

## 21.23.3 PA RCL West of Hāwea River: Schedule of Landscape Values

### General Description of the Area

The West of Hāwea River PA takes in the river terraces on the true right (i.e. west) of the Hāwea River, extending from approximately Horseshoe Bend in the south to Hāwea settlement in the north. SH6 Lake Hāwea Albert Town Road forms the western boundary except at the northern end, where the PA extends westwards from the road to encompass the low-lying land along the toe of the south-eastern flanks of Mount Maude.

**Commented [BG1]:** Notified text of Schedule 21.23.3 supported by OS 67.30 Julian Haworth.

### Physical Attributes and Values

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

### Important landforms and land types:

1. The flat glacial outwash plain of the historic Hāwea Glacier, modified by the fluvial erosion and sedimentation of the Hāwea River that characterises the general area.
2. Maungawera Hill, roughly in the centre of the PA, separates the area into a northern and southern terrace. The hill itself comprises a terminal moraine of the Hāwea Glacier and extends broadly south-westwards from the south end of Mount Maude.
3. The patterning of shallow scarps and paleochannels throughout the northern terrace.

### Important hydrological features:

4. The ephemeral water courses from the mountains to the northwest, which flow only after prolonged or intense rainfall, that are artificially channelled in places and discharge to the Hāwea River.

### Important ecological features and vegetation types:

5. Particularly noteworthy indigenous vegetation features include:
  - a. Swathes and patches of regenerating kanuka, manuka, grey shrubland and bracken fernland across the lower slopes of Mount Maude.
  - b. Localised patches of kanuka and grey shrubland along with wilding conifers occupy the river terraces and escarpments bordering the Hāwea River.
  - c. Localised stands of kanuka and patches of short tussock grassland and matagouri shrubland occur on the expansive terraces between SH6 and the Hāwea River.
  - d. SNAs near edge of river terrace at end of Te Awa Road encompass small kanuka stands and patches of short tussock grassland and matagouri shrubland.
6. Other distinctive vegetation types include:
  - a. Grazed and cropped pasture with conifer and poplar shelterbelts. The latter are predominantly aligned west to east, perpendicular to the prevailing winds, and can be very long.
  - b. Forestry blocks throughout the sloping land in the centre of the PA, on the lower-lying gravel soils on the southern terrace adjacent the river and at the toe of Mount Maude.

- c. Amenity plantings around rural and rural living dwellings and farm buildings.
- d. Wilding conifers in places, particularly throughout areas of regenerating scrub.

**Important land use patterns and features:**

7. Low-density rural living, and hobby farming dominate land use throughout the PA. Rural living/hobby farming lots are generally between 4 and 20ha in size, with a few larger lots greater than 50ha.
8. Throughout the northern terrace, dwellings are set back from SH6, exploiting the integrating benefits of the low terrace riser extending throughout the area or configured along the true right bank of the river. Many of the consented building platforms in this area are yet to be built on. There is a relatively consistent patterning of rural living lots adjacent the river; and throughout which there has been extensive use of shelterbelt and specimen tree plantings to achieve visual integration and privacy. While this area is not visible from the highway, it forms a contrasting and more finely grained character to the more open and pastoral land to the west.
9. Built development throughout the gentle slopes flanking Mount Maude and the central moraine area are generally well integrated by the hummocky topography and/or existing vegetation; comprise a distinctly working rural character; and/or are not prominent in views from the road. The area of elevated moraine on the eastern side of SH6 is predominantly in pastoral and forestry use.
10. Across the southern terrace, a more working rural landscape prevails, with pastoral, cropping, and forestry evident. Rural lifestyle lots are clustered towards the north-eastern edge of the terrace adjacent the river (accessed via Camp Hill Road) and throughout the south-western quadrant (accessed via Kennels Lane). Many of the consented building platforms in this area are yet to be built on.
11. The Maungawera Rural Visitor Zone throughout the elevated central area of moraine on the east side of SH6. This provides for carefully located and visually discreet pods of visitor focussed development including hot tubs, motorhome sites and cycle trails. Future plans include other developments such as hospitality venues.
12. The Hāwea Flat Whitewater Park (The Wave) is a popular surfing, kayaking, swimming, and picnicking spot adjacent the PA and accessed via the PA (Camp Hill Road).
13. The margins of the Hāwea River along the eastern edge of the PA which are identified as a Marginal Strip.
14. The Hāwea River track on the opposite (true left) side of the river.
15. The Hāwea River ONL notation that applies to the stretch of the river adjoining the southern part of the PA.
16. SH6 which passes through the western side of the PA.
17. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
  - a. The generally open and flat expanse of the intensively farmed Hāwea Flats on the eastern side of the Hāwea River.
  - b. The reasonably close proximity of Hāwea settlement to the northern end of the PA.

**Mana whenua features and their locations:**

18. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
19. The RCL overlaps the mapped wāhi tūpuna Hāwea River (including Camp Hill). overlay which applies to the Hāwea River and its margins.

### Associative Attributes and Values

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

#### Mana whenua associations and experiences:

20. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas
21. The Hāwea was part of a traditional mahika kai network.
22. The mana whenua values associated with this area include, but may not be limited to, awa, nohoaka and ara tawhito.

#### Important historic attributes and values:

23. The historical and contextual association of the river as a landscape feature, which shaped the development of early local infrastructure and acted as a natural boundary.

#### Important shared and recognised attributes and values:

24. The identity of the area as 'breathing space' or a somewhat untamed 'green belt' between Albert Town and Hāwea settlement.
25. The popularity of the Hāwea River Track, The (Hāwea River) Wave, and SH6.

#### Important recreation attributes and values

25A Recreational angling on the Hāwea River.

Commented [BG2]: OS115 Otago Fish and Game Council.

### 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:

26. The flat expanse of the outwash plain and river terraces, along with the hummocky moraine, are expressive of the interaction of the glacial and fluvial processes that have shaped the Upper Clutha valley.

#### Particularly important views to and from the area:

27. The sequence of attractive and varied 'rural' views from SH6 across the PA. In places (and particularly towards the southern end of the PA), the seemingly untamed or rough appearance of vegetation throughout the area contributes the impression of a spacious and relatively undeveloped rural landscape. Elsewhere (and towards the northern end of the PA), the more open pastoral character of the PA enables views westwards to the proximate lower flanks of Mount Maude and the peaks beyond (ONL), and eastwards across the open expanse of the PA and Hāwea Flats beyond, to the Grandview Range (ONL), including Breast Hill and Corner Peak. However, such views are intermittent due to the screening effect of the frequent shelterbelts across the terraces along the eastern side of the highway. The shelterbelts and pastoral land of the PA contributes a strong 'working farm' rural character, with most built development

displaying a distinctly working rural character or obscured by vegetation in views from public places. The localised openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.

28. Views to the PA from the Hāwea River track along its eastern edge (noting that the river corridor adjoining the southern end of the PA is ONL).

#### Naturalness attributes and values:

29. Perceptions of naturalness and of working rural character are largely maintained for people visiting the landscape, although this is undermined to some extent by the number of partially visible houses.
30. 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:

31. Memorable to residents and locals as a 'green belt' between Albert Town and Hāwea settlement.

#### Transient attributes and values:

32. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
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. Impressions of rural tranquillity and quietness are localised to parts of Camp Hill Road and environs away from rural living uses.

**35A** A dark night sky impression contributes to feelings of wildness.

**Commented [BG3]:** Numbering correction.

#### Aesthetic qualities and values:

36. The attractive and distinctly rural views to the (ONL) mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements in the form of pasture and tree, and subservience of built elements, play an important role in shaping the quality of these views.
37. Visual connection with the Hāwea River corridor along the eastern side of the PA.
38. Juxtaposition between the tamed rural land, the rougher rural character in places and the urban grain of Hāwea settlement (and the golf course) and Albert Town further afield.

### Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

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

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for PA RCL West of Hāwea River can be summarised as follows:

- 39. **Moderate physical values** relating to the glacially formed outwash plain/alluvial fans of the valley floor, being continually reworked by the Hāwea River, the strong patterns of rural land use and the ~~mana whenua~~ mana whenua features of the area.
- 40. **Moderate associative values** relating the mana whenua associations of the area, and the shared and recognised values of the area for residents and locals as a spacious 'green belt' between Albert Town and Lake Hāwea settlement.
- 41. **Moderate perceptual values** relating to the expressiveness of the moraine, river terraces (including both their treads and risers), the coherent rural character, the scenic rural views across pasture to the surrounding mountain context, and the moderate level of naturalness, with built development remaining subservient to natural landscape elements and patterns.

**Commented [BG4]:** Typographical correction.

## Landscape Capacity

The landscape capacity of the PA RCL West of Hāwea River for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.
- ii. **Visitor accommodation and tourism related activities – limited** landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. **Very limited to no** landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity where soils and available water allocation support the activity, and where the quality of views and aesthetic attributes and values are maintained or enhanced.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.
- 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 for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. Limited capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.

**Commented [BG5]:** Consequential amendment arising from OS 74.2.

**Commented [BG6]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG7]:** Consequential amendment arising from OS 74.2.

**Commented [BG8]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG9]:** OS 127.4 Tony Berben. OS 154.13 Camp Hill Road Limited.

**Commented [BG10]:** OS 127.4 Tony Berben. OS 154.13 Camp Hill Road Limited.

**Commented [BG11]:** OS 77.19 Kai Tahu ki Otago.

**Commented [BG12]:** S 73.18 Bike Wanaka Inc. OS 99.10 John Wellington.

- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks. Very limited capacity for other larger-scale regionally significant infrastructure.
- x. **Renewable energy generation – some** landscape capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.
- xi. ~~Production Forestry~~ – **limited** landscape capacity for scattered woodlots of up to 2 hectares in area.
- xii. **Rural living – very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be ~~set well back~~ from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

**Commented [BG13]:** OS 40.45 Transpower New Zealand Limited.

**Commented [BG14]:** Typographical correction.

**Commented [BG15]:** Typographical correction.

## 21.23.3 West of Hāwea River PA RCL Schedule

### August 2023 FINAL

**Blue highlighted text:** captured in “Response to Submissions (version of) 21.23.3 West of Hāwea River PA RCL Schedule”. New text underlined with black line, deleted text to be strike through.

**Red text:** relates to a submission point that has not been captured in the “Response to Submissions (version of) 21.22.15 Central Whakatipu Basin PA ONF Schedule”. This is typically because the submission point is general rather than confined to specific text amendments or is repeated by numerous submissions.

Green wash line item: Submission point re-notified 22 June 2023.

### Submissions Summary: Landscape Comments

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS9.1	Susan Gathercole (Maungawera Hill Group) On Behalf Of Anderson, Mactaggert, Hinds and Gathercole families.	Oppose	That landscape schedule 21.23.3 West of Hawea River RCL be rejected.	Addressed by reporting planner in the s42 A Report.	N/A
OS 31.2	Rebecca and Jimmy Cotter	Oppose	That the landscape schedules allow for firebreaks with careful planting on Outstanding Natural Landscape land.	While the intention of this submission is supported in that it is appropriate to have firebreaks around buildings in densely vegetated areas, this is a matter for a consideration as part of a resource consent or plan change application, or general land management, rather than as part of a Schedule of Landscape Values.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS67.30	Julian Haworth	Support	That the landscape schedule 21.23.3 West of Hawea River is largely supported, with the landscape capacity rating for rural living of 'very limited' being supported.	In agreement so no comments required, other than to note the changes to the Schedule text in response to OS 73.18, OS 77.19, OS 99.10, OS 127.4, OS 154.13, OS 70.45 and OS 188.20.	Accept submission in part.
OS70.45	Ainsley McLeod On Behalf Of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River be amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, 'In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks'.	Amend Schedule 21.23.3 Capacity (ix) as follows:  <b>Utilities and regionally significant infrastructure – limited</b> 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. <b>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</b> capacity for <b>other</b> larger-scale regionally significant infrastructure.	Accept submission.
OS73.8	Ian Greaves On Behalf Of Bike Wanaka Inc	Oppose	That landscape capacity 21.23.3 West of Hāwea be amended to remove reference to limited or very limited capacity for new trails.	Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I do not consider it appropriate to remove the capacity reference for new trails, as inappropriately located and/or designed trails have the potential to detract from landscape values.  Also addressed in response to OS 73.18.	Reject submission.
OS73.18	Ian Greaves On Behalf Of Bike Wanaka Inc	Oppose	That landscape capacity 21.23.3 West of Hāwea River be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are	Amend Schedule 21.23.3 Capacity (viii) as follows:  <b>Transport infrastructure – very limited</b> landscape capacity <b>to absorb additional infrastructure that is of a modest scale and low-key rural character for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. Limited capacity for trails that are: located to integrate with existing</b>	Accept submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			sympathetically designed to integrate with existing natural landform patterns.	<u>networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement.</u>	
OS77.19	Michael Bathgate On Behalf Of Kai Tahu ki Otago	Oppose	That landscape capacity 21.23.3.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's landscape character and visual amenity values; preserves the natural character of wetlands, lakes, rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wāhi tūpuna, statutory acknowledgements or nohoaka.	I agree with this submission, subject to refinement of the wording to better fit with text used in the other PA Schedules in this regard.  Amend Schedule 21.23.3.Capacity (vii) as follows:  <i>Mineral extraction – <b>very limited</b> landscape capacity for farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.</i>	<u>Accept submission subject to refinement.</u>
OS99.10	John Wellington On Behalf of Upper Clutha Tracks Trust	Oppose	That landscape schedule 21.23.3 West of Hāwea River be amended to state that there is development capacity for future public walking and cycling trails.	Addressed in response to OS 73.18.	<u>Accept submission.</u>
OS 115.14	Khaylm Marshall (Otago Fish	Oppose	That the list of associative attributes and values section for landscape schedule 21.23.3 be	Amend Schedule 21.23.3 as follows:  <u>Important recreation attributes and values</u> <u>25A Recreational angling on the Hāwea River.</u>	<u>Accept submission.</u>

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
	and Game Council)		amended to include the recreational angling opportunities of the Hawea River.		
OS127.4	Maddy FAMILTON On Behalf Of Tony Berben	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to remove the 'no capacity' rating unless individual sites within the priority area have been examined in detail. The submitter seeks that the lowest rating of 'no capacity' is amended to reflect this, such as by using terminology such as 'extremely low capacity' or 'unlikely to have capacity'.	<p>In light of these comments and relying on my landscape evaluation of the area as part of the PA Schedule work (including field work), the following amendments are recommended to Schedule 21.23.3 Capacity section. It should also be noted that the Response to Submissions Version of the Schedule 21.22.23 incorporates a number of amendments to improve clarity for plan users with respect to the capacity ratings in the PA RCL Schedules.</p> <p><b>Visitor accommodation and tourism related activities – limited</b> landscape capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. <b>Very limited to no</b> landscape capacity for tourism related activities <b>unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).</b></p> <p>For completeness, I remain of the view that a rating of <b>no landscape capacity</b> is appropriate for urban expansion, due to the important role the PA plays in maintaining the impression of a spacious greenbelt between Albert Town and Lake Hāwea settlement.</p>	Accept submission in part.
OS 127.8	Maddy FAMILTON on behalf of Tony Berben	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the values identified for the priority area reflect the level	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that the</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			of existing rural living character of the area. The schedule should have a greater acknowledgment about the presence and extent of rural living. Examples of this are seen in Paragraph 7, Paragraph 24, Paragraph 27, and Paragraph 30.	attributes and values recorded in Schedule 21.23.3 accurately reflects the landscape values of the area, including repeated reference to the established rural living development within the PA.	
OS 127.9	Maddy Familton on behalf of Tony Berben	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the landscape capacity for small scale and low-key tourism related activities from 'Very limited' to 'limited'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I do not consider it appropriate to amend the capacity for tourism related activities from very limited to limited. This is largely due to the risk of cumulative adverse landscape effects.	Reject submission.
OS 127.10	Maddy Familton on behalf of Tony Berben	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the capacity for rural living from 'very limited' to 'limited'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I do not consider it appropriate to amend the capacity for rural living from very limited to limited. This is largely due to the risk of cumulative adverse landscape effects given the level of rural living development evident in the area.	Reject submission.
OS128.8	Maddy Familton on behalf of Bernard Kennedy	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include a greater acknowledgement about the presence and extent of rural living in the priority area. Examples raised in this submission are in Paragraph 7, Paragraph	Addressed in response to OS 127.8.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			24, Paragraph 27, and Paragraph 30.		
OS128.9	Maddy Familton on behalf of Bernard Kennedy	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the capacity of small scale and low-key tourism related activities from 'very limited' to 'limited'.	Addressed in response to OS 127.9.	Reject submission.
OS128.10	Maddy Familton on behalf of Bernard Kennedy	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to change the capacity of rural living in the priority area from 'very limited' to 'limited'.	Addressed in response to OS 127.10.	Reject submission.
OS143.5	Diane Lesley Kenton	Oppose	That 21.23.3 (11) be more explicit about what types of trees are acceptable for production forestry in scattered woodlots.	Guidance with respect to the types of trees for production forestry in scattered woodlots is beyond the scope of a Schedule of Landscape Values.	Reject submission.
OS143.6	Diane Lesley Kenton	Oppose	That 21.23.3 be updated to reflect that there is no landscape capacity for production forestry.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider the rating for forestry to be appropriate.	Reject submission.
OS143.7	Diane Lesley Kenton	Oppose	That the Landscape Schedules be amended to acknowledge that in some instances, rural living may be appropriately located close to roads or public tracks, subject to comprehensive, site-specific landscape	The Schedule 21.23 Preamble acknowledges that as site specific will be needed as part of a resource consent or plan change application.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			assessment by a Landscape Architect.		
OS143.8	Diane Lesley Kenton	Support	That the 'no landscape capacity for production forestry in the Hawea South Grandview area' under the heading 'important land use patterns and features' in landscape schedule 21.22.23 be retained as notified.	Addressed in response to OS 143.6.	Reject submission.
OS143.9	Diane Lesley Kenton	Oppose	That the use of the terms related to pines and wildings such as woodlots, plantation or production forestry need to be reviewed and refined to be aligned with parts of the PDP which do not support wilding pines.	Schedule 21.23.3. has been corrected to use the PDP terminology with respect to forestry.	Accept submission in part.
OS143.10	Diane Lesley Kenton	Oppose	That the inclusion of bracken fernland in 21.23.3 should be removed from being included alongside genuine natives such as kanuka and manuka.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that the Schedule text is appropriate. I also note that the PA Schedules have been reviewed by an ecology expert with that expert supporting the notified text.	Reject submission.
OS143.11	Diane Lesley Kenton	Oppose	That bracken fernland should be referenced as a plant pest species.	The Preamble to Schedule 21.23 has been amended to better explain this aspect.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS154.5	Dan Curley on behalf of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to more appropriately identify various landscape types that are nested within the priority area, identify their landscape attributes and values as perceived and related capacity.	No technical evidence is provided in support of this submission point. Addressed in BG EIC.	Reject submission.
OS154.6	Dan Curley on behalf of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the assessment should not only seek to limit capacity/restrain land use, but where it is found to be appropriate, capacity ratings should identify opportunities for greater capacity at those location where associated attributes, values and rural amenity have moved toward being dominated by such.	No technical evidence is provided in support of this submission point.  Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that the capacity ratings identified in the Response to Submsssions Version of Schedule 21.23.3 are appropriate.	Reject submission.
OS154.7	Dan Curley on behalf of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to identify that many parts of the priority area offer landscapes that area able to absorb and consolidate effects related to further rural living development.	No technical evidence is provided in support of this submission point.  Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that the level of information, description of landscape attributes and values and landscape capacity ratings identified in the Response to Submsssions Version of Schedule 21.23.3 are appropriate.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS154.8	Dan Curley on behalf of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved developments in the assessment of the current landscape attributes at a micro level.	No technical evidence is provided in support of this submission point. The submitter is requesting a grain of analysis that is inappropriate in a Schedule of Landscape Values. Refer BG EiC.	Reject submission.
OS154.9	Dan Curley on behalf of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include effects related to further development of these areas to be considered as incremental additions to those environments rather than effects on the broader notions of amenity that is offered by the priority area.	No technical evidence is provided in support of this submission point. The meaning of this submission point is unclear. However, the Preamble to Schedule 21.23 acknowledges that the landscape is dynamic and will change over time.	Reject submission.
OS154.10	Dan Curley on behalf of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address capacity for commercial recreational activities.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that a rating of very limited landscape capacity for commercial recreation activities is appropriate, noting that this is assessed at a PA level, and the Preamble acknowledges that site specific assessments as part of resource consent and plan change applications may identify a varying capacity.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS154.11	Dan Curley on behalf of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect statement of no capacity for tourism related activities.	Addressed in response to OS 154.11.	Accept submission in part.
OS154.13	Dan Curley On Behalf Of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area.	<p>Addressed in response to OS 127.4.</p> <p>It is also recommended that the Preamble to Schedule 21.23 is amended to explain that the Schedules do not apply to permitted activities under the PDP. It is expected that this may do some way to addressing the concerns raised by the submitter in these regards.</p> <p>Further, the Preamble to Schedule 21.23 acknowledges that:</p> <p><i>the capacity descriptions are based on the scale of the priority area and should not be taken as prescribing the capacity of specific sites; landscape capacity may change over time; and across each priority area there is likely to be variations in landscape capacity, which will require detailed consideration and assessment through consent applications.</i></p> <p>The far more fine-grained landscape assessment that the submitter is suggesting should inform Schedule 21.23.3 is appropriate as part of a resource consent or plan change process.</p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS 154.14	Dan Curley On Behalf Of Camp Hill Road Limited	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while ratings related to commercial recreational and tourism related activities appears nonsensical given the priority areas proximity to Hawea, Albert Town and Wanaka.	No technical evidence is provided in support of this submission point. Addressed in BG EIC and in response to OS 154.10 and OS 154.11 above.	Accept submission in part.
OS155.6	Dan Curley on behalf of Brodie & Phillips Pender	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so where is found appropriate, capacity ratings should identify opportunities for greater capacity at those locations where associated attributes, values and rural amenity have already moved toward being dominated by such.	Addressed in response to OS 154.6.	Reject submission.
OS155.7	Dan Curley on behalf of Brodie & Phillips Pender	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the schedule identifies many parts of the priority area as offering landscapes that are able to absorb and consolidate effects related to	Addressed in response to OS 154.7.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			further rural living development.		
OS155.8	Dan Curley on behalf of Brodie & Phillips Pender	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved development in the assessment of current landscape attributes at a micro level.	Addressed in response to OS 154.8.	Reject submission.
OS155.9	Dan Curley on behalf of Brodie & Phillips Pender	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so effects related to further development of these areas requires to be considered as incremental additions to those environments rather than effects on the broader notions of amenity.	Addressed in response to OS 154.9.	Reject submission.
OS155.10	Dan Curley on behalf of Brodie & Phillips Pender	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area, nor in founding assessment, the environment anticipated by the District Plan.	No technical evidence is provided in support of this submission point. Addressed in BG EIC.	Reject submission.
OS155.11	Dan Curley on behalf of Brodie & Phillips Pender	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that	Addressed in response to OS 154.14.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			<p>the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while the ratings related to commercial recreational and tourism related activities also appear nonsensical considering the priority areas proximity to Hawea, Albert Town and Wanaka.</p>		

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS155.12	Dan Curley on behalf of Brodie & Phillips Pender	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so capacity is considered at a micro/landscape unit level, and final wording for capacity ratings is required to be carefully chosen to provide contemplation for suitable cases approved by resource consent.	Addressed in response to OS 154.8.	Reject submission.
OS156.4	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the assessment does not only seek to limit/ restrain land use, but where found appropriate, capacity ratings should identify opportunities for greater capacity and consolidation.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that the level of information, description of landscape attributes and values and landscape capacity ratings identified in the Response to Submissions Version of Schedule 21.23.3 are appropriate.	Reject submission.
OS156.5	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to more appropriately identify various landscape types that are nested within the priority area, identify their landscape attributes and values as perceived and related capacity.	No technical evidence is provided in support of this submission point. Addressed in BG EIC.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS156.6	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include, where it is found appropriate, capacity ratings identifying opportunities for greater capacity at locations where landscape attributes, values and rural amenity provide for further establishment and consolidation of uses alternate to traditional agriculture.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that the level of information, description of landscape attributes and values and landscape capacity ratings identified in the Response to Submissions Version of Schedule 21.23.3 are appropriate.	Reject submission.
OS156.7	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to identify that many parts of the priority area as offering landscapes that are able to absorb and consolidate effects related to further rural living development.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the area as part of the PA Schedules work (including field work), I consider that the level of information, description of landscape attributes and values and landscape capacity ratings identified in the Response to Submissions Version of Schedule 21.23.3 are appropriate.	Reject submission.
OS156.8	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved developments in the assessment of the current landscape attributes at a micro level.	Addressed in response to OS 154.8.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS156.9	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include effects related to further development to be considered as incremental additions to those developments rather than effects on the broader notions of amenity.	Addressed in response to OS 154.9.	Reject submission.
OS156.10	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of there being very little capacity for commercial recreational activities.	Addressed in response to OS 154.9.	Reject submission.
OS156.11	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of no capacity for tourism related activities.	Addressed in response to OS 154.11.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS156.12	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Addressed in response to OS 154.12.	Reject submission.
OS156.13	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while the ratings related to commercial recreational and tourism activities appears nonsensical given the proximity to Hawea, Albert Town and Wanaka.	Addressed in response to OS 154.14.	Accept submission in part.
OS156.14	Dan Curley on behalf of John and Colleen Leith	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to consider capacity at a micro/landscape unit level, and final wording for capacity ratings requires to be carefully chosen to provide contemplation for suitable	Addressed in response to OS 154.8 and BG EIC.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			cases approved by resource consent.		
OS157.4	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so the assessment does not only seek to limit capacity/restrain land use, but where found appropriate, capacity ratings should identify opportunities for greater capacity for rural living development.	Addressed in response to OS 156.4.	Reject submission.
OS157.5	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to more appropriately identify various landscape types that are nested within the priority area, identify their landscape attributes and values as perceived and related capacity.	Addressed in response to OS 156.5.	Reject submission.
OS157.6	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended so, that where is is found appropriate, capacity ratings should identify opportunities for greater capacity at those locations where associated attributes, values and rural amenity have already moved toward being dominated by such.	Addressed in response to OS 154.6.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS157.7	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to identify that many parts of the priority area offer landscapes that are able to absorb and consolidate effects related to further rural living development.	Addressed in response to OS 154.7.	Reject submission.
OS157.8	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include existing and approved development in the assessment of the current landscape attributes at a micro level.	Addressed in response to OS 154.8.	Reject submission.
OS157.9	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to include effects related to further development of these areas to be considered as incremental additions to those environments rather than as effects on the broader notions of amenity that is offered by the priority area at a macro level.	Addressed in response to OS 154.9.	Reject submission.
OS157.10	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of there being very little	Addressed in response to OS 154.10.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			capacity for commercial recreational activities.		
OS157.11	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address the incorrect determination of no capacity for tourism related activities.	Addressed in response to OS 154.11.	Accept submission in part.
OS157.12	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of areas within the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Addressed in response to OS 155.10.	Reject submission.
OS157.13	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is rejected as notified or amended to address that the stated capacity is too conclusive and lacks consideration of what parts of the priority area can provide greater capacity for rural living, while the ratings related to commercial recreational and tourism activities appears nonsensical given the proximity to Hawea, Albert Town and Wanaka.	Addressed in response to OS 154.14.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS157.14	Dan Curley on behalf of Cameron Michael Jowitt	Oppose	That the landscape schedule 21.23.3 West of Hawea River is amended to consider capacity at a micro/landscape unit level, and final wording for capacity ratings requires to be carefully chosen to provide contemplation for suitable cases approved by resource consent.	Addressed in response to OS 154.8.	Reject submission.
OS188.20	Elisha Young-Ebert	Oppose	That landscape capacity 21.23.3.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's landscape character and visual amenity values; preserves the natural character of wetlands, lakes, rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wāhi tūpuna, statutory acknowledgements or nohoaka.	Addressed in response to OS 77.19.	Accept submission in part.