

## 21.22.14 PA ONL NORTHERN REMARKABLES: Schedule of Landscape Values

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### General Description of the Area

The Northern Remarkables PA/ONL relates to the northern faces of the Remarkable Range framing the southern side of the Wakatipu Basin. The southern boundary of the PA/ONL corresponds with the mountain peaks and ridgelines of that range around, and east of the Remarkables Ski Area Sub-zone – extending through to near Chard Farm. The Northern Remarkables PA/ONL's northern boundary follows the upper edge of the low-lying Kawarau River terraces on the south side of the Kawarau River to near Chard Farm. In so doing, the PA/ONL captures the steep mountain faces above the Kawarau River valley and terraces at the toe of the Northern Remarkables.

### Physical Attributes and Values

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

### Important landforms and land types:

1. Steep to very steep mountain slopes with frequent exposed schist outcrops and scree slopes. The northern faces consist principally of large landslides which occurred after the retreat of glaciers at the end of the last glaciation.
2. Alluvial fans and shingle beds associated with the Rastus Burn and Owens Creek.
3. Elevated fans and flat alluvial floodplains and terraces bordered in places by steep escarpments.
4. Located to the north of, and down slope of, the Remarkables Ski Field Access Road, the Remarkables Terrane Boundary and Block Field are identified as a Geopreservation Site of national importance; and the Frankton Block Field is identified as being of regional importance. Both of these features are rated as being robust and not considered to be vulnerable to most human-related activities.
5. This ONL also contains the Lake Alta cirque which is a classic lake-filled cirque with steep rocky sides. There are areas of moraine over the schist bedrock at the front lip.

### Important hydrological features:

6. The Rastus Burn.
7. Owens Creek.
8. The cirque lake of Lake Alta (i.e., amphitheatre-shaped basin with precipitous walls at the head of a glacial valley). Identified as a Geopreservation Site of regional significance that is rated as being robust and not considered to be vulnerable to most human-related activities.
9. The series of small tarns in the vicinity of the Remarkables Ski Field.

### Important ecological features and vegetation types:

10. Particularly noteworthy indigenous vegetation features include:
  - a. Extensive areas of regenerating indigenous grey shrubland, particularly in the Owens Creek and Rastus Burn valleys. The larger areas of shrubland are designated as SNA's.

- b. Snow tussock grasslands, mixed snow tussock *Dracophyllum* scrub and cushionfields covers the higher slopes generally above c. 900 m, including the Rastus Basin.
  - c. Alpine cushion bogs are a feature of the Basins in the upper Rastus Burn bordering the streams and tarns.
  - d. Expansive areas of mixed short tussock – exotic grassland interspersed with grey shrubland occur above the prominent alluvial fans and terraces of the Rastus Burn and Owens Creek.
  - e. Scattered, locally rare, mature kowhai across the lower and mid slopes especially on bluffy sites.
11. Other distinctive vegetation types include:
- a. Grazed pasture throughout the flat river terraces while extensive grazing occurs on the lower hillslopes.
12. Valued habitat for a range of lizards, New Zealand falcon, New Zealand pipit and grey warbler, and endemic invertebrates. Mingimangi and the tree daisies (*Olearia* sp) are important to endemic invertebrates during parts of their life cycles while rocky areas amongst low stature shrubs and short and exotic grassland is important habitat for skinks and geckos.
13. The upper part of the PA lies in the DOC managed Remarkables Conservation Area.
14. Animal pest species include feral red deer, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
15. Plant pest species include sweet briar which is often a component of grey shrubland, wildings conifers, buddleia, broom, and gorse.

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

16. Human modification which is concentrated throughout the low-lying river terraces at the base of the mountain slopes (and adjacent the Kawarau River ONF), where pastoral and viticultural land use dominate; in the three elevated basins near Lake Alta within which the ski field is located; and throughout the north-western portion of the PA associated with the ski field access road.
17. Built development patterns which, throughout the lower-lying river terraces includes a farmhouse at Owens Creek, the Chard Farm winery, scattered farm buildings, farm tracks, fencing and a power line (on poles) roughly traversing the toe of the steeper slopes. Generally, development is characterised by very carefully located and designed buildings that have an obvious connection with the working rural landscape, are well integrated by plantings and remain subservient to the 'natural' landscape patterns. Elsewhere, the modest scale of buildings, together with their distinctly working rural character and sparse arrangement, ensures that they sit comfortably into the setting.
18. The location of the Remarkables Ski Field within three interconnected elevated basins which means that it is relatively visually discreet in views from low-lying places in the Wakatipu Basin and Queenstown. The ski field access road, however, is prominent in such views.
19. Gibbston Character Zone in the vicinity of Chard Farm which includes viticulture and commercial activities with and affiliation to viticulture and farming.
- 19a Queenstown Park Station is a large, farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.

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

20. Chard Road (District Plan reference 216) and Chard Farm (archaeological site F41/52).

21. Various inter-related complexes of gold sluicings, tailings, water races, dams, and associated domestic sites in the area (for example, archaeological sites E41/204, E41/228, and E41/279).

#### Mana whenua features and their locations:

22. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
23. The western part of the ONL overlaps the mapped Kawarau wāhi tūpuna. Kawarau is the traditional name for the Remarkables.
24. The very northern extent of the ONL overlaps the mapped Kawarau River wāhi tūpuna.

#### Associative Attributes and Values

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

#### Mana whenua associations and experience:

25. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
26. As one of the highest and most prominent ranges overlooking Whakatipu Waimāori ~~Whakatipu wai māori (Lake Whakatipu)~~, closeness to the Ātua gives significance to Kawarau.
27. The Kawarau River was a traditional travel route that provided direct access between Whakatipu Waimāori ~~Whakatipu wai māori (Lake Whakatipu)~~ and Mata-au (the Clutha River).
28. The Kawarau River is a significant kāika mahika kai where weka, kākāpō, kea and tuna (eel) were gathered.
29. The mana whenua values associated with the ONL include, but may not be limited to, mauka, wāhi taoka, ara tawhito, mahika kai and nohoaka.

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**Commented [BG8]:** OS 77.41 Kai Tahu ki Otago. OS 188.41 Elisha Young-Ebert.

#### Important historic attributes and values:

30. Gold mining in the area and the associated physical remnants.
31. Historic farming, especially early pastoralism.
32. Chard Road, which was part of the old main coach link between Queenstown and Cromwell. Identified in the PDP Inventory of listed Heritage Features, QLDC Category 2 (three categories, 1 to 3, with Category 1 being the most significant).

#### Important shared and recognised values:

33. The descriptions and photographs of the area in tourism publications.
34. The popularity of the mountain slopes as an inspiration/subject for art and photography and as a 'key outlook' from Queenstown. The close proximity of the area to Queenstown and its visibility from much of the Whakatipu Basin and Whakatipu Waimāori (Lake Whakatipu) play an important role.
35. The high popularity of the recreational 'features' listed below.

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**Important recreation attributes and values:**

- 36. The Remarkables Ski Area Field for winter year-round use and recreation; access to the ski area field also offers the general public close-up, first-hand experience of the Northern Remarkables PA ONL.
- 37. The Remarkables Ski Field Access Road (and lookouts) and SH 6 as key scenic routes either within the PA or in close proximity.
- 38. The popular Queenstown Park Station Fun Ride and Kawarau River Run annual events.
- 39. Walking and cycling along the Twin Rivers Trail on the north side of the Kawarau River. Although the trail is outside the Northern Remarkables PA ONL, its close proximity means that the landscape character experienced on the trail is strongly influenced by the PA.
- 40. The Lake Alta and Wye Creek Route walking tracks.
- 41. Climbing in the Rastus Burn Recreation Reserve.
- 42. Jetboating, kayaking, rafting, and fishing on the Kawarau River (ONF), for the same 'proximity' reasons to those described above.
- 43. Chard Farm winery.

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**Commented [BG11]:** OS 165.2 NZSki Limited.  
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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:**

- 44. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative glacial and fluvial / alluvial processes.
- 45. Indigenous gully and stream plantings which reinforce the legibility and expressiveness values within the Owen and Rastus Burn catchments.
- 46. More generally, the vegetation cover and land uses found within the area which reinforce the landform differences throughout the ONL, with more cultural vegetation patterns evident on the lower-lying flat areas and more natural vegetation cover apparent across elevated areas.

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

- 47. Impressive and highly appealing mid to longer-range views from the Twin Rivers Trail across the Kawarau River and its floodplains to the largely open pastoral terraces and dramatic mountain slopes, peaks, ridges and valleys of the PA ONL Northern Remarkables.
- 48. Impressive close-up views across tussock-dominated slopes near the Remarkables Ski Field Road towards the deeply etched valley of the Rastus Burn and up into the valley corridor of the ski field itself.
- 49. Highly attractive close, mid and longer-range views from the Kawarau River to the edges of the pastoral terraces, backdropped by a vast and rugged mountain setting. The complex river edge landforms and vegetation patterns frame and filter views in places, contributing to views that have highly variable content and a variable character.
- 50. Complex and highly attractive mid-range views from Lake Hayes Estate, Bridesdale and Shotover Country over intervening riverside vegetation to the exposed, relatively bare, pastoral terraces and mid slopes, either side of the Rastus Burn valley and the crenelated ridges and peaks that top the range.

51. Dramatic longer-range views from the Whakatipu Basin, the Crown Range Road and Queenstown urban area (including the airport and key scenic routes), to the elevated mountain slopes, peaks and ridges.
52. In all of the views, the dominance of 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development and impression of openness underpins the high quality of the outlook.
53. From the more distant vantage points (i.e., Queenstown, Whakatipu Basin and Crown Terrace area), views of the jagged alpine peaks and rugged incised mountain slopes comprise signature views that are critical to the identity of the wider area.
54. From more proximate vantage points, the vegetation-fringed, dynamic waters of the Kawarau River add to the locality's spectacle – acting as the centrepiece to an enclosed, U-shaped valley that becomes increasingly incised east of Morven Hill (ONF). In such views, the seemingly 'tamed' pastoral floodplains and elevated terraces on both sides of the river are also apparent, offering attractive contrast with, and counterpoint to, the sheltered river corridor and its mountain backdrop.

#### Naturalness attributes and values:

55. The mountain slopes which exhibit a very high level of naturalness, except in the more immediate vicinity of the Remarkables Ski Area Field and its access road. This perception is accentuated by the sheer scale and visual grandeur of the mountain range as a whole. While modifications related to the ski area field and its access road are visible from much of the catchment associated with the Kawarau River, Queenstown, and the southern Whakatipu Basin (albeit to varying degrees), their confined location and limited scale – relative to that of the Northern Remarkables in totality – limits impact on those areas and means that they are not dominant elements. These landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.
56. The elevated river terraces closer to the Kawarau River, where pastoral and viticultural land uses dominate, giving rise to a lower level of perceived naturalness within this part of the PA ONL Northern Remarkables. Scattered farm dwellings, rural buildings, shelterbelts, woodlots, power lines, fencing, and tracks add to this impression in places and its 'cultural' dimension is further amplified by the predominance of exotic plant species near the river, including willows, poplars, broom, gorse and rosehip.

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#### Memorability attributes and values:

57. Views of the steep mountain slopes and crenelated ridges and peaks that top the range are highly memorable.
- 57a Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable.

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#### Transient attributes and values:

58. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes.
59. The changing colours of pasture areas, which are green in some seasons and tawny brown in others.
60. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (river edge poplars in particular).

#### Remoteness and wildness attributes and values:

61. A strong sense of the sublime associated with the Northern Remarkables' main slopes, which contribute a sense of remoteness and wildness to their wider setting. Such feelings are less apparent near the valley floor, due to the more obvious influence of rural production and the presence of residential development along the northern edge of the ONL – most notably near Bridesdale, Lake Hayes Estate and Shotover Country. The valley corridor reveals significant landscape transition; from the sublime and predominantly natural, to the picturesque and cultural.

**Aesthetic qualities and values:**

- 62. The experience of the values identified above from a wide range of public viewpoints.
- 63. More specifically, this includes:
  - a. The highly attractive and striking composition created by the powerful and dramatic mountain slopes and peaks juxtaposed beside the more modified and 'tamed' river terraces.
  - b. At a broad scale, this 'natural' large-scale landscape scene forms a bold contrast with, and backdrop to, Queenstown and the Wakatipu Basin.
  - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. the sculpted exposed schist outcrops and scree slopes throughout the elevated slopes;
    - ii. the steeply incised Rastus and Owen Burns;
    - iii. the bold patterning of elevated fans and flat alluvial floodplains and terraces interspersed with steep escarpments;
    - iv. the picturesque glacial Lake Alta;
    - v. the relatively low-key and 'rural vernacular' or sympathetic style of the majority of built development; and
    - vi. the poplars along the river edge, which contribute to the scenic appeal despite not being native.

**Summary of Landscape Values**

Physical • Associative • Perceptual (Sensory)

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

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

- 64. **Very High physical values** due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area.
- 65. **Very High associative values** relating to:
  - a. The mana whenua associations of the area.
  - b. The historic features and associations of the area.
  - c. The very strong shared and recognised values associated with the area.
  - d. The significant recreational attributes.
  - e. The significant scenic values associated with the Remarkables Ski Area Field Access Road.

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

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape’s formative processes.
- b. The very high aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains (and river), are critical features of the area. The proximity of the area to Queenstown, the Whakatipu Basin, key gateways/scenic routes, accessibility and popular recreational features, which allows the experience of these values along with the area’s transient values, also play a role.
- c. An impression of high naturalness arising from the dominance of the more natural landscape and the generally relatively modest or visually recessive nature of built development.
- d. A strong sense of remoteness and wildness associated with large-scale steep slopes and rugged peaks, which is heightened as a consequence of the area’s close proximity to Queenstown and the Whakatipu Basin.

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**Landscape Capacity**

The landscape capacity of the PA ONL Northern Remarkables for a range of activities is set out below.

- 67. **Commercial recreational activities** – some landscape capacity for small scale and low key activities (including at Chard Farm) that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of natural landscape elements; are designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; and enhance public access; and protect the area’s ONL values.
- 68. **Visitor accommodation and tourism related activities** – some landscape capacity for activities on the very gently sloping to flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest or sympathetic scale; have a low-key ‘rural’ or ‘non-urban’ character; integrate landscape restoration and enhancement; and enhance public access; and protect the area’s ONL values. No landscape capacity on the mountain slopes and fans except for sensitively located and designed glamping activities.
- 69. **Urban expansions** – no landscape capacity.
- 70. **Intensive agriculture** – no landscape capacity.
- 71. **Earthworks** – limited landscape capacity for earthworks associated with farming, viticulture, existing recreational facilities (including the Remarkables Ski Area), natural hazard mitigation risk or public access tracks, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.
- 72. **Farm buildings** – in those areas of the ONL with pastoral and viticultural land uses, limited landscape capacity for modestly scaled or sympathetically located and designed buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.
- 73. **Mineral extraction** – no landscape capacity for extraction larger than farm/vineyard-scale quarries. Limited capacity for farm/vineyard-scale quarries that protect the naturalness and aesthetic attributes and values of the ONL.

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**Commented [BG22]:** OS 77.5 Kai Tahu ki Otago.

**Commented [BG23]:** Consequential amendment arising from OS 74.2

**Commented [BG24]:** OS 74.2. John May and Longview Environmental Trust.

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**Commented [BG28]:** OS 171.18 Queenstown Park Ltd.

**Commented [BG29]:** Consequential amendment arising from OS 74.2

**Commented [BG30]:** OS 74.2. John May and Longview Environmental Trust.

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74. **Transport infrastructure** – **very limited** landscape capacity for trails and 'low key' rural roading that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; **and integrate landscape restoration and enhancement, and protect the area's ONL values. No landscape capacity for other transport infrastructure.**
- Commented [BG39]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG40]:** Consequential amendment arising from OS 74.2
- Commented [BG41]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG42]:** OS 171.17 Queenstown Park Ltd.
75. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of **the National Grid and utilities such as overhead lines, or cell phone towers, or navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent.**
- Commented [BG43]:** OS 86.10 Melissa Brook OS 70.28 Transpower New Zealand Limited.
- 75a. **Renewable energy generation** – **no** landscape capacity for commercial-scale renewable energy generation. **Limited capacity for discreetly located and small-scale renewable energy generation. Limited** landscape capacity for discreetly located and small-scale renewable energy generation on the flat and low-lying terraces and floodplains **or in association with existing structures in the Remarkables Ski Area.**
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- Commented [BG45]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG46]:** OS 165.24 NZSki Ltd.
- Commented [BG47]:** OS 171.17 Queenstown Park Ltd.
76. **Production forestry** – **no** landscape capacity.
- Commented [BG48]:** OS 165.24 NZSki Ltd.
77. **Rural living** – **very limited** landscape capacity for activities on the flat and low-lying terraces and floodplains that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail, Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; **and enhance public access, and protect the area's ONL values. No** landscape capacity on the mountain slopes and fans.
- Commented [BG49]:** Typographical correction.
- Commented [BG50]:** OS 171.17 Queenstown Park Ltd.
78. **Gondolas Passenger Lift Systems** – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape **and protect the area's ONL values.**
- Commented [BG51]:** Consequential amendment arising from OS 74.2.
- Commented [BG52]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG53]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG54]:** OS 74.2. John May and Longview Environmental Trust.
- Commented [BG55]:** OS 171.17 Queenstown Park Ltd.
- Commented [BG56]:** OS 74.2. John May and Longview Environmental Trust.

# 21.22.14 Northern Remarkables PA ONL Schedule

## August 2023 FINAL

**Blue highlighted** text: captured in “Response to Submissions (version of) 21.22.14 Northern Remarkables 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) 21.22.14 Northern Remarkables PA ONF Schedule”. This is typically because the submission point is general rather than confined to specific text amendments. **One example identified.**

## Submissions Summary

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS70.28	Ainsey McLeod On Behalf Of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.22.14 Northern Remarkables is amended in its landscape capacity assessment point 75 utilities and regionally significant infrastructure to include, 'In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks'.	Amend Schedule 21.22.14 Capacity (ix) as follows:  <b>Utilities and regionally significant infrastructure – limited</b> landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of <u>the National Grid and</u> utilities such as overhead lines, <u>or cell phone towers, or navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent.</u>  NB the response to OS 86.10 has been coordinated with the response to OS 70.28	Accept submission subject to refinement.
OS77.24	Michael Bathgate On Behalf Of Kai Tahu ki Otago	Oppose	That landscape capacity 21.22.14 paragraph 78 gondolas be amended to include the words: ...preserve the natural	Refer B Gilbert EIC for commentary in relation to the request for this standard wording across the PA Schedules.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			<p>character of wetlands, lakes, rivers and their margins; protect mana whenua associations and values, particularly for those areas identified as wāhi tūpuna, statutory acknowledgements or nohoaka;... .</p>		
OS77.41	Michael Bathgate On Behalf Of Kai Tahu ki Otago	Oppose	<p>That landscape schedule 21.22.14 Northern Remarkables paragraphs 26 and 27 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimāori.</p>	<p>Amend Schedule 21.22.14 as follows:</p> <p>26. As one of the highest and most prominent ranges overlooking <del>Whakatipu Waimāori</del> <del>Whakatipu wai māori</del> (Lake Whakatipu), closeness to the Ātua gives significance to Kawarau.</p> <p>27. The Kawarau River was a traditional travel route that provided direct access between <del>Whakatipu Waimāori</del> <del>Whakatipu wai māori</del>, (Lake Whakatipu) and Mata-au (the Clutha River).</p>	Accept submission.
OS86.10	Melissa Brook	Oppose	<p>That landscape capacity 21.22.14 paragraph 75 utilities and regionally significant infrastructure be amended to: limited landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as an overhead lines or cell phone towers, or navigational aids and meteorological instruments which cannot be screened, these should be co-located with existing infrastructure or designed and located to reduce their visual</p>	<p>Amend Schedule 21.22.14 Capacity (ix) as follows:</p> <p><b>Utilities and regionally significant infrastructure – limited</b> landscape capacity for infrastructure that is buried or located such that they are screened from external view. In the case of <del>the National Grid and</del> utilities such as overhead lines, <del>or</del> cell phone towers, <del>or</del> <del>navigational aids and meteorological instruments, where there is a functional or operational need for its location, structures are to be designed and located to limit their visual prominence, including associated earthworks, which cannot be screened, these should be designed and located so that they are not visually prominent.</del></p> <p>NB the response to OS 86.10 has been coordinated with the response to OS 70.28</p>	Accept submission subject to refinement.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			prominence to the extent practicable, recognising the operational and functional requirements of regionally significant infrastructure means this may not be practicable in all instances.		
OS 165.2	Ben Farrell on behalf of NZSki Limited	Oppose	That the landscape schedules be amended to acknowledge that ski areas are used all year round for a range of activities, not just winter-based activities.	Amend Schedule 21.22.14 [36] as follows:  The Remarkables Ski Field for <b>winter year-round</b> use and recreation; access to the ski field also offers the general public close-up, first-hand experience of the Northern Remarkables PA ONL.	<b>Accept submission in part.</b>
OS165.8	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 paragraph 9 be amended to delete reference to the series of small tarns in the vicinity of Remarkables Ski Field to read: Various tarns.	No technical evidence has provided in support of this submission point.  Relying on my landscape evaluation of the broader area as part of the PDP Stage 1 Remarkables Park Limited appeal, the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), along with the PA Schedules work, I do not consider that this text change is needed. I also note that the PA Schedules have been reviewed by a geomorphology expert with that expert supporting the notified text.	Reject submission.
OS165.9	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Important Land-use patterns and features at paragraph 16 be amended to add '; and various communication infrastructure on exposed ridgelines.' at the end of the sentence.	No technical evidence is provided in support of this submission point.  The applicant is encouraged to provide evidence on the location and nature of the existing communication infrastructure so that it can be appropriately referenced in Schedule 21.22.14.	Reject submission.
OS165.10	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Important shared and recognised values at	No technical evidence is provided in support of this submission point.	<b>Accept submission in part.</b>

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			paragraph 34 be amended to read: The popularity of the mountain slopes as an inspiration for education, conferencing, art, filming and photography and as a 'key outlook' from Queenstown. The very close proximity of this recreational feature to Queenstown's urban areas and its visibility from much of the Whakatipu Basin play an important role.	<p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I consider that the following amendment is appropriate.</p> <p>34. The popularity of the mountain slopes as an inspiration/subject for art and photography and as a 'key outlook' from Queenstown. <b>The close proximity of the area to Queenstown and its visibility from much of the Whakatipu Basin and Whakatipu Waimāori (Lake Whakatipu) play an important role.</b></p> <p>The applicant is encouraged to provide evidence with respect to the widely acknowledged importance of the area as an educational resource, conferencing location and filming location so that here attributes can be appropriately acknowledged in Schedule 21.22.14.</p>	
OS165.11	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Important shared and recognised values at paragraph 35 be amended to remove reference to 'recreational' so that it reads: The high popularity of the 'features' listed below.	<p>No technical evidence is proposed in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that this text change is needed. I also note that the PA Schedules have been reviewed by a recreation and tourism expert with that expert supporting the notified text.</p>	Reject submission.
OS165.12	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 important recreation attributes and values at paragraph 36 Remarkables Ski Field description be amended to: The Remarkables Ski Area Sub Zone which provides for	<p>No technical evidence is proposed in support of this submission point.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that this text change is needed.</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			the ongoing use and development of that area.		
OS165.13	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Important recreation attributes and values at paragraph 37 be amended to include access tracks and read as follows: The Remarkables Ski Area Access Road, access tracks (and lookouts) and SH 6 as key scenic routes either within the PA or in close proximity.	No technical evidence is provided in support of this submission point.  The applicant is encouraged to provide evidence on the location and nature of existing access tracks (other than the Remarkables Ski Field Access Road) so that they can be appropriately referenced and described in Schedule 21.22.14.	Reject submission.
OS165.14	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Naturalness attributes and values at paragraph 55 be amended to reference the ski area access road, not ski field road as set out in the third sentence of the paragraph.	Addressed in response to OS 165.43.	Accept submission.
OS165.15	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Memorability attributes and values have an additional paragraph after paragraph 57 that reads: 57A Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable.	Amend Schedule 21.22.14 as follows:  <u>57A Experiences associated with accessing and using the Remarkables Ski Area, which are highly memorable.</u>	Accept submission.
OS165.16	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Very High associative values at	Amend Schedule 21.22.14 [65] as follows:  (e) The <u>significant</u> scenic values associated with the Remarkables Ski <u>Area and Field</u> Access Road.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			paragraph 65d. and e. are amended to read: d. the very strong and significant recreational attributes. e. The very strong and significant scenic values associated with the Remarkables Ski Area and Access Road.	For completeness, the descriptor 'strong' is not considered necessary, where the term 'significant' is used.	
OS165.17	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Very High perceptual values at paragraph 66b. be amended to include accessibility as follows: ... key gateways/scenic routes, accessibility and popular recreational features... .	Amend Schedule 21.22.14 [66] as follows:  (b) The very high aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains (and river), are critical features of the area. The proximity of the area to Queenstown, the Whakatipu Basin, key gateways/scenic routes, <a href="#">accessibility</a> and popular recreational features, which allows the experience of these values along with the area's transient values, also play a role.	<a href="#">Accept submission.</a>
OS165.18	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape capacity 21.22.14 paragraph 67 commercial recreational activities be amended to delete the words 'and protect the area's ONL values'.	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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that this text change is appropriate.	Reject submission.
OS165.19	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape capacity 21.22.14 paragraph 68 visitor accommodation and tourism related activities be amended from no landscape capacity to read: Some landscape capacity on the mountain slopes and fans associated with the Remarkables Ski Area.	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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that this text change is appropriate.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS165.20	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape capacity 21.22.14 paragraph 71 earthworks be amended from limited to some and read: Earthworks - Some landscape capacity for earthworks associated with Remarkables Ski Area, farming, viticulture, recreation activities, or public access tracks, that are sympathetically designed to integrate with existing natural landform patterns.	<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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I consider the following amendments to Schedule 21.22.14 [71] is appropriate:</p> <p><b>Earthworks – limited</b> landscape capacity for earthworks associated with farming, viticulture, existing recreational facilities (including the Remarkables Ski Area), or public access tracks, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.</p>	Accept submission in part.
OS165.21	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 paragraph 72 farm buildings be amended from limited to some landscape capacity for modestly scales buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.	<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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that this text change is appropriate.</p>	Reject submission.
OS165.22	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape capacity 21.22.14 paragraph 74 Transport infrastructure be amended to change from very limited to some landscape capacity and include the words: associated with commercial recreation including Gondolas, and delete the	<p>No technical evidence is provided in support of this submission point.</p> <p>Gondolas are specifically referenced at Schedule 21.22.14 [79] and do not need to be addressed under transport infrastructure.</p> <p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report),</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			words 'and protect the area's ONF values' and 'No landscape capacity for other transport infrastructure.	I do not consider that the text changes requested in this submission point are appropriate.	
OS165.23	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape capacity 21.22.14 paragraph 75 Utilities and significant infrastructure be amended from limited to some landscape 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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I consider that a rating of <b>limited</b> rather than <b>some landscape capacity</b> is appropriate.</p> <p>The response to OS 86.10 may go some way to addressing the submitters concerns in this regard.</p>	Reject submission.
OS165.24	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape capacity 21.22.14 paragraph 76 Renewable energy generation be amended from no and limited to some landscape capacity and read: Some landscape capacity for small and community scale renewable energy generation.	<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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I generally do not consider that the text changes requested in this submission point are appropriate. However, I consider that the wording of Schedule 21.22.14 with respect to renewable energy, should be amended as follows to avoid confusion and to allow for the likes of small scale solar or wind energy in association with the existing structures in the Ski Area:</p> <p><b>75A Renewable energy generation – no</b> landscape capacity for commercial-scale renewable energy generation. <b>Limited capacity for discreetly located and small-scale renewable energy generation. Limited</b> landscape capacity for discreetly located and small-scale renewable energy generation on the flat and low-lying terraces and floodplains or in association with existing structures in the Remarkables Ski Area.</p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS165.25	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape capacity 21.22.14 paragraph 79 Gondolas be amended from limited to some landscape capacity with the following words deleted: provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape, and protect the area's ONL values.	<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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that the text changes requested in this submission point are appropriate.</p>	Reject submission.
OS165.43	Ben Farrell On Behalf Of NZSki Limited	Oppose	That landscape schedule 21.22.14 Northern Remarkables be amended to change references from ski field to ski area.	<p>Amend Schedule 21.22.14 as follows:</p> <p>36. The Remarkables Ski Area Field for winter use and recreation; access to the ski area field also offers the general public close-up, first-hand experience of the Northern Remarkables PA ONL.</p> <p>55. The mountain slopes which exhibit a very high level of naturalness, except in the more immediate vicinity of the Remarkables Ski Area Field and its access road. This perception is accentuated by the sheer scale and visual grandeur of the mountain range as a whole. While modifications related to the ski area field and its access road are visible from much of the catchment associated with the Kawarau River, Queenstown, and the southern Whakatipu Basin (albeit to varying degrees), their confined location and limited scale – relative to that of the Northern Remarkables in totality – limits impact on those areas and means that they are not dominant elements. These landscape modifications also make an important contribution to Queenstown's recreational values (see above), suggesting a degree of landscape 'fit'.</p> <p>NB the requested change in reference to the access road as the 'ski area access road' has not been made as it is technically incorrect.</p>	Accept submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS171.9	Rowan Ashton On Behalf Of Queenstown Park Limited	Support	That paragraphs 14 and 15 of landscape schedule 21.22.14 Northern Remarkables are retained as notified (with exception of amendment to 'feral red deer' proposed in submission 171.10) .	Addressed in response to OS 171.10.	Accept submission.
OS171.10	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	That the term red deer used in paragraph 14 of landscape schedule 21.22.14 Northern Remarkables is amended to 'feral red deer'.	Amend Schedule 21.22.14 [14] as follows:  Animal pest species include <b>feral</b> red deer, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.	Accept submission.
OS171.11	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	That a further paragraph (new paragraph 20) is added to the section on 'Important land-use patterns and features' of landscape schedule 21.22.14 Northern Remarkables to state the following:  20. Queenstown Park Station is a large intensively farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.	Amend Schedule 21.22.14 as follows:  <b>19a. Queenstown Park Station is a large, farmed landholding within the ONL, the continued productive use of this land contributes to pest control and landscape enhancement.</b>  The reference to the station as being intensively farmed has not been accepted due to the poor alignment of the existing landuse with the explanation of 'intensive farming' that has been added to the Response to Submissions Version of the Schedule 21.22 Preamble.	Accept submission in part.
OS171.12	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	That paragraphs 22 and 24 are moved further down the schedule to the 'Associative Attributes and Values' / 'Mana whenua associations and experience' of	No technical evidence has provided in support of this submission point.  Schedule 21.22.14 has been reviewed by a cultural expert with that expert supporting the notified text in this regard.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			landscape schedule 21.22.14 Northern Remarkables.		
OS171.13	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	That landscape schedule 21.22.14 Northern Remarkables paragraphs 27 and 28 and reference to ara tawhito, mahika kai and nohoaka identified in paragraph 29 relate to the Kawarau Outstanding Natural Feature and not the Remarkables Outstanding Natural Landscape and should be amended as follows: The mana whenua values associated with the ONL include, but may not be limited to, manuka, and wahi taoka.	No technical evidence has provided in support of this submission point. Schedule 21.22.14 has been reviewed by a cultural expert with that expert supporting the notified text in this regard.	Reject submission.
OS171.14	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	That the description of landscape schedule 21.22.14 Northern Remarkables as a 'key outlook' from Queenstown (paragraph 34) is deleted as this confuses the northern Remarkables with the iconic western Remarkables. The reworded paragraph 34 would read as follows: 34. The popularity of the mountain slopes as an inspiration/subject for art and photography.	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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that this text change is needed. In this context, the broad term of 'Queenstown' is taken to include Frankton, Quail Rise, Shotover Country and Lake Hayes Estate. The northern mountain range is highly visible and plays a key role in shaping visual amenity values from these locales.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS171.15	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	<p>That paragraph 61 (second sentence) of landscape schedule 21.22.14 Northern Remarkables is amended as follows to recognise the influence of rural production on the south side of the River:</p> <p>'...Such feelings are less apparent near the valley floor, due to the more obvious influence of rural production, mostly on the South side and the presence of residential development along the northern edge of the ONL - most notably near Bridesdale, Lake Hayes Estate and Shotover Country....'</p>	<p>No technical evidence is provided in support of this submission point.</p> <p>It is expected that the suggested reference to the south side relates to Schedule 21.22.9 Kawarau River ONF as it does not make sense in relation to Schedule 21.22.14 Northern Remarkables.</p>	Reject submission
OS171.16	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	<p>That paragraph 64 of landscape schedule 21.22.14 Northern Remarkables is amended to the following:</p> <p>Very High physical values due to the proliferation of high-value landforms, geological features along with the vegetation features, habitats, species, hydrological features and mana whenua features in the area, as well as pastoral and viticultural land uses, scattered farm dwellings, rural buildings, shelterbelts,</p>	<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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that this text change is needed as these landscape elements are not critical to the rating of 'very high' physical values. It is also noted that the various landscape modifications suggested for inclusion are referenced elsewhere in Schedule 21.22.14 which may provide the submitter with some comfort in this regard (i.e. they are an acknowledged and accepted part of the landscape).</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			woodlots, power lines, fencing, and tracks, and exotic plant species near the river.		
OS171.17	Rowan Ashton On Behalf Of Queenstown Park Limited	Support	That the landscape capacities included in landscape schedule 21.22.14 Northern Remarkables for commercial recreation activities (67), visitor accommodation and tourism related activities (68), earthworks (71), transport infrastructure (74), farm/vineyard-scale quarries (part of 73), farm buildings (72), utilities and regionally significant infrastructure (75), renewable energy generation (i), rural living (77), and gondolas (78) are retained as notified.	In agreement, no response required.	Accept submission.
OS171.18	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	<p>That paragraph 68 on visitor accommodation and tourism related activities of landscape schedule 21.22.14 Northern Remarkables is amended as follows:</p> <p>Visitor accommodation and tourism related activities - some landscape capacity for activities on the easy contour and low-lying terraces and floodplains (including Chard Farm) that are: located to optimise the screening</p>	<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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that all of the text changes suggested are appropriate. I support the following refinements to Schedule 21.22.14 [68] as follows:</p> <p><b>Visitor accommodation and tourism related activities – some landscape capacity for activities on the <u>very gently sloping to</u> flat and low-lying terraces and floodplains (including at Chard Farm) that are: designed to be difficult to see in views from the Kawarau River, Twin River Trail,</b></p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			<p>and/or camouflaging benefit of natural landscape elements; are of a sympathetic scale; have an appropriate 'non-urban' character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values. No landscape capacity on the steep mountain slopes and fans except for 'glamping' activities.</p>	<p>Bridesdale, Shotover Country and Lake Hayes Estate; are of a modest <b>or sympathetic</b> scale; have a low-key 'rural' <b>or non-urban</b> character; integrate landscape restoration and enhancement; enhance public access; and protect the area's ONL values. <b>No</b> landscape capacity on the mountain slopes and fans, <b>except for sensitively located and designed glamping activities</b>.</p>	
OS171.19	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	<p>That paragraph 71 of landscape schedule 21.22.14 Northern Remarkables relating to the landscape capacity for earthworks is amended to acknowledge that there is capacity for earthworks necessary to mitigate natural hazard risks as follows:</p> <p>Earthworks - limited landscape capacity for earthworks and trails that protect naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns, or that are necessary to mitigate natural hazard risks.</p>	<p>Accept submission subject to refinement of text to better fit with the intention of appropriately managing the effects of earthworks associated with mitigation natural hazards.</p> <p><b>Earthworks – limited</b> landscape capacity for earthworks associated with farming, viticulture, existing recreational facilities, <b>natural hazard risk mitigation</b> or public access tracks, that protect naturalness and expressiveness attributes and values; and are sympathetically designed to integrate with existing natural landform patterns.</p>	<p><b>Accept submission (subject to refinement).</b></p>

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS171.20	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	<p>That paragraph 72 of landscape schedule 21.22.14 Northern Remarkables on farm buildings is amended as follows:</p> <p>Farm buildings - in those areas of the ONL with pastoral and viticultural land uses, limited landscape capacity for sympathetic scaled buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.</p>	<p>Relying on my landscape evaluation of the broader area as part of the PA Schedules work (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I support the following refinements to Schedule 21.22.14 [72] as follows:</p> <p><b>Farm buildings</b> – in those areas of the ONL with pastoral and viticultural land uses, <b>limited</b> landscape capacity for modestly scaled <b>or sympathetically located and designed</b> buildings that reinforce existing rural character (including viticultural land use) and maintain openness where openness is an important existing landscape characteristic.</p>	Accept submission (subject to refinement).
OS171.21	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	<p>That the reference to 'ONF' in paragraph 74 of landscape schedule 21.22.14 Northern Remarkables is corrected to 'ONL'</p>	<p>Amend Schedule 21.22.14 [74] as follows:</p> <p><b>Transport infrastructure</b> – <b>very limited</b> landscape capacity for trails and 'low key' rural roading 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>No</b> landscape capacity for other transport infrastructure.</p>	Accept submission.
OS171.22	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	<p>That paragraph 77 of landscape schedule 21.22.14 Northern Remarkables on rural living is amended as follows:</p> <p>Rural living - some landscape capacity for activities on the easy contour</p>	<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 (including field work), PDP Stage 1 Remarkables Park Limited appeal, and the PDP Stage 1 Jacks Point appeal (which referenced the Coneburn Report), I do not consider that the text changes requested in relation to</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			and low-lying terraces that are: located to optimise the screening and/or camouflaging benefit of natural landscape elements; are of a sympathetic scale; have a low-key 'rural' character; integrate landscape restoration and enhancement; and protect the area's ONL values. No landscape capacity on the steep mountain slopes and fans.	the 'matters' that are likely to ensure rural living protects the landscape values of the PA are appropriate.	
OS171.23	Rowan Ashton On Behalf Of Queenstown Park Limited	Oppose	That the mapping of the Northern Remarkables Outstanding Natural Landscape is extended to match the reductions in the Outstanding Natural Feature as set out in Annexure B of the submission and relief sought by submission #171.6.	No technical evidence is provided in support of this submission point.  It is acknowledged that some minor refinement to the boundary between the PA ONF and the PA ONL may be appropriate on the submitter's land. The submitter is encouraged to provide their revised linework for the ONF/L boundary on a plan with 1m contours so that it can be carefully reviewed.	Reject submission.
OS188.25	Elisha Young- Ebert	Oppose	That landscape capacity 21.22.14 paragraph 78 gondolas be amended to include the words: ...preserve the natural character of wetlands, lakes, rivers and their margins; protect mana whenua associations and values, particularly for those areas identified as wāhi tūpuna, statutory acknowledgements or nohoaka;... .	Addressed in response to OS 77.24.	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS188.41	Elisha Young-Ebert	Oppose	That landscape schedule 21.22.14 Northern Remarkables paragraphs 26 and 27 be amended to correct the spelling from Lake Wakatipu to Whakatipu Waimāori.	Addressed in response to OS 77.41.	Accept submission.