

## 21.22.23 PA ONL Hāwea South North Grandview: Schedule of Landscape Values

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### General Description of the Area

The Hāwea South North Grandview PA takes in the eastern slopes of Mt Maude, the south end of Lake Hāwea (including the undeveloped lake shore), the lake terrace in the vicinity of Bushy Creek (on the eastern side of the lake) and the western faces of the range of mountains approximately extending from Pt 1359 in the north, to Lagoon Valley in the south (and including Pt 1316, Breast Peak, Pt1453, Pt 1414, Pt 916, and Pt 812).

### Physical Attributes and Values

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

### Important landforms and land types:

1. The line of mountains along the western side of Lake Hāwea in which Mt Maude is located at the southern end. These steep foliated schist landforms separate Lake Hāwea from Lake Wanaka and are capped by the distinctive peaks of Mt Maude, Mt Burke, and Isthmus Peak (latter two peaks are outside the PA). Extensive rocky areas.
2. The Grandview Range, which defines the eastern side of the southern end of Lake Hāwea and the Upper Clutha valley, capped by the distinctive peaks of Breast Hill, Grandview Mountain and Trig Hill (the latter is outside PA). These landforms comprise a dissected pattern of rugged and very steep schist slopes, bluffs and sculpted spurs; and form part of the steep and broken headwall of the Hāwea glacier. Slumps, sheet wash and gully erosion are features on the upper slopes. Extensive rocky areas, rock bluffs, prominent spurs, and sheer rock faces and buttresses shaped by ice action.
3. Colluvial slopes and fans extending from the mountain 'walls' on either side of the lake to the water edge to create lake-edge terraces.
4. Two rocky glacial knolls on the western side of the lake (Pt 414 and Pt 412, Round Hill) separated by a narrow terrace (noting that Round Hill is subject to a QE II Covenant).
5. The terminal moraine at the southern end of the lake deposited by the glacier that formed the depression now occupied by the lake.
6. Varying wide to narrow stony beaches of greywacke and schist around the lake edge which contain a range of 'coastal' wave-generated landforms.
7. The Grandview Fault which is parallel to the lake and is active.

### Important hydrological features:

8. The southern portion of Lake Hāwea notable for its scale, largely undeveloped mountain context, high water quality, clear visibility, and attractive water colour. The lake outlet was dammed in the 1950s as part of the Roxburgh hydroelectric scheme, which raised the lake level by approximately 20m. Hence the lake edge, shoreline and proximity of the lake to the surrounding terraces are relatively recent artifacts of lake level management.
9. The several unnamed, steeply incised streams draining the eastern slopes of Mt Maude.

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10. The network of deeply incised streams draining the mountains on the eastern side of the lake including: the lower reaches of Bushy Creek, Johns Creek, Grandview Creek, Drakes Creek, Cameron Gully, Hospital Creek and numerous unnamed streams and tributaries.

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### Important ecological features and vegetation types:

11. Particularly noteworthy indigenous vegetation features include:

- a. Slim snow tussock grassland (*Chionochloa macra*) and depleted herbfields dominated by false Spaniard (*Celmisia lyallii*) on the mountain tops.
- b. Remnant isolated (fire relic) stands of mountain beech (*Fuscospora cliffortioides*) forest in Grandview catchments.
- c. The subalpine and alpine vegetation across the mountains to the west and east of the lake, featuring short (fescue) tussocklands, narrow leaved snow tussocklands (*Chionochloa rigida*), patches of *Dracophyllum* dominant scrub shrub or woodland and herbfields.
- d. Swathes and patches of regenerating kānuka, mānuka, *Coprosma sp. matagouri* and grey shrubland across the lower and mid slopes and spurs of the mountains on either side of the PA.
- e. Bracken, matagouri and kānuka and mānuka scrub woodlands throughout rocky slopes of mountains on either side of the PA.
- f. Kānuka scrub woodlands, manuka scrub woodlands, grey shrubland and bracken cover large parts of the lower slopes of the glacial knolls on the western side of the lake.
- g. The grey shrubland on a rocky outcrop on Kane Road, near Hāwea Back Road that is identified as an SNA in the District Plan. Species include: *Coprosma intertexta*, *Coprosma propinqua*, *Coprosma tayloriae*, *Coprosma rigida*, *Coprosma crassifolius*, *Carmichaelia petriei*, *Melicytus alpinus*, *Discaria tomatou*, *Pteridium esculentum*, *Muehlenbeckia complexa* and *Cordyline australis*.
- h. A woodland on the eastern slopes of Mt Maude that is an SNA in the District Plan. Dominated by halls totara (*Podocarpus cunninghamii*) and mountain toatoa (*Phyllocladus alpinus*).
- i. Areas of regenerating matagouri, mingimiri grey *Coprosma sp.* dominant shrublands, kānuka and bracken fernland in places across the fans and lake terraces.
- j. Species listed as at risk/declining status include native broom (*Carmichaelia petriei*), matagouri. Threatened - Nationally vulnerable species include: small leaved tree daisy (*Oleraia fimbriata*). Also present: alpine wineberry, *Corokia cotoneaster* and *Kowhai microphylla*.

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12. Other distinctive vegetation types include:

- a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.
- b. The mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout The Camp the Lake Hāwea Holiday Park and throughout the southern lake margins.
- c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.
- d. ~~Plantation forestry on the lower mountain slopes of Mt Maude near the Control Dam.~~
- e. Wilding conifers and *Betula sp.* across the mountain slopes.

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13. The Hāwea area is generally regarded as a transition zone between the wetter Wanaka ecological district and the drier Central Otago ecological district.

14. Valued habitat for New Zealand falcon, New Zealand pipit, bellbird, grey warbler, fantail, tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko and McCann's skinks and silvereye.
15. Animal pest species include chamois, red deer, fallow deer, wallabies, pigs, feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, hedgehogs and rabbits.
16. Plant pest species include sweet briar, broom, wilding pines, hawthorn, buddleia, hawkweed, gooseberry, bittersweet, European broom, silver birch and gorse.

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#### Important land-use patterns and features:

17. Built modification which is currently generally concentrated around the Glen Dene homestead (western side of the lake), The Camp the Lake Hāwea Holiday Park (including a nearby boat ramp and jetty/pontoon), a cluster of rural living buildings on the mountain slopes near the control dam, and the modest cluster of dwellings at the end of Nook Road.
18. Modifications at Lake Hāwea Station which includes farm buildings, farming and farm tracks within the ONL as well as accommodation, tourism recreation activities (mountain biking, hunting) and event services outside of but on the boundary of the ONL.
19. Pastoral farming throughout much of the remainder of the PA, and associated farm tracks, fencing, dams, farm buildings and rural dwellings.
20. Throughout the remainder of the area, built development is largely restricted to a scattering of rural residential dwellings on the eastern side of Cameron Hill, and two rural residential dwellings along the southern margins of the lake.
21. Generally, built development is characterised by very carefully located and designed buildings, accessways and infrastructure, which is subservient to the 'natural' landscape patterns. Typically buildings are well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.
22. SH 6 Makarora Lake Hāwea Road which is roughly along the base of the Mt Maude slopes.
23. The reserve land along almost all much of the lake margins adjoining Hāwea township (and which coincide with Te Araroa, a network of trails and picnic spots).
24. The network of rural roads (generally single-lane and formed in metal) that coincide with the eastern side of the PA.
25. The boat ramp and pontoon at the southern end of the Lake Hāwea Holiday Park.
26. The Camp Holiday Park to Round Hill Track, the Te Araroa Trail, the John's Creek track, the Gladstone Track, the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.
27. Recreational uses associated with the lake including swimming, fishing, paddle boarding, boating, water skiing, jet skiing, kite boarding and kayaking.
28. Infrastructure is evident within the eastern portion of the area and includes power and telephone lines along the highway and local road network and a farm quarry on the west side of SH6 near Pt 414.
29. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the very close proximity of Hāwea township which extends along the south-western margins of the lake and abuts the PA; the cluster of dwellings at John Creek Gladstone, and the Control Dam booms, dam wall, etc.) at the start of the Hāwea River.

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### Important archaeological and heritage features and their locations:

30. The protected exotic *Eucalyptus sp* (gum) specimen trees throughout the lake margin adjacent Hāwea township.
31. Early survey marks on Mt Grandview (archaeological sites G40/215 and FG0/216).
32. Māori occupation around lake foreshore (archaeological sites G40/2, G40/64, G40/208).

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### Mana whenua features and their locations:

33. 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.
34. The ONL overlaps with the Hāwea (Lake Hāwea) and Paetarariki & Timaru wāhi tūpuna.
35. Lake Hāwea is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
- 35a A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at The Camp.

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### 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:

36. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
37. Hāwea is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
38. The Lake was traditionally considered rich with tuna (eel) that were caught, preserved, and transported to kāika 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.
39. Several sites within this area such as Kokotane and Pakituhi were known as rich kāika mahika kai. Kokotane is an old hāpua (lagoon) where pūtakitaki (paradise duck), pārerā (duck sp.) and turnips were gathered. Te Whakapapa is also considered a pā site.
40. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, kāika, nohoaka.

### Important historic attributes and values:

41. Contextual significance as a key reference point within the early survey of the area.
42. Association with early pastoral farming.

### Important shared and recognised attributes and values:

43. The descriptions of the area in tourism publications.

44. The very high profile and popularity of Te Araroa Trail.
45. The postcard views available from the reserve area and Hāwea township at the southern end of the lake and SH6 Makarora Lake Hāwea Road.
46. The high popularity of the biking routes, walking trails, and holiday park in the area.
47. The local popularity of the lake as a peaceful swimming, kayaking, boating, and fishing spot.
48. The critical role in the outlook northwards across Lake Hāwea to the surrounding mountains in shaping the identity of Lake Hāwea township.
49. The identity of the south-western portion of the PA as the entrance or gateway to the relatively low-key lakeside settlement of Lake Hāwea township.

#### Important recreation attributes and values:

50. The popular and nationally important Te Araroa Trail that is along the southern and south-eastern edges of the lake beyond John Creek Gladstone, via the Gladstone to Wānaka Track, where it veers eastwards to climb a ridge to the Pakituhi Hut (near Pt 1316).
51. The popular walking/biking trails, including: The Camp the Holiday Park to Round Hill Track; the reserve tracks along the southern edge of the lake adjacent Hāwea township; the John's Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek.
52. SH6 Makarora Lake Hāwea Road as a key scenic route providing access between the West Coast and the Otago Lakes.
53. Boating, kayaking, fishing, and swimming at Lake Hāwea. Nationally significant fishery.
54. Picnicking along the lake shoreline.
55. The highly popular campground at The Camp, Cross Hill Lodge and Domes (formerly The Lake Hāwea Holiday Park).
56. Hunting throughout the mountains.

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#### 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:

57. The area's natural landforms, land type, and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes acknowledging that the level and extent of Lake Hāwea is the result of human modification.
58. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values in places.
59. More generally, the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying areas and more natural vegetation cover apparent across more elevated areas.

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OS 47.10 Glen Dene Ltd.  
OS 49.9 Richard Burdon.

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

- 60. The sequence of highly attractive, frequently dramatic and varied views from SH6 Makarora Lake Hāwea Road between the entrance to Hāwea township/the Control Dam area and the lake terrace north of the Glen Dene homestead of: the dynamic waters of the lake; the glacial knolls along the western side of the lake; the distinctive transition between the mountains, lake terraces and waters of the lake; and the broader undeveloped and open mountain context framing the lake.
- 61. The striking close to long-range views from the lake margins (including the Te Araroa Trail, reserve land and Lake Hāwea township at the southern end of the lake) out over the lake, framed by the Mt Burke range to the west, the wall of sharply dissected mountains to the east, and the distant often snow-capped mountain range to the north including Sentinel Peak and Terrace Peak. The openness of the surrounding mountain context makes an important contribution to the quality of the outlook.
- 62. The series of highly appealing and memorable mid and longer-range views from the various trails in the area that, in many instances, afford expansive views across the dynamic waters of the lake to the broader glacial and open mountain context. The seemingly undeveloped mountain context juxtaposed beside the relatively modest settlement of Lake Hāwea adds to the interest of the outlook from many vantage points.
- 63. The attractive and engaging north and south bound views from SH6 Makarora Lake Hāwea Road in the vicinity of the Control Dam, in which the road across the control dam reads as a distinctive gateway and edge to the settlement on the eastern side of the dam/Hāwea River, with the land on the western side of the control dam retaining a markedly less developed, spacious rural character.
- 64. The highly appealing views from the waters of Lake Hāwea to the largely undeveloped lake terrace and dramatic open mountain context. The confinement of sizeable built development to Lake Hāwea township, its generally modest appearance and the very limited visibility of other development by virtue of its scale, appearance and/or the screening by landform or vegetation (for example, Gladstone, The Camp the Lake Hāwea Holiday Park, and the Glen Dene homestead) are of importance to the impression of Lake Hāwea as a relatively undeveloped lake.
- 65. In all of the views, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

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**Naturalness attributes and values:**

- 66. Lake Hāwea as a central feature of the ONL acknowledging that the level and extent of Lake Hāwea is the result of human modification.
- 67. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
- 68. The lake terraces on either side of the lake are the least natural parts of the ONL because of the presence of The Camp the holiday park, rural and rural living related development, the damming of the lake, and pastoral farming activities. The limited scale and visibility of built development within The Camp the holiday park (from SH6, the lake and the township) and farm dwellings and buildings, ensures that naturalness values rate as at least moderate-high in those parts of the PA.
- 69. Overall, the area displays naturalness values that rate towards the higher end of the spectrum as a consequence of the dominance of the natural landscape elements, patterns, and processes. The relatively confined extent of built development and its predominantly visually recessive, modest and/or relatively low-key character plays an important role.

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**Memorability attributes and values:**

- 70. The highly memorable views of the lake and its surrounding mountain frame.

### **Transient attributes and values:**

71. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
72. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
73. Human activity on the lake.

### **Remoteness and wildness attributes and values:**

74. A high degree of remoteness and wildness along the mountain trails towards the edges of the PA and from much of the waters of the lake where there is a strong sense of separation from Lake Hāwea township and the farmed lake terraces and the sheer scale of the natural mountain and lake setting, means that it is the dominant perception.
75. A localised sense of remoteness along the lake-edge trails and shoreline within the PA ONL, where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context.

### **Aesthetic attributes and values:**

76. The experience of the values identified above from a wide range of public viewpoints.
77. More specifically, this includes:
  - a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
  - b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying lake terraces that is engaging and appealing.
  - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The distinctive peaks, bold bluffs, rock outcrops, and sculpted spurs of the surrounding mountain ranges.
    - ii. The two glacial knolls on the western side of the lake.
    - iii. The transition of vegetation patterns from exotic to indigenous across the PA.
    - iv. The terminal moraine landform at the southern end of the lake.
    - v. The relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development within the PA.
    - vi. The highly dynamic qualities of the lake waters in terms of natural processes (wind and wave action, etc.) and human activity.
    - vii. The general absence of structures and dominance of natural landscape elements along the western and eastern lake edges.
    - viii. The limited level of built modification evident within the landward parts of the PA, which forms a marked contrast to the Lake Hāwea settlement context and imbues an impression of a natural landscape context.
    - ix. The mature trees throughout the area which contribute to the scenic appeal.

## Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for PA ONL Hāwea South North Grandview can be summarised as follows:

78. **High physical values** because of the assemblages of landforms, at a range of scales and formed by a range of interacting geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area.
79. **High associative values** relating to
  - a. The mana whenua associations of the area.
  - b. The historic associations of the area.
  - c. The strong shared and recognised values associated with the area.
  - d. The popularity of the area for a wide range of recreational activities.
80. **High perceptual values** relating to:
  - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
  - b. The high aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values and proximity to Lake Hāwea settlement, SH6 and Te Araroa Trail also play a role.
  - c. A high impression of naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
  - d. A strong sense of remoteness and wildness across much of the PA due to the distance from, or limited awareness of, development.

## Landscape Capacity

The landscape capacity of the PA ONL Hāwea South North Grandview West Wanaka for a range of activities is set out below.

- i. **Commercial recreational activities – some** landscape capacity for small scale and low key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and

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OS 49.14 Richard Burdon.

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- Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; and enhance public access; and protects the area's ONL values.
- ii. **Visitor accommodation and tourism related activities** (including campgrounds) – **some** landscape capacity for visitor accommodation activities that: are co-located with existing consented facilities; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character and are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrate appreciable landscape restoration and enhancement; enhance public access; and protect the area's ONL values. **No** landscape capacity for tourism related activities.
  - iii. **Urban expansions** – **no** landscape capacity.
  - iv. **Intensive agriculture** – **no** landscape capacity.
  - v. **Earthworks** – **limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
  - vi. **Farm buildings** – in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character and maintain the openness and legibility attributes and values of ONL.
  - vii. **Mineral extraction** – **no** landscape capacity for extraction larger than farm-scale quarries.
  - viii. **Transport infrastructure** – **very limited** landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. Limited Some landscape capacity for trails that are; located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and protects the area's ONL values.
  - ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
  - x. **Renewable energy generation** – **no** landscape capacity for commercial-scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
  - xi. **Production Forestry** – **no** landscape capacity.
  - xii. **Rural living** – **very limited** landscape capacity for activities that are located on the lower-lying terrain that and are is; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low key' rural character and is are difficult to see in views from the lake, lake edge, SH6 and Lake Hāwea settlement; integrates appreciable landscape restoration and enhancement; and enhances public access; and protects the area's ONL values.
  - xiii. **Jetties, boatsheds, Lake structures and moorings** – **no** landscape capacity.

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**Commented [BG35]:** OS 195.2 John and Helen Langley Clarke.

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**Commented [BG39]:** OS 74.2. John May and Longview Environmental Trust.

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# 21.22.23 Hāwea South North Grandview PA ONL Schedule

## August 2023 FINAL

**Blue highlighted text:** captured in “Response to Submissions (version of) 21.22.23 Hāwea South North Grandview PA ONL Schedule”. New text to be underlined with black line, deleted text to be strike through.

**Red text:** relates to a submission point that has not be captured in the “Response to Submissions (version of) 21.22.23 Hāwea South North Grandview PA ONL Schedule”. This is typically because the submission point is general rather than confined to specific text amendments. **Three examples identified.**

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
OS23.1	Geoff and Maureen Kernick	Oppose	That reference to plantation forestry be removed from schedule 21.22.23 Hāwea South North Grandview section 12(d).	<p>Amend Schedule 21.22.23 [12] as follows:</p> <p>Other distinctive vegetation types include:</p> <ul style="list-style-type: none"> <li>a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.</li> <li>b. The mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout the Lake Hāwea Holiday Park and throughout the southern lake margins.</li> <li>c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.</li> <li><del>d. Plantation forestry on the lower mountain slopes of Mt Maude near the Control Dam.</del></li> <li>e. Wilding conifers across the mountain slopes.</li> </ul>	Accept submission.

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OS23.2	Geoff and Maureen Kernick	Oppose	That 21.22.23 section 14 be amended to include tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko, McCann's skinks, and many others.	Amend Schedule 21.22.23 [14] as follows: Valued habitat for New Zealand falcon, New Zealand pipit, bellbird, grey warbler, fantail, <u>tomtits, tui, shining cuckoo, Australasian crested grebe, Southern Alps gecko and McCann's skinks</u> and silvereye.	Accept submission.
OS23.3	Geoff and Maureen Kernick	Oppose	That 21.22.23 section 15 be amended to include hedgehogs.	Amend Schedule 21.22.23 [15] as follows: Animal pest species include chamois, red deer, pigs, feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, <u>hedgehogs</u> and rabbits.	Accept submission.
OS23.4	Geoff and Maureen Kernick	Oppose	That 21.22.23 section 27 be amended to include: boating, water-skiing, jet skiing, and kite boarding.	Amend Schedule 21.22.23 [27] as follows: Recreational uses associated with the lake including swimming, fishing, paddle boarding, <u>boating, water skiing, jet skiing, kite boarding</u> and kayaking.	Accept submission.
OS23.5	Geoff and Maureen Kernick	Oppose	That the typographical error in the first sentence of the landscape capacity section of landscape schedule 21.22.23 be corrected from "Priority Area Outstanding Natural Landscape West Wanaka" to "Priority Area Outstanding Natural Landscape Hāwea South North Grandview".	Amend Schedule 21.22.23 Capacity section as follows: The landscape capacity of the PA ONL <u>Hāwea South North Grandview West Wanaka</u> for a range of activities is set out below.	Accept submission.
OS23.6	Geoff and Maureen Kernick	Oppose	That landscape schedule 21.22.23 sections i, and ii, landscape capacity be amended to consider effects of noise.	The capacity for commercial recreation activities and visitor accommodation within the PA, advises that appropriate development will be of a small scale and have a low key rural character.  I consider that development that displays such characteristics is likely to sit comfortably into the setting in terms of aural	Reject submission.

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				characteristics relevant to landscape values, such as peacefulness and tranquility.	
OS23.7	Geoff and Maureen Kernick	Oppose	That landscape schedule 21.22.23 landscape capacity section require pest eradication / control programs as part of any Resource Consent application for i. commercial recreation activities, and ii. visitor accommodation and tourism related activities.	Pest eradication and control programs are implicit in the reference to 'landscape restoration and enhancement' for these activities, so no text change is required in this regard.	Reject submission.
OS23.8	Geoff and Maureen Kernick	Oppose	That landscape capacity 21.22.23 section xi. Production forestry not preclude the removal of wilding pines and other pest trees.	The reference to <b>no landscape capacity</b> for production forestry does not preclude the removal of wilding conifers and other pest species (as encouraged by regional and district plan policy).	Reject submission.
OS47.2	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That the category 'no landscape capacity' is removed and any areas or activities that are identified as having no landscape capacity be reclassified as having 'very limited landscape capacity'.	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, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal, I consider that the capacity ratings set out in the Response to Submissions Version of Schedule 21.22.23 and appropriate.	Reject submission.
OS47.3	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That landscape schedule 21.22.23 Hāwea South - North Grandview landscape capacity assessment include 'tourism related activities' with Visitor Accommodation (the accommodation component and directly associated activities or	No technical evidence is provided in support of this submission point. Assumptions with respect to the character of tourism related activities are described in the PA Methodology Report (i.e. relates to resort development). In considering this submission point it is recommended that the wording of Schedule 21.22.23 [18] is amended as follows to avoid confusion:	Accept submission in part.

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			<p>services and facilities as defined by the Proposed District Plan) or Commercial Recreation (if the visitor attraction). Or alternative relief that a definition for Tourism Related Activities be included within the Proposed District Plan.</p>	<p>Modifications at Lake Hāwea Station which includes farm buildings, farming and farm tracks within the ONL as well as accommodation, <b>tourism recreation</b> activities (mountain biking, hunting) and event services outside of but on the boundary of the ONL.</p> <p>For completeness, relying on my landscape evaluation of the area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal, along with the consideration of landscape related matters in relation to existing or proposed resort zones within the District (e.g. Millbrook, and The Hills) and role of the Open Space (Campground) zone, I consider that a rating of <b>no landscape capacity</b> is appropriate for tourism related activities within the PA.</p>	
OS47.7	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	<p>That in landscape schedule 21.22.23 all references to 'Lake Hāwea Holiday Park' or similar including 'The Holiday Park' be changed to 'The Camp'.</p>	<p>Amend Schedule 21.22.23 as follows:</p> <p>12. Other distinctive vegetation types include:</p> <ul style="list-style-type: none"> <li>a. Grazed pasture with shelterbelts and clusters of shade trees throughout the fans and terraces on the western and eastern sides of the lake.</li> <li>b. The mixed plantings of exotic evergreen and deciduous species around rural homesteads and buildings, throughout the <b>The Camp Lake Hāwea Holiday Park</b> and throughout the southern lake margins.</li> <li>c. Exotic grasses and herbs mixed with short tussock grassland throughout the slopes below approximately 1,000m.</li> <li>d. Plantation forestry on the lower mountain slopes of Mt Maude near the Control Dam.</li> <li>e. Wilding conifers across the mountain slopes.</li> </ul> <p>17. Built modification which is currently generally concentrated around the Glen Dene homestead (western side of the lake), <b>The Camp Lake Hāwea Holiday Park</b> (including a nearby boat ramp and jetty/pontoon), a cluster of rural living buildings on the mountain slopes near the control</p>	<b>Accept submission.</b>

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				<p>dam, and the modest cluster of dwellings at the end of Nook Road.</p> <p>26. The <del>Camp Holiday Park</del> to Round Hill Track, the Te Araroa Trail, the Johns Creek track, the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.</p> <p>51. The popular walking/biking trails, including: The <del>Camp Holiday Park</del> to Round Hill Track; the reserve tracks along the southern edge of the lake adjacent Hāwea township; the Johns Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek.</p> <p>55. The highly popular campground at The Camp, <del>Cross Hill Lodge and Domes (formerly The Lake Hāwea Holiday Park)</del>.</p> <p>64. The highly appealing views from the waters of Lake Hāwea to the largely undeveloped lake terrace and dramatic open mountain context. The confinement of sizeable built development to Lake Hāwea township, its generally modest appearance and the very limited visibility of other development by virtue of its scale, appearance and/or the screening by landform or vegetation (for example, Gladstone, <del>The Camp, the Lake Hāwea Holiday Park</del>, and the Glen Dene homestead) are of importance to the impression of Lake Hāwea as a relatively undeveloped lake.</p> <p>68. The lake terraces on either side of the lake are the least natural parts of the ONL because of the presence of <del>The Camp the holiday park</del> and pastoral farming activities. The limited scale and visibility of built development within <del>The Camp the holiday park</del> (from SH6, the lake and the township) and farm dwellings and buildings, ensures that naturalness values rate as at least moderate-high in those parts of the PA.</p>	

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OS47.8	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That in 21.22.23 'The Camp' is not included as part of the Hāwea South North Grandview Priority Area. Or alternatively that The Camp is excluded from the priority area landscape capacity.	ONF/L mapping amendments are beyond the scope of the Variation.	Reject submission.
OS47.9	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That in landscape schedule 21.22.23 the engineering aspects of the damming and raising of Lake Hāwea are included in the associative values.	No technical evidence is provided in support of this submission point. The reference to the modified nature of the lake is appropriately referenced under the physical and perceptual values parts of the Schedule (see response to OS 49.2).	Reject submission.
OS47.10	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That in landscape schedule 21.22.23 it be noted that the lake is manmade in relation to the legibility of the natural processes.	Addressed in response to OS 49.2.	Accept submission.
OS47.11	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That landscape schedule 21.22.23 paragraph 66 be amended to note that the lake is manmade.	Amend Schedule 21.22.23 [66] as follows: Lake Hāwea as a central feature of the ONL <b>acknowledging that the level and extent of Lake Hāwea is the result of human modification</b> .	Accept submission.
OS47.12	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That the use of 'natural waters' in landscape schedule 21.22.23 paragraph 77.a. is amended to recognise that the water is manmade.	No technical evidence is provided in support of this submission point. This text change is considered unnecessary as the Schedule item relates to a description of the visual composition and the water itself is correctly described as a natural landscape element within that context. Further, the Preamble to Schedule 21.22 explains that the Schedules are to be read in full. The repeated mention to the modified nature of the extent and level of the lake elsewhere in the Schedule should provide the submitter with some comfort that the modified nature of the lake would be factored into any evaluation of the effects of a resource consent or plan change	Reject submission.

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				application on the PA's landscape values will be given appropriate consideration.	
OS47.13	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That in landscape schedule 21.22.23 the history of the human engineering of creating the landscape is included at paragraph 80.a. of the summary of landscape values.	<p>No technical evidence is provided in support of this submission point.</p> <p>This text change is considered unnecessary as the Schedule item relates to a summary of perceptual values. While the lake has been modified, relying on my landscape evaluation of the area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal, I consider that the legibility and expressiveness values of the PA still rate as 'high'.</p> <p>Further, the Preamble to Schedule 21.22 explains that the Schedules are to be read in full. The repeated mention to the modified nature of the extent and level of the lake elsewhere in the Schedule should provide the submitter with some comfort that the modified nature of the lake would be factored into any evaluation of the effects of a resource consent or plan change application on the PA's landscape values will be given appropriate consideration.</p>	Reject submission.
OS47.14	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That landscape capacity 21.22.23 be amended to remove the words 'West Wānaka' and read 'The landscape capacity of the Hāwea South North Grandview PA ONL for a range of activities is set out'.	Addressed in response to OS 23.5.	Accept submission.
OS47.15	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That in landscape schedule 21.22.23 the reference to 'difficult to see from the lake, lake edge, SH6, and Lake Hāwea settlement' is removed.	<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, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider that this text change is appropriate. Existing development is 'difficult to see' from</p>	Reject submission.

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				these vantage points. In my opinion, this characteristic plays an important role in shaping landscape values.	
OS47.16	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That in landscape schedule 21.22.23 where it states that there is no landscape capacity for tourism related activities this be amended to state that there is some landscape capacity for tourism activities.	Addressed in response to OS 47.3.	Reject submission.
OS47.17	Paterson Pitts Group On Behalf Of Glen Dene Limited	Oppose	That the difficult to see test is removed in relation to views from the lake and the road in landscape schedule 21.22.23.	Addressed in response to OS 47.15.	Reject submission.
OS49.2	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That the category 'no landscape capacity' is removed and any areas or activities that are identified as having no landscape capacity be reclassified as having 'very limited landscape capacity'.	Addressed in response to OS 47.2.	Reject submission.
OS49.6	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That the land owned by Glen Dene Limited is not included as part of the Hāwea South North Grandview Priority Area. Or alternatively that Glen Dene is excluded from the priority area landscape capacity.	Addressed in response to OS 47.8.	Reject submission.
OS49.7	Paterson Pitts Group On	Oppose	That the Glen Dene farm base area is mentioned alongside the homestead, including the home paddocks	Addressed in response to OS 49.11.	Reject submission.

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	Behalf Of Richard Burdon		and area of improved pasture.		
OS49.8	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That in landscape schedule 21.22.23 the engineering aspects of the damning and raising of Lake Hāwea are included in the associative values.	Addressed in response to OS 49.8.	Reject submission.
OS49.9	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That in landscape schedule 21.22.23 it be noted that the lake is manmade in relation to the legibility of the natural processes.	Amend Schedule 21.22.23 [57] as follows: The area's natural landforms, land type, and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes <b>acknowledging that the level and extent of Lake Hāwea is the result of human modification</b> .	<b>Accept submission.</b>
OS49.10	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That landscape schedule 21.22.23 paragraph 66 be amended to note that the lake is manmade.	Addressed in response to OS 47.11.	<b>Accept submission.</b>
OS49.11	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That in landscape schedule 21.22.23 the farm base nodes with associated trees are included in relation to the pastoral farming activities.	The Preamble to Schedule 21.22 explains that the PA Schedules are to be read in full. Schedule 21.22.23 includes reference to existing pastoral farming and exotic tree plantings in several locations (e.g. [12](a), [12](b), [19], [42], [59], [68]). For this reason the text change to Schedule 21.22.23 [17] requested by the submitter is not considered necessary.	Reject submission.
OS49.12	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That the use of 'natural waters' in landscape schedule 21.22.23 paragraph 77.a. is amended to recognise that the water is manmade.	Addressed in response to OS 47.12.	Reject submission.
OS49.13	Paterson Pitts Group On	Oppose	That the history of the human engineering of creating the landscape is	Addressed in response to OS 47.13.	Reject submission.

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	Behalf Of Richard Burdon		included at paragraph 80.a. of the summary of landscape values.		
OS49.14	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That landscape capacity 21.22.23 be amended to remove the words 'West Wānaka' and read 'The landscape capacity of the Hāwea South North Grandview PA ONL for a range of activities is set out'.	Addressed in response to OS 23.5.	Accept submission.
OS49.15	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That the difficult to see test is removed in relation to views from the lake and the road in landscape schedule 21.22.23.	Addressed in response to OS 47.15.	Reject submission.
OS49.16	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That in landscape schedule 21.22.23 the reference to 'difficult to see from the lake, lake edge, SH6, and Lake Hāwea settlement' is removed.	Addressed in response to OS 47.15.	Reject submission.
OS49.17	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That in landscape schedule 21.22.23 where it states that there is no landscape capacity for tourism related activities this be amended to state that there is some landscape capacity for tourism activities.	Addressed in response to OS 47.3.	Reject submission.
OS49.18	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That the landscape capacity 21.22.23 iv. for intensive agriculture be amended to add the words 'except in areas where there is existing	No technical evidence is provided in support of this submission point. The Response to Submissions Version of the Schedule 21.22 Preamble clarifies the definition of Intensive Agriculture.	Reject submission.

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			agricultural use of the land' after no landscape capacity.	It is expected that this change may go some way to addressing the submitter's concerns in this regard, as the existing farming activities within the PA would not qualify as 'intensive agriculture'.  For completeness, relying on my landscape evaluation of the area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal, along with the consideration the definition of intensive agriculture that is proposed to be included in the Preamble to Schedule 21.22, I consider that a rating of <b>no landscape capacity</b> is appropriate for intensive agriculture within the PA.	
OS49.19	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That landscape capacity 21.22.23 xi. production forestry be amended to remove no landscape capacity.	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, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal, I consider that a rating of <b>no landscape capacity</b> is appropriate for production forestry within the PA.	Reject submission.
OS49.20	Paterson Pitts Group On Behalf Of Richard Burdon	Oppose	That landscape capacity 21.22.23 xii. rural living be amended to remove 'difficult to see from the lake, lake edge, SH6 and Lake Hāwea Settlement.	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, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider that this text change is appropriate. Existing rural living development is 'difficult to see' from these vantage points. In my opinion this characteristic plays an important role in shaping landscape values.	Reject submission.
OS67.18	Julian Haworth	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to identify the physical attributes and values of carbon sequestration activities.	The submitter would appear to be requesting that reference to the potential for mountain slopes to naturally transition to indigenous shrubland (assuming cessation of browsing, fire or chemical management), and the potential for such vegetation to assist with carbon sequestration should be referenced in Schedule 21.22.23.	Reject submission.

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				<p>I agree with the points made in so far as they are technically correct, however am unconvinced that they merit reference in the Schedule in the manner alluded to.</p> <p>The Preamble to Schedule 21.22 explains that the PA Schedules are to be read in full. Landscape restoration and enhancement is repeatedly mentioned as a characteristic of appropriate development where there is landscape capacity identified. I consider that this would signal the consideration of existing bracken as a nurse crop and changes in land management (browsing etc) to assist with indigenous plant succession processes as part of future plan change or resource consent processes.</p> <p>With respect to the benefit of indigenous vegetation to assist with carbon sequestration, again this is not disputed. However it is unclear how this characteristic contributes to landscape values per se, and the approach of the PA Schedules to reference landscape restoration and enhancement where there is some degree of capacity identified for many of the landuses, aligns well with this outcome. I also note that the definition of Forestry and consideration of other types of forestry (such as carbon sequestration) is discussed in more detail in the s42A Report.</p> <p>The submitter is encouraged to provide detailed advice with respect to the text changes that they consider are required in relation to this submission point so that they can be considered for inclusion in the PA Schedule.</p>	
OS67.19	Julian Haworth	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to review other vegetation type attributes referred to as distinctive in paragraph 12 in terms of their landscape values. Also to review paragraphs 15 and 16 for the same purpose.	Animal and plant pests are deliberately referenced in the PA Schedules as they have the potential to (negatively) influence landscape values. The identification of negative landscape aspects such as pest plants and animals, along with the reference to landscape restoration and enhancement in the discussion of landscape capacity for a range of landuses, signals the types of enhancement and remediation as part of development change that are likely to be appropriate within the PA ONF (noting that this is at a PA level, rather than a site-specific level).	Accept submission in part.

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				<p>However, it is agreed that as currently drafted the PA Schedules are potentially confusing in this regard as these aspects of the landscape are negative rather than positive.</p> <p>A number of amendments are recommended in the Response to Submissions Version of the Preamble to Schedule 21.22 to address this matter.</p>	
OS67.20	Julian Haworth	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is largely supported but needs to be amended to change the capacity rating for rural living to 'extremely limited' as it is likely to have significant and adverse effects on current largely un-built naturalness.	<p>Relying on my landscape evaluation of the area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider that the landscape capacity for rural living in the PA needs to be reduced from 'very limited' to 'extremely limited'. This is due to the large scale (i.e. extent) of the PA along with the extensive areas of pastoral farmland within the PA. In my opinion, the 'qualifications' set out in Schedule 21.22.23 capacity (xii) also play an important role in this regard, as they serve to 'curb' the inappropriate proliferation of rural living development within the PA.</p> <p>The submitter is also referred to the recommended changes to the Schedule 21.12 Preamble which includes the addition of the capacity definitions to assist plan users. The definition for 'very limited' capacity is set out below:</p> <p><b><u>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 small amount of sensitively located and designed development is likely to be appropriate.</u></b></p> <p>This suggested amendment may go some way to addressing the submitter's concerns in this regard.</p>	Reject submission.
OS67.21	Julian Haworth	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended so there is no capacity for exotic	<p>In agreement with the submitter's comments in relation to production forestry so no further comment required.</p> <p>Native forestry is a permitted activity and was not identified by the Environment Court as a landuse typology to be addressed in the PA Schedules.</p>	Accept submission.

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			forestry and substantial capacity for native forestry.		
OS70.41	Ainsley McLeod On Behalf Of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, 'In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks'.	Amend Schedule 21.22.23 Capacity (ix) as follows:  <b>Utilities and regionally significant infrastructure – very limited</b> landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. <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.</b>	<b>Accept submission.</b>
OS73.4	Ian Greaves On Behalf Of Bike Wanaka Inc	Oppose	That landscape capacity 21.22.23 Hāwea South North Grandview 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, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), 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 73.14.	Reject submission.
OS73.14	Ian Greaves On Behalf Of Bike Wanaka Inc	Oppose	That landscape capacity 21.22.23 Hāwea South North Grandview be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to	Amend Schedule 21.22.23 Capacity (viii) as follows:  <b>Transport infrastructure – very limited</b> landscape capacity for modestly scaled and low-key 'rural' roading that is positioned to optimise the integrating benefits of landform and vegetation patterns. <b>Limited Some landscape</b> capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; integrate landscape restoration and enhancement; and protect the area's ONL values.	<b>Accept submission.</b>

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			integrate with existing natural landform patterns.		
OS77.30	Michael Bathgate On Behalf Of Kai Tahu ki Otago	Oppose	That 21.22.23 'important mana whenua features and their locations' be amended to include: A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at Lake Hāwea Camp Ground.	Amend Schedule 21.22.23 as follows: <u>[35a] A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at The Camp.</u>	Accept submission.
OS99.6	John Wellington On Behalf of Upper Clutha Tracks Trust.	Oppose	That landscape schedule 21.22.23 Hāwea South North Grandview be amended to state that there is development capacity for future public walking and cycling trails.	Addressed in response to OS 73.14.	Accept submission.
OS115.12	Khaylm Marshall	Oppose	That both the physical values (paragraph 78) and associative values (paragraph 79) in landscape schedule 21.22.23 are increased from high to 'very high'.	The submitter requests that the rating of the (summary of ) Physical and Associative values is changed from 'High' to 'Very High' on the basis of the importance of the Lake Hāwea fishery. While the importance of the fishery is not disputed, it is difficult to see how the fishery itself elevates landscape values of the PA (as a whole) to 'Very High' given that much of the PA relates to land (rather than waterbodies or streams). However, in considering this submission point it is noted that Schedule 21.22.23 [53] acknowledges the nationally significant fishery of Lake Hāwea which may go some way to addressing the submitter's concerns.	Reject submission.

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OS179.3	Craig Barr On Behalf Of Graeme and Leah Causer	Oppose	That 21.22. 23 be rejected.	Addressed by reporting planner in s42A Report.	N/A
OS179.4	Craig Barr On Behalf Of Graeme and Leah Causer	Oppose	That the Priority Areas (PAs) are further distinguished by identifying the various landscape areas or units within the PA.	Addressed in response to OS 206.2.	Reject submission.
OS179.5	Craig Barr On Behalf Of Graeme and Leah Causer	Oppose	That the landscape schedule identifies the key attributes and distinguishing features within each landscape area or unit of the Priority Area.	Addressed in response to OS 206.2.	Reject submission.
OS179.6	Craig Barr On Behalf Of Graeme and Leah Causer	Oppose	That the landscape schedule is accompanied by a map of each Priority Area identifying the distinguishable landscape units within it, and the related landscape capacity of each of those areas.	Addressed in response to OS 206.2.	Reject submission.
OS179.7	Craig Barr On Behalf Of Graeme and Leah Causer	Oppose	That appropriate terminology is used to describe the relative landscape capacity of the landscape unit/areas within the PA, and the appropriateness of finer grained assessments to determine landscape capacity within specific landscape units or sites.	The Response to Submissions Version of the Schedule 21.22 Preamble may go some way to addressing the submitter's concerns in this regard.	Accept submission in part.

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OS182.1	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to either exclude the land of the submitter, or to more accurately recognise and provide for existing uses, their likely anticipated future upgrade, replacement, or redevelopment.	ONF/L mapping amendments are beyond the scope of the Variation. The existing uses query is addressed in response to OS 182.7.	Reject submission.
OS182.2	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to delete the term 'no capacity'.	No technical evidence is provided in support of this submission point. A number of amendments are recommended in the Response to Submissions Version of the Preamble to Schedule 21.22 to assist plan user's understanding of capacity ratings in the PA Schedules. The qualifications as to scale etc in relation to capacity ratings discussed in response to OS 182.48 are also of relevance here. For completeness, relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I consider that a rating of <b>no landscape capacity</b> is appropriate for the following landuse typologies within the PA: tourism related activities (i.e. resorts), urban expansion, intensive agriculture, mineral extraction, large scale commercial renewable energy generation, production forestry and lake structures.	Accept submission in part.
OS182.3	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to recognise and provide for benefits of change, enhancement and	No technical evidence is provided in support of this submission point. The focus of the Schedules is to identify the existing landscape values that need to be protected. That said, the identification of negative landscape aspects such as pest plants and animals, along with the reference to landscape restoration and enhancement in the discussion of	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			remediation of the landscape.	landscape capacity for a range of landuses, signals the types of enhancement and remediation as part of development change that are likely to be appropriate within the ONF (noting that this is at a PA level, rather than a site-specific level). It is expected that such matters would be traversed in detail as part of a detailed (and more site specific) landscape assessment in support of a plan change or resource consent process.	
OS182.5	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview's boundary be amended to reflect the high degree of modification of the landscape.	Addressed in response to OS 182.5.	Reject submission.
OS182.6	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to distinguish between the elevated mountain environment which exhibits high landscape values and the low-lying and highly modified submitter land. Remove the submitter land, and the land below the state highway from the outstanding natural landscape.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I consider the mountain slopes, lake terraces and lake to be a coherent and contiguous landscape. Importantly, I do not consider that the lower lying lake margins display lower landscape values that merit distinction within Schedule 21.22.23. Amendments to the PA mapping are beyond the scope of the Variation.	Reject submission.
OS182.7	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to further particularise the broader list of established activities occurring within the lower-lying parts of the	No technical evidence is provided in support of this submission point. The established activities and modifications occurring within the lower-lying parts of the ONL are generally referenced in Schedule 21.22.23 via the repeated references to pastoral	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
	and Andrea Donaldson		outstanding natural landscape which are historically recognised as appropriate and in keeping with the landform.	farming, rural buildings, exotic plantings, rural living dwellings, farm tracks, fencing etc.	
OS182.8	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended to reflect that the holiday park and Round Hill Track is overgrown and no longer walkable.	Having viewed the track from the northern end of The Camp, it appears to be reasonably open (at least in places), and I understand that the track is used by visitors at The Camp.  However, the submitter is encouraged to provide technical evidence in support of this submission point, to allow the track to be appropriately described in Schedule 21.22.23.	Reject submission.
OS182.9	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to delete references to vegetation types such as pasture, plant pest species and animal pest species from the important ecological and vegetation types section of the landscape schedule.	No technical evidence is provided in support of this submission point.  Animal and plant pests are deliberately referenced in the PA Schedules as they have the potential to (negatively) influence landscape values. The identification of negative landscape aspects such as pest plants and animals, along with the reference to landscape restoration and enhancement in the discussion of landscape capacity for a range of landuses, signals the types of enhancement and remediation as part of development change that are likely to be appropriate within the PA ONF (noting that this is at a PA level, rather than a site-specific level).  However, it is agreed that as currently drafted the PA Schedules are potentially confusing in this regard as these aspects of the landscape are negative rather than positive.  A number of amendments are recommended in the Response to Submissions Version of the Preamble to Schedule 21.22 to address this matter.	Accept in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.10	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview be amended so the boundary of the priority area is based on State Highway 6 along the base of the Mount Maude slopes.	ONF/L mapping amendments are beyond the scope of the Variation.	Reject submission.
OS182.11	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so that the description regarding postcard views is not misinterpreted as applying more broadly.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider changes are required to the description of postcard views from the reserve area, Hāwea township and SH6 in the manner requested by the submitter. I also note that part of the submitter's land is seen from SH6. It should also be noted that the specific relevance of this aspect of landscape values germane to a development application on the submitter's land would be appropriately evaluated as part of a resource consent or plan change application.	Reject submission.
OS182.12	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so that the landscape values are moderate rather than high.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider that the rankings of landscape values in Schedule 21.22.23 should be altered. I also note that were the submitter correct in this regard, relying on caselaw, it is very unlikely that the area would qualify as an ONL and specifically, the test of 'outstanding-ness'. The ONL status of the area has been confirmed by the Environment Court.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.13	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended if the overall landscape ranking for the outstanding natural landscape is not amended that the values should be specifically amended to assign a low ranking to the lower-lying land, including the submitters land.	Addressed in response to OS 182.6.	Reject submission.
OS182.14	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended so the capacity sections list particular types of activities against which capacity for the outstanding natural landscape to absorb is ranked or listed.	<p>The Schedule 21.22.23 Capacity section identifies the landscape capacity rating for each landuse type as directed by the Environment Court.</p> <p>The PA Methodology Report explains the capacity ratings at Section 3, explaining that the Schedules also include the characteristics that are likely to be associated with appropriate development where landscape capacity is identified for a landuse.</p> <p>It should be noted that refinement of the capacity ratings is proposed and the recommended changes to the Schedule 21.22 Preamble text which may go some way to addressing the submitter's concerns in this regard.</p>	Reject submission.
OS182.15	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to exclude the submitters land or the schedule should take into account the scale of existing and likely future development associated with existing land uses.	Addressed in response to OS 182.6 and OS 182.7.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.16	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to incorporate submitter feedback as to important values.	Submitter feedback has been carefully reviewed and Schedule 21.22.23 has been modified where considered appropriate from an expert perspective.	Accept submission in part.
OS182.17	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That if landscape schedule 21.22.23 Hawea South North Grandview is amended the submitter seeks any additional, amended, consequential, or further relief in respect of the schedules to reflect the intent of the matters raised in this submission.	Addressed by reporting planner in s42A Report.	N/A
OS182.18	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That if the amendments included within this submission are not included within the schedule, then the submitter seeks that it be deleted or otherwise withdrawn from the variation.	Addressed by reporting planner in s42A Report.	N/A
OS182.19	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the boundary of the outstanding natural landscape is not defensible and should be amended to reflect the high degree of modification of the landscape.	Addressed in response to OS 182.6, OS 182.10 and OS 182.12.	Reject submission.



Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.23	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended by removing point 13 under the heading important ecological features and vegetation types from the landscape schedule.	No technical evidence is provided in support of this submission point. Schedule 21.22.23 has been reviewed by an ecology expert with the notified text supported by that expert.	Reject submission.
OS182.24	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended by removing point 15 under the heading important ecological features and vegetation types from the landscape schedule.	Addressed in response to OS 182.9.	Accept submission in part.
OS182.25	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended by removing point 16 under the heading important ecological features and vegetation types from the landscape schedule.	Addressed in response to OS 182.9.	Accept submission in part.
OS182.26	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 18 by including the words 'and surrounding low-lying environment', and replacing the word 'includes' with 'include'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are necessary to ensure an understanding of the landscape values of the PA.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.27	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 20 to replace the word 'largely' with 'somewhat' and removing the word 'two' in the landscape schedule.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are necessary to ensure an understanding of the landscape values of the PA.	Reject submission.
OS182.28	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 23 replace the word 'The' with the words 'There is', and to replace the words 'almost all' with 'some'.	Amend Schedule 21.22.23 [23] as follows: The reserve land along <b>almost all much</b> of the lake margins adjoining Hāwea township (and which coincide with Te Araroa, a network of trails and picnic spots).	<b>Accept submission in part.</b>
OS182.29	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 26 to include the words 'overgrown and unwalkable' in the landscape schedule.	Addressed in response to OS 182.8.	Reject submission.
OS182.30	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 27 to include the words 'These uses are limited by the prevailing northwest and southeast winds and are mostly undertaken between Christmas and late-January due to the low temperature of the water'.	No technical evidence is provided in support of this submission point. While I accept that use of the lake is likely to be greater during settled weather in the peak summer season, my experience is that the lake is used year-round for a range of recreational activities such as fishing. For this reason, I do not consider that the qualification requested by the submitter is necessary in a Schedule of Landscape Values for the PA.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.31	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at point 45 to include the words 'of the mountains, lake, and some of the lake shore'.	Addressed in response to OS 182.11.	Reject submission.
OS182.32	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at point 47 to remove the word 'peaceful' and to include the words 'when weather permits'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.	Reject submission.
OS182.33	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at point 51 to remove the word 'popular' and to include the words 'overgrown and unwalkable'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate. Also see response to OS 182.8.	Reject submission.
OS182.34	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to remove point 52 from the landscape schedule.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p>the changes requested by the submitter in this regard are appropriate.</p> <p>SH6 Makarora Lake Hāwea Road is a key scenic route providing access between the West Coast and the Otago Lakes.</p>	
OS182.35	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 53 to remove the word 'Nationally' from the landscape schedule.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.</p> <p>Lake Hāwea is identified as a Nationally Significant fishery by Otago Fish and Game, and this aspect of Schedule 21.22.23 has been reviewed by a recreation and tourism expert with the notified text supported by that expert.</p>	Reject submission.
OS182.36	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 54 to include the words 'highly modified', 'noting that very few parts of the beach are suitable to picnicking due to bluffs, course stones, and exposure to weather'.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.</p>	Reject submission.
OS182.37	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 57 to include the words 'excluding the modified lake shore'.	Addressed in response to OS 49.2.	Accept submission (subject to refinement).

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.38	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 60 to replace the words 'from SH6 Makarora Lake Hawea Road between the entrance to Hawea township/the Control Dam area and the lake terrace north' with 'north'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.	Reject submission.
OS182.39	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to remove point 64 from the landscape schedule.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.	Reject submission.
OS182.40	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 66 to remove the words 'noting that the lake itself is not in its "natural" state'.	Addressed in response to OS 47.11.	Accept submission (subject to refinement).
OS182.41	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 68 to include the words 'rural residential development', 'and the damming of the lake', and to replace the word 'high' with 'low' in the landscape schedule.	Amend Schedule 21.22.23 [68] as follows: The lake terraces on either side of the lake are the least natural parts of the ONL because of the presence of the holiday park, rural and rural living related development, the damming of the lake and pastoral farming activities. The limited scale and visibility of built development within the holiday park (from SH6, the lake and the township) and farm dwellings and buildings, ensures that naturalness values rate as at least moderate-high in those parts of the PA.	Accept submission (subject to refinement).

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.42	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 69 to replace the word 'higher' with 'low-moderate', include the words 'damming of the lake undermining the', and to remove 'The relatively confined extent of built development and its predominantly visually recessive, modest and/or relatively low-key character plays an important role'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.	Reject submission.
OS182.43	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 74 to replace the words 'mountain trails towards the' with 'mountainous', and remove the words 'and the farmed lake terraces'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.	Reject submission.
OS182.44	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 75 to replace the word 'localised' with 'low', include the words 'farmed lake terraces', and remove the words ',where intervening landforms and/or vegetation screen views to nearby development and the focus is confined to the lake and broader undeveloped mountain context'.	No technical evidence is provided in support of this submission point. Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS182.45	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 77 to include 'Round Hill is protected by a QEII covenant'.	Amend Schedule 21.22.23 [4] as follows:  Two rocky glacial knolls on the western side of the lake (Pt 414 and Pt 412, Round Hill) separated by a narrow terrace <b>(noting that Round Hill is subject to a QE II Covenant)</b> .  It is considered that reference to the QE II Covenant that applies to Round Hill is most appropriately included under 'physical values', rather than 'aesthetic values' in the PA Schedule.	<b>Accept submission subject to minor refinement.</b>
OS182.46	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at point 77 to include 'and the western edges north of Glen Dene'.	No technical evidence is provided in support of this submission point.  Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I do not consider the changes requested by the submitter in this regard are appropriate.	Reject submission.
OS182.47	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to include 'Hawea South and North Grandviews' and to remove 'West Wanaka' from the landscape capacity section of the landscape schedule.	Addressed in response to OS 23.5.	<b>Accept submission.</b>
OS182.48	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for visitor accommodation and tourism related activities from 'no' capacity to 'limited' capacity.	No technical evidence is provided in support of this submission point.  Noting that tourism related activities are defined as resorts, and relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I remain of the view that there is <b>no landscape capacity</b> for this activity within the PA. However, the explanatory text in the Preamble to	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p>Schedule 21.22.23 explains that capacity descriptions are based on the scale of the PA 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 plan change and consent applications. This explanatory text may go some way to providing comfort to the submitter in this regard.</p> <p>With respect to visitor accommodation, Schedule 21.22.23 identifies the landscape capacity for this landuse within the PA to be 'some', so no change is required.</p>	
OS182.49	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for urban expansions to include 'some landscape capacity within the lower-lying terrain. No landscape capacity in other areas'.	<p>No technical evidence is provided in support of this submission point.</p> <p>Urban development is inappropriate within ONF/Ls as urban development inevitably means the ONF/L will fail to qualify as a RMA s6(b) landscape in terms of 'naturalness' (see <i>Long Bay</i> and <i>High Country Rosehip</i>).</p>	Reject submission.
OS182.50	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating of earthworks from 'limited' to 'some'.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I remain of the view that there is <b>limited</b> landscape capacity for earthworks within the PA. This is largely the consequence of the very steep mountain terrain or the limited scale (extent) of the lake terraces along with the proximity of these parts of the PA to the lake itself and/or key scenic routes/public trails.</p> <p>It is recommended that the Preamble to Schedule 22.23 is amended to include the definition of <b>limited landscape capacity</b> (as set out below), which may provide the submitter with some comfort in this regard.</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p><b>Limited landscape capacity:</b> 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 modest amount of sensitively located and designed development is unlikely to materially compromise the identified landscape values.</p> <p>The qualifications as to scale etc in relation to capacity ratings discussed in response to OS 182.48 are also of relevance here.</p>	
OS182.51	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for farm buildings from 'limited' to 'some'.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I remain of the view that there is <b>limited</b> landscape capacity for farm buildings in pastoral areas within the PA.</p>	Reject submission.
OS182.52	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to change the capacity rating for rural living from 'very limited' to 'some'.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I remain of the view that there is <b>very limited</b> landscape capacity for rural living development on the lower lying terrain within the PA.</p>	Reject submission.
OS182.53	Maree Baker-Galloway On Behalf Of Jeremy Burdon, Jo Batchelor and Andrea Donaldson	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to change the capacity rating for lake structures from 'no' capacity to 'limited' capacity.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), I remain of the view that there is <b>no</b> landscape capacity for lake structures within the PA. I note that the characteristic of lake structures (jetties, pontoons, ramps and the like) being co-located in</p>	Reject submission.

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				close proximity to Hāwea settlement and The Camp is sympathetic to the objective of protecting the landscape values of the PA.	
OS188.49	Elisha Young-Ebert	Oppose	That 21.22.23 'important mana whenua features and their locations' be amended to include: A contemporary nohoaka (camping site to support traditional mahika kai activities provided as a redress under the Ngāi Tahu Claims Settlements Act 1998) is located at Lake Hāwea Camp Ground.	Addressed in response to OS 77.30.	Accept submission.
OS195.1	John and Helen Langley and Clarke	Support	That the summary of landscape values included in landscape schedule 21.22.23 Hāwea South North Grandview are retained as notified.	In agreement, no further comment required.	Accept submission.
OS195.2	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to include the quarry on the western end of the Burdon's property into the landscape capacity assessment for mineral extraction in the landscape schedule.	Schedule 21.22.23 Capacity (vii) acknowledges a tolerance for farm scale quarries, so no text change required in this regard.	Accept submission.
OS195.3	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at paragraph 10 to remove the 's' from 'Johns Creek'.	Amend Schedule 21.22.23 [10] as follows: The network of deeply incised streams draining the mountains on the eastern side of the lake including: the lower reaches of Bushy Creek, Johns Creek, Grandview Creek, Drakes Creek, Cameron Gully, Hospital Creek and numerous unnamed streams and tributaries.	Accept submission.

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OS195.4	John and Helen Langley and Clarke	Oppose	<p>That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at paragraph 11 to include the words 'Fuscospora cliffortioides' at point b, replace the word scrub for shrub or woodland at point c, include macrons and 'coprosma sp. Matgouri' at point d, replace the word 'scrub' for 'woodlands' at points e and f, replace 'mingimingi' with grey "Cosprosmas sp. dominant" shrublands, add a point (j) 'species listed as at risk/declining status include Native broom Carmichaelia petriei', Matagouri. Threatened- Nationally vulnerable Small leaved tree daisy (Oleria fimbriata) Also present alpine wineberry Corokia cotoneaster and Kowhai microphylla' into the landscape schedule'.</p>	<p>Amend Schedule 21.22.23 [11] as follows: Particularly noteworthy indigenous vegetation features include:</p> <ol style="list-style-type: none"> <li>Slim snow tussock grassland (<i>Chionochloa macra</i>) and depleted herbfields dominated by false Spaniard (<i>Celmisia lyallii</i>) on the mountain tops.</li> <li>Remnant isolated (fire relic) stands of mountain beech (<i>Fuscospora cliffortioides</i>) forest in Grandview catchments.</li> <li>The subalpine and alpine vegetation across the mountains to the west and east of the lake, featuring short (fescue) tussocklands, narrow leaved snow tussocklands (<i>Chionochloa rigida</i>), patches of <i>Dracophyllum</i> dominant <b>scrub shrub or woodland</b> and herbfields.</li> <li>Swathes and patches of regenerating kānuka, mānuka, <b>coprosma sp. matagouri</b> and grey shrubland across the lower and mid slopes and spurs of the mountains on either side of the PA.</li> <li>Bracken, matagouri and kānuka and mānuka <b>scrub woodlands</b> throughout rocky slopes of mountains on either side of the PA.</li> <li>Kānuka <b>scrub woodlands</b>, mānuka <b>scrub woodlands</b>, grey shrubland and bracken cover large parts of the lower slopes of the glacial knolls on the western side of the lake.</li> <li>The grey shrubland on a rocky outcrop on Kane Road, near Hāwea Back Road that is identified as an SNA in the District Plan. Species include: <i>Coprosma intertexta</i>, <i>Coprosma propinqua</i>, <i>Coprosma tayloriae</i>, <i>Coprosma rigida</i>, <i>Coprosma crassifolius</i>, <i>Carmichaelia petriei</i>, <i>Melicytus alpinus</i>, <i>Discaria toumatou</i>, <i>Pteridium esculentum</i>, <i>Muehlenbeckia complexa</i> and <i>Cordyline australis</i>.</li> </ol>	Accept submission.

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				<p>h. A woodland on the eastern slopes of Mt Maude that is an SNA in the District Plan. Dominated by halls totara (<i>Podocarpus cunninghamii</i>) and mountain totoa (<i>Phyllocladus alpinus</i>).</p> <p>i. Areas of regenerating matagouri, <b>mingimangi grey Coprosma sp. dominant shrublands</b>, kānuka and bracken fernland in places across the fans and lake terraces.</p> <p>j. <b>Species listed as at risk/declining status include native broom (<i>Carmichaelia petriei</i>), matagouri. Threatened- Nationally vulnerable species include: small leaved tree daisy (<i>Oleraia fimbriata</i>). Also present: alpine wineberry, <i>Corokia cotoneaster</i> and <i>Kowhai microphylla</i>.</b></p>	
OS195.5	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at paragraph 12 to include the word 'exotic' at point (a), include that the forestry above the dam is wilding forest at point (d), and include 'Silver Birch' and 'Betula sp.' amongst the wildings at point (e).	<p>Inclusion of reference to 'exotic' at [12](a) is not considered necessary.</p> <p>The description of the 'plantation forestry' near the control dam in [12] (d) is addressed in response to OS 23.1.</p> <p>Amend Schedule 21.22.23 [12] (e) as follows:</p> <p>Wilding conifers <b>and <i>Betula sp.</i></b> across the mountain slopes.</p>	Accept submission n part.
OS195.6	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to include the 'Tui', the 'MCCann skink', and 'Southern Alps Gecko' to paragraph 14.	Addressed in response to OS 23.2.	Accept submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS195.7	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended to include 'Fallow deer', 'hedgehog' and 'wallaby' to paragraph 15 of the landscape schedule.	Amend Schedule 21.22.23 [15] as follows:  Animal pest species include chamois, red deer, <b>fallow deer, wallabies</b> , pigs, feral goats, hares, possums, mice, rats, stoats, ferrets, feral cats, and rabbits.	<b>Accept submission.</b>
OS195.8	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at paragraph 16 to include 'European broom', and 'Silver birch'.	Amend Schedule 21.22.23 [16] as follows:  Plant pest species include sweet briar, broom, wilding pines, hawthorn, buddleia, hawkweed, gooseberry, bittersweet, <b>European broom, silver birch</b> and gorse.	<b>Accept submission.</b>
OS195.9	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at paragraph 26 to replace 'John Creek' with 'Gladstone track'.	Amend Schedule 21.22.23 [26] as follows:  The Holiday Park to Round Hill Track, the Te Araroa Trail, the John Creek track, <b>the Gladstone track</b> , the Grandview Creek track, the Grandview Ridge, and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek. Associated with these tracks are signage, stiles, and seating, typically of a modest scale and low-key character.  It should be noted that both the John Creek track and the Gladstone track are referenced in local trail maps etc.	<b>Accept submission.</b>
OS195.10	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hāwea South North Grandview is amended at paragraph 29 to change 'Gladstone' with 'John Creek'.	Amend Schedule 21.22.23 [29] as follows:  Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include: the very close proximity of Hāwea township which extends along the south-western margins of the lake and abuts the PA; the cluster of dwellings at <b>John Creek Gladstone</b> ; and the Control Dam booms, dam wall, etc.) at the start of the Hāwea River.	<b>Accept submission.</b>

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OS195.11	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 50 to replace 'Gladstone' with 'John Creek'.	Amend Schedule 21.22.23 [50] as follows:  The popular and nationally important Te Araroa Trail that is along the southern and south-eastern edges of the lake beyond <u>John Creek Gladstone</u> , via the Gladstone to Wānaka Track, where it veers eastwards to climb a ridge to the Pakituhi Hut (near Pt 1316).	Accept submission.
OS195.12	John and Helen Langley and Clarke	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended at paragraph 51 to remove the 's' from 'Johns Creek'.	Amend Schedule 21.22.23 [51] as follows:  The popular walking/biking trails, including: Holiday Park to Round Hill Track; the reserve tracks along the southern edge of the lake adjacent Hāwea township; the John's Creek track; the Grandview Creek track; the Grandview Ridge; and the unnamed loop track around the west side of Pt 812 that links to Lagoon Creek.	Accept submission.
OS206.1	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is opposed and should be rejected as notified.	Addressed by reporting planner in S42A Report.	N/A
OS206.2	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to include a further layer of capacity mapping that identifies areas within specific outstanding natural landscapes that have capacity to absorb some development.	No technical evidence is provided in support of tis submission point.  The Topic 2.5 Decision (September 2020) directs at [171], that the assessment of the ONF/L Priority Areas be undertaken for the feature or landscape <u>as a whole</u> (rather than at a landscape character unit scale).  <u>Prior to the PA Schedules work being undertaken</u> , landscape conferencing was undertaken (Joint Statement arising from Expert Planner and Landscape Conferencing in relation to Strategic Policies and Priority Area Expert Conferencing, TOPIC 2: RURAL LANDSCAPES, dated 29 October 2020) in which the experts agreed that there were likely to be a number of landscape character units within a single PA (see JWS [29]).  The expert PA Schedule authors carefully considered the utility of identifying landscape character units within each PA in terms of identifying the important attributes and values that	Reject submission.

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				<p>needed to be protected at a landscape scale, and landscape capacity. The PA Methodology Report [5.24] explains the authors did not consider it necessary to undertake landscape character unit delineation to inform an understanding of landscape values (and in turn, capacity). However, this is not to say that localised variances in values and landscape capacity occur across a PA. The PA Schedules have been drafted to acknowledge this variance in two ways:</p> <ul style="list-style-type: none"> <li>a) By acknowledging more localised nuances in the main body of the Schedule of Values and Landscape Capacity comments (where appropriate).</li> <li>b) By signalling upfront in the Preamble to Schedule 21.12 that the landscape attributes, values and capacity relate to the PA as a whole and should not be taken as prescribing the attributes, values and capacity of specific sites; and a finer grained site-specific assessment of a plan change or resource consent process may identify different attributes, values and capacity to that identified in the PA Schedule.</li> </ul>	
OS206.3	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended so that it does not restrict appropriate activities in the priority area due to the assessed landscape capacity outlined.	<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, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), and subject to the amendments with respect to landscape capacity recommended in relation to other submissions on Schedule 21.22.23, I consider that the landscape capacity ratings are appropriate.</p>	Reject submission.
OS206.4	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is rejected as notified and reassessed to acknowledge rural living, visitor accommodation/rural	Addressed in response to OS 206.3.	Reject submission.

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			tourism and other appropriate activities provided they are appropriately located, and subject to comprehensive, site specific landscape assessment.		
OS206.5	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to ensure the landscape schedules apply at a priority area level to guide future development but not preclude it.	The Response to Submissions Version of the Preamble to Schedule 21.22 explains that the capacity ratings apply to the PA as a whole (rather than at a site specific level) and that the more detailed assessments of the landscape (including capacity) that would be required as part of resource consent and plan change applications may identify a varying landscape capacity rating.	Reject submission
OS206.6	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to ensure it is clear that the capacity for development identified on the schedules is not to be applied or interpreted at a site-specific scale.	Addressed in response to OS 206.5.	Reject submission
OS206.7	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview is amended to ensure the benefits of rural living and other appropriate activities are recognised and appropriately anticipated, subject to appropriate design, location, and comprehensive landscape assessment,	The potential landscape related benefits of rural living development are appropriately signalled in the factors listed in Schedule 21.22.23 Capacity (xii) that are likely to frame appropriate rural living development.	Reject submission

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OS206.8	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That the landscape schedule 21.22.23 Hawea South North Grandview amended so any other consequential or alternative relief that otherwise addresses the matters raised in this submission are adopted.	Addressed by reporting planner in s42A Report.	N/A
OS206.9	Jo Fyfe On Behalf Of Sally and Braden Currie	Oppose	That within landscape schedule 21.22.23, rural living, visitor accommodation and rural tourism are not limited provided they are appropriately located and subject to comprehensive, site-specific landscape assessment.	<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, the PDP Topic 23 Burdon Appeal and the PDP Stage 3 RVZ Glen Dene Appeal (including field work on the land and water), and subject to the refinements with respect to landscape capacity recommended in relation to other submissions on Schedule 21.22.23, I consider that the landscape capacity ratings are appropriate.</p> <p>I also note that the landuse of rural tourism is not a landuse directed for consideration by PDP 3.3.38.</p> <p>Further, the recommended amendments in the Response to Submissions Version of the Schedule 21.22 Preamble may go some way to addressing the submitter's concerns in this regard.</p>	Reject submission.