation is not seeking submissions on the mapping of this Priority Area. If there was any disagreement with the boundaries and mapping, then the Environment Court decision could have been appealed.
	3.3	That the Trust land is less natural and outstanding than the Clutha River/Mata au due to its range of existing and consenting activities and proximity to the Wānaka Airport.	Addressed in #3.2.

3.4	That the Trust Land represents a logical extension to the Rural Residential, Lower Density Suburban Residential and Settlement zoned land to the south.	This feedback suggests a rezoning is sought which is not within scope of either the C34 feedback, or the Variation once notified.
3.5	That the eventual Clutha River / Mata Au Schedule recognise that the flat land above the river is topographically and geographically dissimilar to and less natural and outstanding than the river and its slopes.	Comments 3.5 to 3.10 relate to schedule content which can be addressed through a submission on the Variation once notified.
3.6	That the flat land above the river has moderate physical, associative, and perceptual values	
3.7	That the flat land above the river has some landscape capacity for visitor accommodation and tourism activities, earthworks, rural living, transport infrastructure and urban expansions	
3.8	That the eventual Wānaka Airport Environs Rural Character Landscape Area Schedule recognise the area has low physical, associative, and perceptual values, including due to the airport and the range of existing and consented activities at the Trust Land and within the wider area.	
3.9	That the Wānaka Airport Environs Rural Character Landscape Area Schedule should recognise that the area lacks defensible urban edges due to the Wānaka Airport	
3.10	That the Wānaka Airport Environs Rural Character Landscape Area Schedule should recognise that the area has	

		some landscape capacity for visitor accommodation, tourism activities, earthworks, rural living, transport infrastructure and urban expansions	
Dan Curley (Anne Steven)	4.1	That mapping of the Hāwea Dam should be remapped as set out in the attachment	The mapping change is not required as long as the distinctive landscape character and visual amenity attributes of that discrete area are identified in the Schedule. Amendments have been made to 21.23.15 to reflect the localised characteristics. Any other issues identified can be addressed through a submission on the Variation once notified.
	4.2	That the Hāwea Terrace should be renamed as Hāwea Basin as it is mostly pro-glacial outwash plain (which the river has cut into creating relatively minor terrace landforms) and coalescing piedmont alluvial fans.	This change is considered appropriate and the schedule title and map reference for 21.23.15 has been amended accordingly, (with consequential changes made in other schedules and the Methodology Report where necessary).
	4.3	That the landscape area within the suggested HDLA does not share the same physical structure and landscape character, and landscape values. It is strongly influenced by the immediately adjacent Hāwea urban area, and the ONL of Mt Maude. While relatively small in area, it is a distinct and self-contained place with a strong sense of entry from north and south	Addressed in #4.1.
Helen Caley (Fulton Hogan)	5.1	That it is understood the landscape schedules will set out the capacity of a landscape to accommodate particular activities and while there is no change to the rules, the policy position may change for certain activities and the	Landscape capacity ratings can be addressed through a submission on the Variation once notified.

		starting point for the consideration of any effects may be set based on the maps.	
	5.2	That the site (and adjoining dryland and quarry to the north) is visually distinct from the remainder of the mapped area by virtue of its differing land use and recent landscape planting has also changed its character with the removal of shelterbelt pines and replacement with natives.	Existing quarries are acknowledged in 21.23.13 and minor amendments have been made to 21.23.13 to reflect the vegetation referenced in the feedback. Any other issues identified can be addressed through a submission on the Variation once it is notified
	5.3	That the mapped areas do not cover all Rural Zoned land in the vicinity of the site which may indicate these areas will not be subject to a landscape schedule. It is unclear from the information currently available why some areas have been mapped and others have not.	The schedule covers all Rural zoned land in the immediate vicinity of the site, with the exception of the Clutha Mata Au (which is covered by its own Priority Area Schedule). Other Rural Zoned areas of the Upper Clutha are covered by Priority Area Landscape Schedules that are already included in the PDP or via Schedules that will form part of the Variation once notified.
	5.4	That given the landscape character of the site substantially differs from the majority of the Kane Road and Luggate - Tarras Highway mapped area and it appears the site should not be included in the mapped area.	The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape) and established quarries are an accepted part of s7(c) landscapes.
Alex Durran	6.1	That the respondent was not informed that there is potential rezoning of their property, or that it is involved in the QLDC development plan.	The Variation does not address the matter of zoning at all, and does not propose to rezone any land. That is why there was no notice or reference to rezoning as part of this Variation. The reference to a Queenstown Lakes District Council 'development plan' is not clear.

	6.2	That the maps, which include the respondent's property, and large established subdivision of Loess Lane has been incorrectly positioned in a rural character schedule on the Hāwea Moraine map. All the other properties in Hāwea (e.g., Butterfield Road) are placed in land parcels and properties (which are outside the Rural Character Landscape), and the Loess Lane subdivision should also be in this category.	<p>The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape) and rural living can be an accepted part of s7(c) landscapes.</p> <p>There is no land parcels and properties schedule in the PDP. However, there is a parcels and properties layer which delineates parcel and property boundaries.</p>
	6.3	That the properties on Loess Lane should be removed from the proposed protected area on the Hāwea Moraine map, called rural character landscape, and placed in the land parcels and properties.	Addressed in #6.2.
	6.4	That the Loess Lane properties are already subdivided and built on which makes them different to the rest of the proposed rural character landscape area which is all farmland.	Addressed in #6.2 above.
	6.5	That it would be courteous to notify people if their home is placed in a region that is to be rezoned so they are able to give feedback on huge plans that will implicate their future.	<p>The maps that accompany the landscape schedules do not show or indicate any areas proposed to be rezoned. They show the mapped areas which will accompany specific landscape schedules.</p> <p>The Variation does not address the matter of zoning at all, and does not propose to rezone any land.</p>
Terry Drayton	7.1	That consideration needs to include all of Studholme Road South given what has occurred in Orchard Road with urban	This can be addressed through a submission on the Variation once notified.

		sprawl and the 30 year plan to intensify Wānaka South with 5000 dwellings it is imperative to provide a substantial green belt along Studholme Road South to provide some relief from this proposed urban sprawl.	
Maddy Familton (Mandy Bell, Criffel Station)	8.1	That it is not clear from either the public notice or from the information on the Council's webpage whether the current consultation using the Let's Talk page is intended to be formal consultation or informal feedback as it is not explicit whether the renotification of the Landscape Schedules Variation will also include the mapping.	<p>The Variation will seek limited submissions on the maps that accompany the Rural Character Landscape Schedules as set out earlier in this document.</p> <p>The Variation will not seek feedback on the map that accompanies the Mata Au Clutha River Priority Area since it reflects the ONF boundaries confirmed by the Environment Court. There was an opportunity to appeal the Environment Court decision at that time.</p>
	8.2	That it is necessary for there to be an opportunity for the public to make formal submissions on the mapping once the Schedules are publicly notified.	Addressed in #8.1
	8.3	That the Northern end of Schedule 21.23.10 (as shown in the attached image) should be excluded from the mapping as the site is currently subject to the PDP appeals process seeking a rezoning to the Rural Industrial Subzone and the appeal is substantially through the mediation process with Council.	<p>The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape). At this point in time there is nothing from a landscape perspective that differentiates these properties from the broader s7(c) setting.</p> <p>In the event that the other appeal seeking rezoning was to be approved, then this could result in a consequential change to the relevant schedule text, to reflect the activities anticipated by any area of Rural Industrial Sub Zone applied to the land.</p>

Louise Aubrey (WAI Wānaka)	9.1	That the land surrounding the Wānaka aerodrome is rural land and doesn't differ in character to the other land in this area that is not included in the 21.23.9 Wānaka Airport Environs.	The extent covered by the schedule corresponds to the area of RCL land. It excludes Wānaka Airport as that land is within the Airport Zone and is not classified as RCL under the PDP.
	9.2	That ownership should not impact the landscape schedules and that if the area outside of the existing Wānaka aerodrome footprint is to be removed from the 21.23.9 area, then the entire Wānaka Airport Outer Control Area should form the boundary by the process that area is excluded from being residentially developed as described in the Schedule values document.	Land ownership does not have an influence on the mapped extent of a landscape schedule. The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a s7(c) (amenity landscape). At this point in time there is nothing from a landscape perspective, that differentiates these properties from the broader s7(c) setting.
Jeff Brown (Mandy Bell, Criffel Station)	10.1	That it is not clear from either the public notice or from the information on the Council's webpage whether the current consultation using the Let's Talk page is intended to be formal consultation or inform feedback as it is not explicit whether the renotification of the "Landscape Schedules Variation" will also include the mapping.	<p>The Variation will provide an opportunity to make submissions on both the maps and schedules that form part of this Variation. However, his should be limited to suggested adjustments to a boundary between adjoining Upper Clutha Landscape Schedules (non-PA ones), which could result in one schedule 'taking over' an area that was mapped as part of a different schedule.</p> <p>As noted earlier in this feedback, the Variation will not seek feedback on the map that accompanies the Mata Au Clutha River priority area since it reflects the ONF boundaries confirmed by the Environment Court.</p>

	10.2	That it is necessary for there to be an opportunity for the public to make formal submissions on the mapping once the Schedules are publicly notified.	Addressed in #10.1.
Louise Aubrey (Scott Aubrey)	11.1	That the ability to retain rural character landscape values identified relies on being able to continue to utilise the land identified without undue constraints. This is because many of the values and attributes are derived from the ongoing utilisation of the land for rural activities.	This can be addressed through a submission on the Variation once notified.
	11.2	That blanket identification of the land between the State Highway and Clutha River Mata Au East of Luggate will cut across the enabling strategic provisions and rural provisions and such extensive identification does not achieve the sustainable management purpose of the Act.	The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a s7(c) (amenity landscape) At this point in time there is nothing, from a landscape perspective, that differentiates these properties from the broader s7(c) setting. This can otherwise be addressed through a submission on the Variation once notified.
	11.3	That a key attribute of this area relates to it being perceived as the gateway to the Upper Clutha (particularly experienced from Cromwell-Wānaka) and therefore the land that is not visible from there should not be included in the PA as shown in the map provided with this feedback. Therefore, enabling landowners in this area to provide for their social, economic and cultural wellbeing while maintaining the rural character landscape values.	The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a s7(c) (amenity landscape) There is nothing, from a landscape perspective, that differentiates these properties from the broader s7(c) setting. Further, 21.23.11 is not a Priority Area.

	11.4	That the approach described in the feedback would improve the efficacy of the PA by encouraging landowners to utilise land outside the PA and place less pressure on the PA itself and therefore better maintain its values.	This can be addressed through a submission on the Variation once notified. As noted above, 21.23.11 is not a Priority Area.
	11.5	That the area to the west of the PA includes land that has already been subdivided and is heavily influenced by adjacent development and therefore does not possess the values and attributes of the PA and should be removed (as shown in the map provided).	<p>The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape) and rural living can be an accepted part of s7(c) landscapes. However, amendments have been made to 21.23.11 to better reflect existing residential land uses along the eastern and southern side of the area.</p> <p>Any other comments on values and attributes outlined in the schedules can be addressed through a submission on the Variation once notified.</p>
	11.6	That given the strategic location of 21.23.11 East of Luggate, many uses raised through sustainable and regenerative needs, innovation, rural use adaption, or simply as demanded by regional growth will present as a logical fit to various parts of East Luggate RCL, especially Lot 2 DP 478726	This can be addressed through a submission on the Variation once notified.
	11.7	That Lot 5 DP 24216 and Church Road/State Highway 6/Shortcut Road triangle have similar attributes to Lot 2 DP 478726 where residential dwellings have been constructed with a variety of rural/farming activities undertaken. Lot 5 DP 24216 and Church Road/State Highway 6/Shortcut Road triangle have been excluded from the RCL zones which is	The areas cited as being excluded by the (current) schedules are already addressed under Priority Area 21.23.4 Church Road Short Cut Road. As an existing Priority Area, this area is already addressed in the PDP.

		inconsistent with assessing the urban growth boundary around Luggate and surrounds, in time regional growth will inevitably require for the expansion of urban development.	
	11.8	That on the outskirts of the existing residential zone development there is significant an undeveloped area south of Aliceburn Dr (Lot 601 DP 512669) that is not included in the mapped area, but residential sections already developed around Jacksons Rise (Lot 230-238, 241, 242 DP 507844 as shown in the map) and Recreational Reserve (lot 300 DP 507844) and neighbouring land have been included (in the mapped area), which clearly does not meet the values described in the Landscape Schedule. Similarly lots to the south of State Highway 6 are also included in the mapping which are already residentially developed and do not demonstrate key rural attributes.	Addressed in #11.5.
Louise Aubrey (Wai Wānaka) Kyle Willis	12.1	That the area seems to have been identified as it lies on the QLDC eastern boundary and forms the entrance to the Upper Clutha. Land that is not visible from the State Highway should not be included in the PA.	The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape). There is nothing, from a landscape perspective, that differentiates these properties from the broader s7(c) setting. Further, 21.23.12 is not a Priority Area.
	12.2	That a map has been provided that shows the areas that are not visible from this area and the area highlighted in red should be removed from the PA to better provide for the need to enable landowners to provide for their social,	Addressed in #12.1. Other matters can be addressed through a submission on the Variation once notified.

		economic and cultural wellbeing while maintaining the rural character landscape values.	
	12.3	<p>That using the 21.23.12 Sheepskin Creek: Schedule of Values document, the below map does not capture:</p> <ul style="list-style-type: none"> • Indigenous evergreen shelter belt in a roughly north-south alignment through the centre of the lower sloping terrace. The trees in question are exotic evergreen. • Low intensity grazing on steeper areas. There are no significant tracts of steeper areas that are low intensity grazing. • Archaeological site G40/175 to be confirmed outside of boundary • There is not any area that would be considered high country • Rough vegetation covered upper escarpments • Moderate to high levels of naturalness - this is questioned as the majority of the mapped area is in developed pasture land • Changing snow cover, there is no resident snow cover within the mapped area. 	Addressed in #12.1.
Louise Aubrey (Wai Wānaka) Pete Smalley and Jayne Davies	13.1	That the properties on Loess Lane be removed from the proposed protected area on the Hāwea Moraine map as these properties are subdivided and built on which makes them different to the rest of the proposed rural character landscape area which is farmland.	Addressed in #6.4.

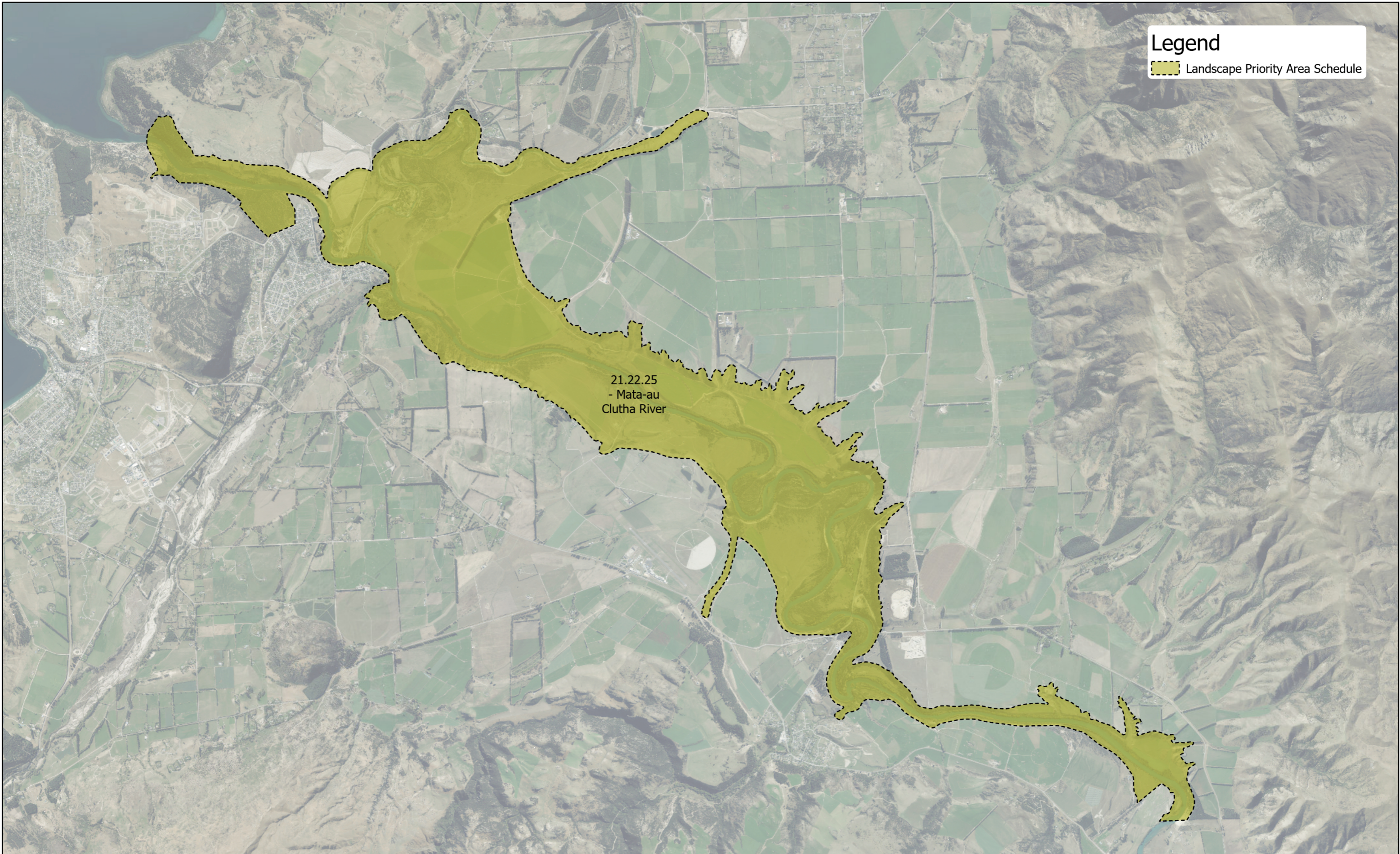
Louise Aubrey (Wai Wānaka) Ben and Rebecca Trotter	14.1	That the landscape schedule proposal boundary lines are inconsistent with land formations and there is a potential conflict of interest with title held by Wanaka Airport not being included in the Priority Area when it doesn't differ to land on either side of it.	The Rural zoning of the land and its RCL classification has been confirmed through the development of the PDP. The RCL corresponds to a RMA s7(c) landscape (i.e. an amenity landscape). The excluded land the respondent refers to has a separate zone which is not RCL. Also addressed in #9.1 and #9.2.
	14.2	That there is concern around cultural values and that if we want to keep farming in this district we need to adapt, diversify and have an ability to farm in a way which is consistent with sustainable safe food production. Having to consult with local iwi about what is done on farm is an added cost and burden. If further consenting is required, it adds unnecessary costs and time.	Any cultural values reflected in the schedules can be addressed through a submission on the Variation once notified.
	14.3	That lines on a map are deciding the fate of farmers as it pushes up compliance costs and this leaves little option but to sell the land to overseas owners who do not have the same community mindset as local producers.	This can be addressed through a submission on the Variation once notified.
	14.4	That the schedules should make reference to the controlled environment agriculture location at the base of the east side of Wānaka Airport as there is already an operational resource consent in place which permits this activity.	21.23.9 has been amended to acknowledge this existing land use. Any other changes can be addressed through a submission on the Variation once notified.
	14.5	That including the area at the base of Luggate Hill will dampen the appetite and increase costs to cater for and expand local agri tourism.	Addressed in part in #14.1 and 14.4. Any other changes can be addressed through a submission on the Variation once notified.

	14.6	That the area highlighted in red should be removed from the schedules as it's not a good thing for Wānaka or the community if included.	Addressed in #14.1 and 14.4
Simone Creedy (Geoff Ross)	15.1	That the section on associative attributes and values has no regard for the fact that there are a number of High Country Stations in the area. A range of activities occur on high-country farmland in terms of production and associated infrastructure such as farm buildings, staff housing and earthworks.	21.23.15 has been amended to acknowledge these existing land uses. Any other changes can be addressed through a submission on the Variation once notified.
	15.2	That High Country Stations have a deep history of rural production, and these farming operations need to adapt to changing market conditions and this could result in a need for intensification of land uses and the development of associated farming infrastructure in the future. It is likely that diversification of land use will be critical in future and a description of landscape attributes and values developed today should not preclude diversification in future.	
	15.3	That traditional sheep and beef farming does not have the margins to support the conservation work required and diversification is likely to be needed to contribute to funding effective conservation efforts.	
	15.4	That this section does not recognise the small Hamlet development in areas like John Creek and Hāwea Flat and there is no recognition that parts of terraces at Lake Hāwea	

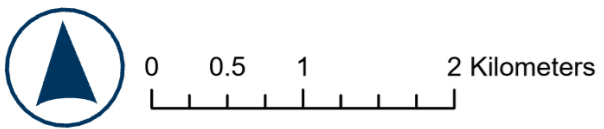
		Station, adjacent to the mapped area, are zoned rural residential in the Plan.	
	15.5	That the landscape capacity section is limiting, and the description of capacity needs to recognise the matters highlighted in the feedback and that in light of the modified nature of the Hāwea Flats area and its historic association with rural production. The capacity needs to be changed in these areas to enable the continuation of farming and rural production in a way that allows farmers to adapt their operations to meet changing market circumstances.	

Appendix F – Maps (Incorporated by Reference)

Legend
Landscape Priority Area Schedule

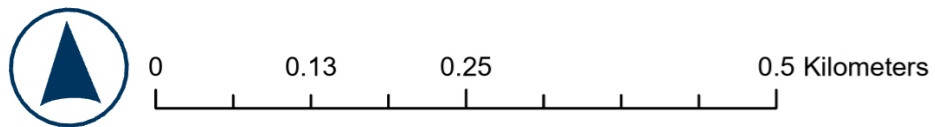


21.22.25
- Mata-au
Clutha River

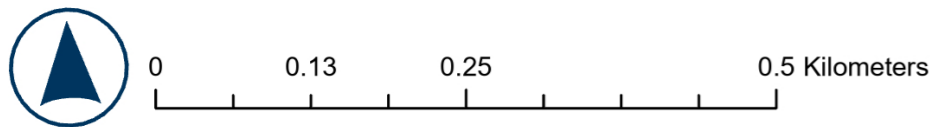


The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

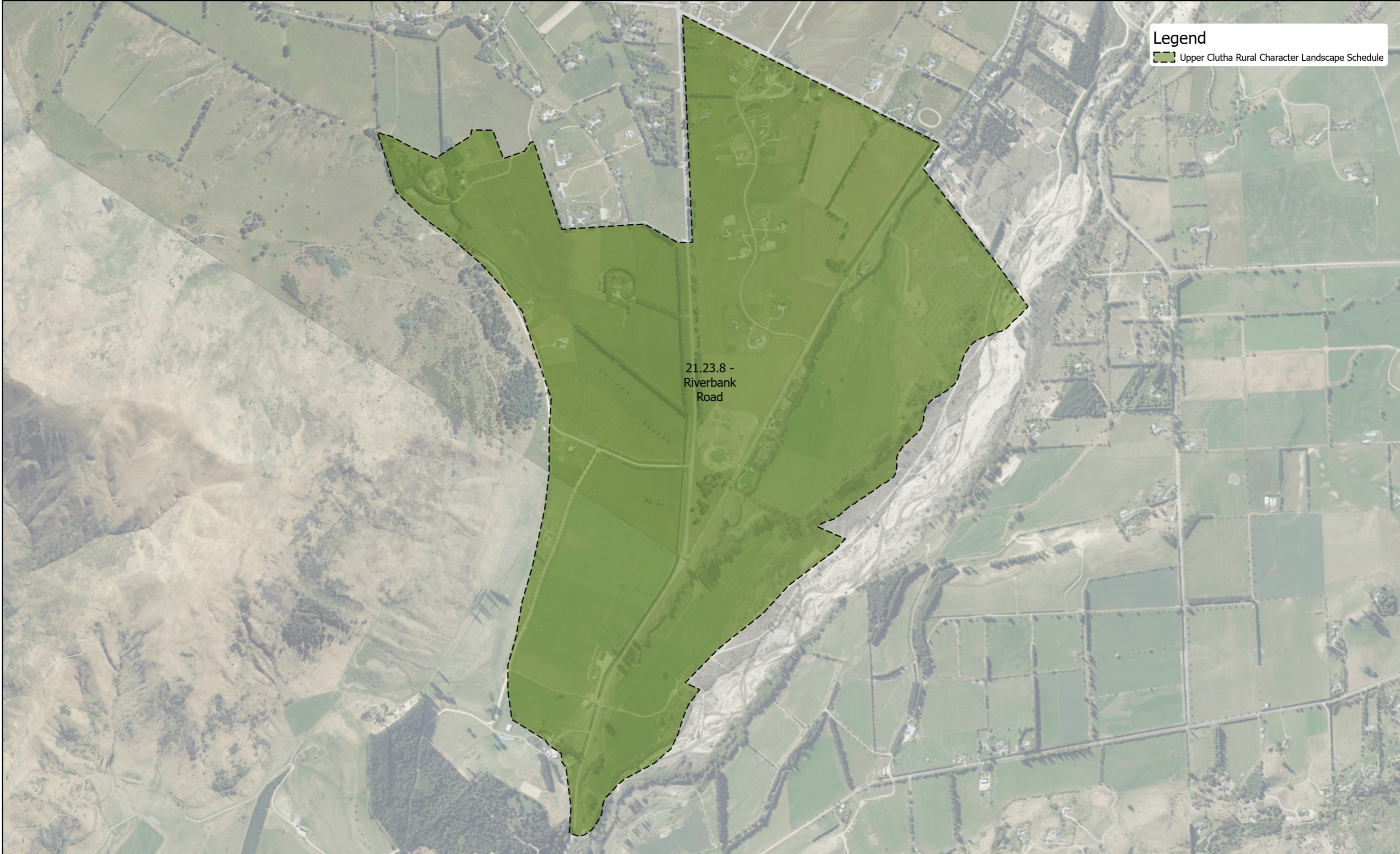
Legend
■ Upper Clutha Rural Character Landscape Schedule



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

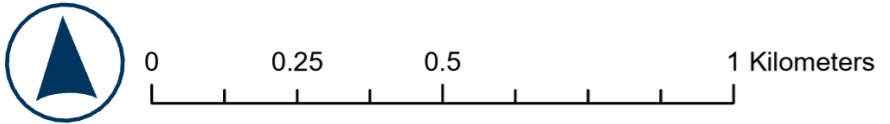


The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



Legend
■ Upper Clutha Rural Character Landscape Schedule

21.23.8 -
Riverbank
Road



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



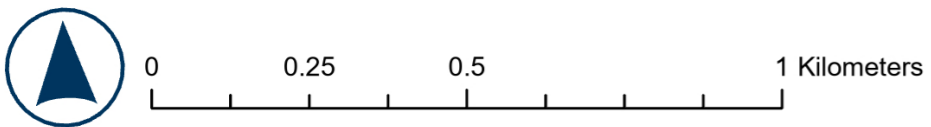
0 0.25 0.5 1 Kilometers

The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

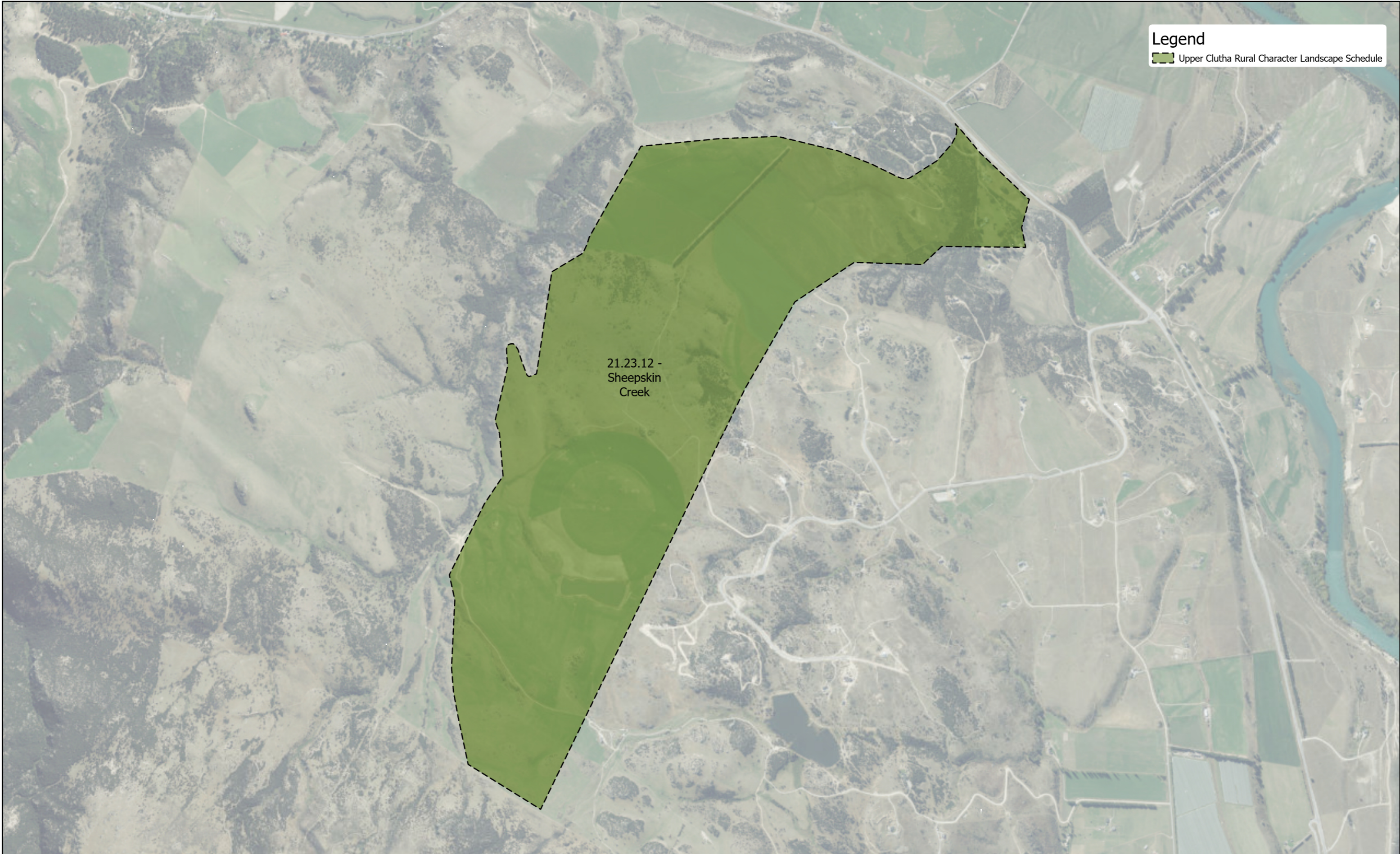


0 0.25 0.5 1 Kilometers

The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

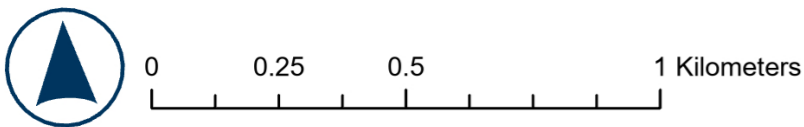


The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

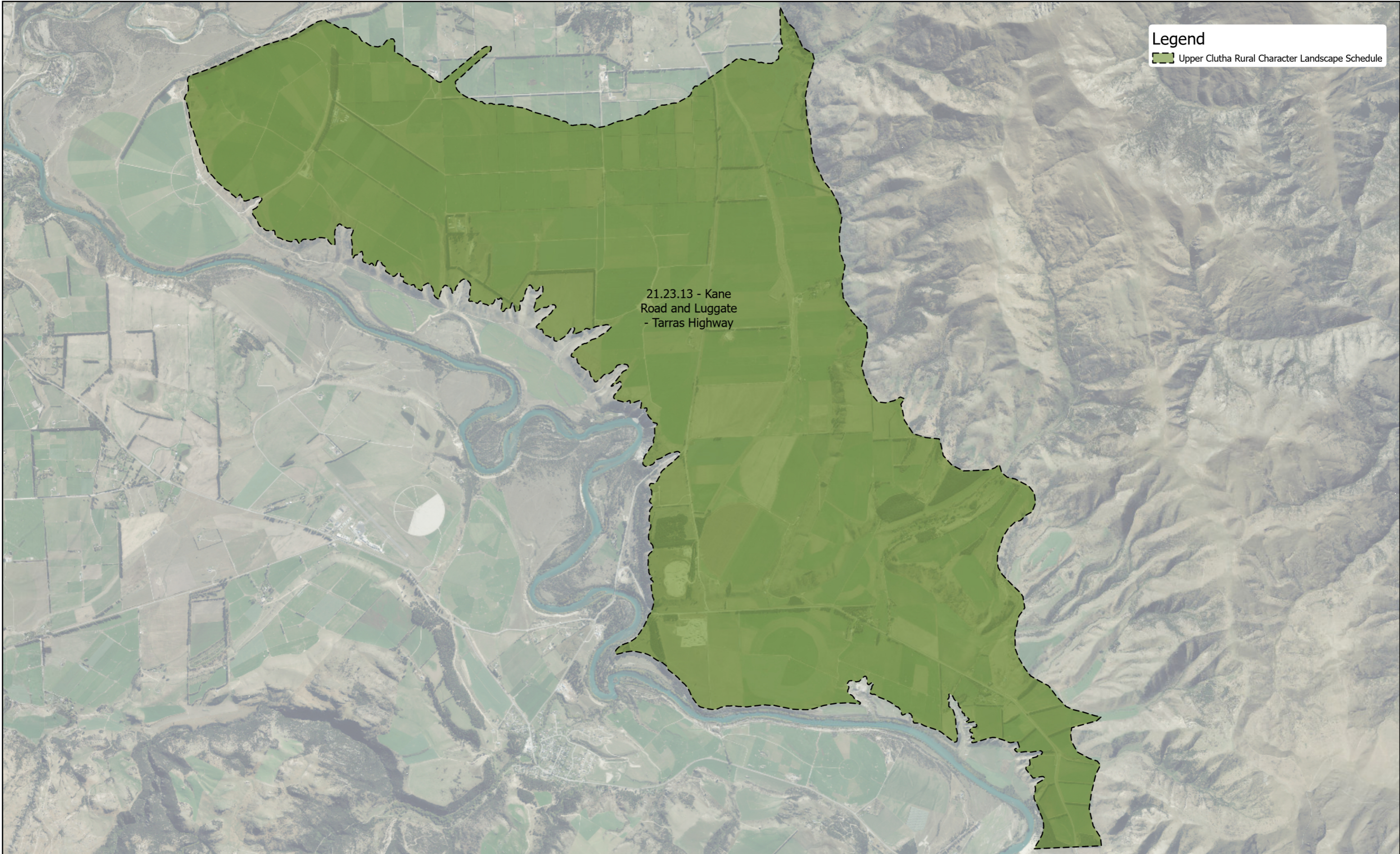


Legend
Upper Clutha Rural Character Landscape Schedule

21.23.12 -
Sheepskin
Creek

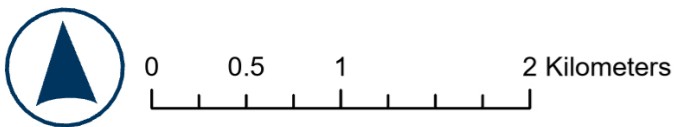


The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



Legend
Upper Clutha Rural Character Landscape Schedule

21.23.13 - Kane
Road and Luggate
- Tarras Highway

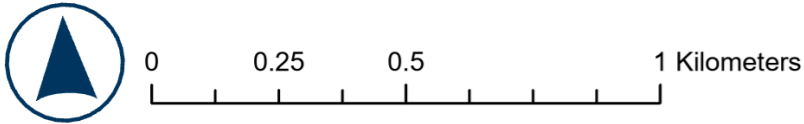


The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



21.23.14
- Hāwea
Moraine

Legend
Upper Clutha Rural Character Landscape Schedule



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



Legend
Upper Clutha Rural Character Landscape Schedule

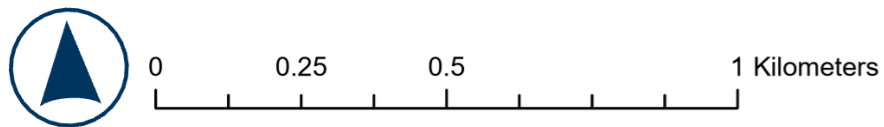
21.23.15 -
Hāwea Basin



0 0.5 1 2 Kilometers

The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

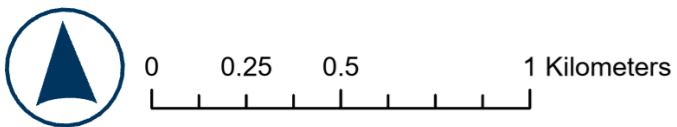
Legend
■ Upper Clutha Rural Character Landscape Schedule



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

Legend

- Upper Clutha Rural Character Landscape Schedule



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.