APPENDIX

to the STATEMENT OF EVIDENCE
E A STEVEN

BENDIGO-OPHIR GOLD PROJECT FTAA-2507-1089

CONTENTS

Appendix 1

Reference List and Acronyms

LIST OF REFERENCES

MFE website

https://environment.govt.nz/acts-and-regulations/acts/fast-track-approvals/fast-track-projects/bendigo-ophir-gold-project/#application-and-supporting-documents

Application and Supporting Documents

- Application
- Location project study area
- Supplementary Questions re Land Access – redacted
- DOC Feedback
- Supplementary Questions re land Access

Fast Track Website

Application:

https://www.fasttrack.govt.nz/projects/bendigoophir-gold-project/substantive-application

Substantive Application Report:

1. https://www.fasttrack.govt.nz/__data/assets/pdf_file/0020/15563/A.08-Section-1-Introduction.pdf
2. https://www.fasttrack.govt.nz/__data/assets/pdf_file/0022/15565/A.10-Section-3-Project-Description.pdf
3. G.02-Ecological-Management-Plan-Framework.pdf

B.13A-RMA-Ecology-Vegetation-Values-Assessment

B.15A-RMA-Ecology-Lizard-Values-Assessment-REDACTED exec summary only

B.14A-RMA-Ecology-Avifauna-Values-Assessment-REDACTED exec summary only

B.12-RMA-Ecology-Wetland-Values-Assessment-RMA-Ecology-2025a exec summary only

B.11A-Habitat-NZ-Terrestrial-Invertebrate-Survey exec summary only

4. B.08A-Alliance-Ecology-Consulting-Assessment-of-Ecological-Effects
5. B.16-Manaaki-Whenua-Landcare-Research-Applied-Research-Plan-for-Conservation-Management,-Rehabilitation-and-Expansion-of-Cushionfield-Landcare-2025
6. B.31-Cosgroves-Limited-Exterior-Lighting-Report-Cosgroves-2025
7. B.30-Stantec-Integrated-Transport-Assessment-Stantec-2025
8. B.34-New-Zealand-Heritage-Properties-Limited-Heritage-Assessment-NZHP-2025a_Part1
9. B.36-New-Zealand-Heritage-Properties-Limited-Construction-Camp-Heritage-Assessment-NZHP-2025c
10. B.37-New-Zealand-Heritage-Properties-Limited-Ardgour-Rise-Realignment-Memorandum-NZHP-2025d
11. B.21-Engineering-Geology-Limited-Shepherds-Tailings-Storage-Facility-Technical-Report-EGL-2025b

B.25-Engineering-Geology-Limited-Process-Plant,-Infrastructure-and-Admin-Areas-Geotechnical-Report-EGL-2025f

B.19-Boffa-Miskell-Landscape-Natural-Character-and-Visual-Effects-Assessment-Boffa-Miskell-2025

B.19-Boffa-Miskell-Landscape,-Natural-Character-and-Visual-Effects-Assessment-Boffa-Miskell-2025_Part2 (Landscape Closure Plan)

B.19A-Boffa-Miskell-Landscape-Graphic-Supplement

B.19B-Boffa-Miskell-Landscape-Visual-Simulations (Parts 1-4)

ORC and DOC Reports and Evidence

Appendix-F-Expert-Statement-Recreation-and-Visitor-BOGP-M-Embleton-Muir.pdf

Appendix-G-Expert-Statement-Vegetation-and-Flora-M-Crowe.pdf

Appendix-H-Expert-Statement-Heritage-DOC-Dr-M-Schmidt.pdf

Appendix-A-Detailed-Effects-Assessment-of-DOC-S51-Covenant-Report

Appendix-C-Legal-Submissions-DOC-of-S51-DOC-Covenant-Report.pdf

Other

Otago Conservation Management Strategy 2016

Tarras Community Plan 2023

gns.cri.nz 1:250 000 Geological Map of NZ (interactive web map)

Mapping Of Potential Natural Ecosystems And Current Ecosystems In Otago Region Contract Report No. 5015a Wildlands July 2020

ACRONYMS

BM	Boffa Miskell
BOGP	Bendigo Ophir Mine Project
CA	Conservation Areas
DDF	Direct Disturbance Footprint
CITOP	Come in Time Open Pit
CMS	Conservation Management Strategy
COD	Central Otago District
ONL	Outstanding Natural Landscape
RAS	Rise and Shine
RASOP	Rise and Shine Open Pit
SAL	Significant Amenity Landscape
SCELF	Shepherds Creek Engineered Landform
SRX	SRX ELF Srx and SrxEast open pits and Engineered Landform
TGF	Thomson Gorge Fault
TGR	Thomson Gorge Road
TSF	Tailings Storage Facility
WELF	Western Engineered Landform
ULR	Unformed Legal Road

Appendix 2

Excerpts from the Otago Conservation Management Strategy 2016

OTAGO CONSERVATION MANAGEMENT STRATEGY 2016

The following are excerpts relevant to understanding the values and expectations for the context landscape.

Excerpts from Vision for Otago – 2066 (p19):

> *Otago is renowned for its wide diversity of distinctive landscapes and vegetation, evidence of a long human history, and its suite of recreational opportunities, which change with the seasons.*

- As part of the full range of central Otago's ecosystems, the lowland dryland ecosystems should be well-represented
- Distinctly Otago species should be secure and thriving in their habitat in particular kowhai (hence Project Gold envisioning a 'sea of gold' across Central) and endemic lizards
- Otago's history remains visible and accessible
- Kai Tahu retain their ancestral relationship with the whenua
- Traditional backcountry opportunities are maintained where natural qualities dominate enabling people to experience peace, natural quiet and the challenges of self-sufficiency. More residents seek out new recreational opportunities and take advantage of opportunities near where they live.

Relevant aspects from 1.3 Distinctive Features, Values and Issues for Otago (pp20-25) are:

- Central Otago is a haven for dry land conservation including nationally threatened species and distinctive plant communities. Defining characteristics of Otago are the block mountains, tussock grassland and rocky dryland landscape and the historic mining heritage landscape. The Central Otago mountains are renowned for their seasonal recreation experiences and the opportunity to easily find solitude and natural quiet. During summer the area is popular for tramping, hunting, horse riding, angling, camping, and four-wheel drive and motor-bike touring on old farm tracks, together with experiencing its gold mining heritage. In winter the high country becomes a haven for backcountry skiing.
- It is notable that mining has not been explicitly recognised as a threat to Otago's important landscapes places ecosystems and species[1] (within public conservation areas and areas administered by the DOC such as ex-crown lease covenants). This suggests it was not envisaged.

Objectives for Conservation (to 2026) set out in Part 1.5 include conserving threatened species to ensure they persist with an emphasis on identified species (set out in the Appendix 5 to the CMS, which includes a number of species present on the Site); maintaining populations of iconic species (such as kowhai); conserving significant landscapes scheduled in Appendix 9 to the CMS which includes gold mining heritage landscape and the ONL of the Dunstan Mountains.

[1] P25 Part 1.3 and P77 Part 2.4 CMS

Historic heritage is discussed in more detail in part 1.5.2. The introduction is highly relevant:

"Of particular importance is Otago's gold history. *Although the main 'gold rush' was relatively brief, it had a profound influence on Otago and many important relics of this period and later gold mining enterprises such as dredging remain on public conservation lands and waters throughout Otago. These sites represent the range of goldfield activities, including the gold rushes, access, techniques, settlements and life on the goldfields.*

Another important feature of Otago's heritage is its journeying history*. Journeys that traverse Otago's diverse landscapes or follow Otago's rivers have been an integral part of Otago's history since the first Polynesian settlement. The journeying theme permeates most aspects of Otago's history and continues into the present. Some tracks and routes used by visitors to public conservation lands and waters follow the ara tawhito (ancestral trails) or roads used by Maori, early explorers, gold miners or early settlers."*

Objectives for historic heritage include recognition of the tenure review process to *"seek the best protection of historic places".* Whilst the tenure review process has been stopped and the Site comprises ex-crown pastoral lease land, it should be recognised that the Bendigo Covenant and the Third Schedule RAS covenant on Bendigo Station are an example of "best protection" as agreed at the time with the runholder.

Recreation objectives include promoting public access to and use of public conservation lands and integrating with access and opportunities outside of public lands, with an emphasis on access close to urban and holiday accommodation areas (such as the Dunstan Mountains in particular the central Dunstan Mountains close to Alexandra, Cromwell, Wanaka and Hawea and many rural living areas in between). A Milestone by 2026[2] is "*Success in increasing the number and/ or the quality of experiences of people recreating on public conservation lands and waters of Icon, Gateway, Local Treasure and Backcountry destinations in Otago. Maintained and improved public access to and from public conservation lands and waters in Otago.*" The Bendigo area is a Gateway Destination and the Dunstan Mountains are Backcountry.

The Site and its context is within the **Central Otago Uplands Place (pp75-83).** The characteristics and values are described in detail in Part 2.4 of the CMS. These cover all the block mountain ranges previously mentioned. Particularly relevant aspects include "*Overall it is a place of high, vast, open landscapes and skies*."

Threatened species in the Place include many indigenous plants and invertebrates adapted to living in climatically extreme environments. Further investigation is needed into unclassified invertebrates endemic to Central Otago.

Early gold mining sites exist throughout the Place.. Historic remnant shelters, huts, water races and reservoirs, waterwheels, pathways, stamper batteries and other equipment still exist. High-country farming has had a 150-year history in the Place and has shaped the landscapes throughout that time. Buildings, stock yards, gardens, musterers' huts, pack tracks and fences are reminders of this history; many are now located on public conservation lands and waters. Historic roads and tracks follow routes used by Maori, gold miners and early settlers (e.g. the Old Dunstan Road).

[2] p83 Part 2.4 CMS

The Central Otago Uplands Place provides recreation opportunities for mountain biking, tramping, hunting, backcountry skiing, fishing and horse trekking. The climatic extremes provide seasonal variation in recreational opportunities. In winter the broad summits, rolling terrain and reliable snow cover are ideal conditions for backcountry skiing, dog sledding and skijoring, providing opportunities for multi-day trips in largely unmodified environments. In summer, four-wheel driving and trail bike touring on roads, and mountain biking are popular.

Relevant "Outcomes for this Place" (Part 78-79) include:

- *The individual character, vast open landscapes, natural, historic, cultural, and recreational and ecosystem service values of the Central Otago Uplands Place are retained.*
- *Priority ecosystems are recovering or are in a healthy functioning state*
- *Intact altitudinal vegetation sequences link the uplands to the lowlands, and provide wildlife corridors and improved habitat and ecosystem connectivity.*
- *Prominent landscape and geological features (ridgelines, plateaus, and mountain tops) remain in a predominantly natural state*
- *Visitors gain an appreciation of the rich historic heritage of the area by exploring historic sites which bring to life the history of this area.*
- *Representative examples of Otago's historic places, reflecting Ngai Tahu occupation, exploration, gold mining and pastoral farming, are retained and interpreted through integrated Department, Ngai Tahu and community efforts.*
- *More people enjoy the range of summer and winter recreational activities in the Place .. natural quiet and solitude prevail.*
- *Four-wheel drive and motorbike touring roads, existing biking and walking tracks, along with new cycleway initiatives and bike tracks enable more people to appreciate the values of the Central Otago Uplands Place and create links between public conservation lands and waters.*
- *Public conservation lands and waters on the Rock and Pillar Range, Kakanui Mountains, upper Manorburn and Dunstan Mountains are managed for predominately backcountry recreation, where natural quiet prevails and the largely undeveloped natural character is retained.*

Relevant policies (p79) are:

2.4.3 Encourage further investigations and research into poorly known indigenous species, such as plants, fungi and animals of Central Otago to ensure that the proliferation and number of these species are better understood.

2.4.4 Work with Heritage New Zealand Pouhere Taonga and the community, including pastoral farmers and landowners, to best protect a representative range of historic places that represent early exploration, gold mining and pastoral farming history.

Appendix 3

Visual Significance of the Site

Viewing Locations of the Site

Highlighted locations are those identified in the BM Report.

Viewing Location	Audience/Visible Parts of Site
Highways	Wide range and large number of viewers on a daily basis including tourist and visitor traffic, residents, work travel
SH8 (Bendigo Terrace to Rocky Point	Agree Battery Hill itself is visible as a prominent skyline peak. Distinctive "clothes-hanger" shaped skyline of the peak and upper part of lower ridge in low point of range, framed by long straight ridge of western side of RAS creek valley. Lower west faces to left of mouth of Shepherds Gully visible. Part of wide view of dark lumpy wooded Bendigo reserves area backed by long summit skyline and Bendigo peneplain with apron of vineyards, framed to left by sculpted faces of Bendigo Terrace ONF over foreground of intensive farming/vineyard
SH8 (northern sections to Cluden Hill summit)	Very limited visibility, very tops of north side of highest parts of ridges.
SH8A (Bells Line to Mackay/Kane Road)	Agree the Site is visible in these views. Often framed direct front views. These are views of the upper slopes of the whole Battery Hill ridge and Battery Hill itself, as well as the western ridges of RAS creek. Battery Hill can be lit up against shadowed valley behind on cloudy days. The true right of Shepherds Creek ridge shields the valley part of the Site and tends to run across the view of the Site in more northerly views. The Battery Hill ridge also tends to run across the view in these views. Planar upper RAS creek western slope is easily visible and noticeable. Part of expansive view of the north Dunstan Mountains, peneplain, Bendigo Reserves and south range parts. Expanse of north and west faces of the Bendigo Terrrace ONF/SAL across the foreground where east of Maori Point Road.
SH6 (Queensberry area to Mt Pisa area)	In northwest views, the north to northwest side of Battery Hill is visible as a skyline element, and upper part of the ridgeline either side. RAS valley western ridge crests visible. The true right of Shepherds Creek ridge shields the valley part of the Site and tends to run across the view of the Site. Moving to the southwest towards Mt Pisa the view moves around the northwest to west side of Battery Hill and upper slopes of the lower ridge. Battery Hill becomes a prominent conical skyline peak located in the middle low part of the range, at the left (north) end of the long broadly curving arc of the summit of the range. Mid to upper true right side slopes of Shepherds Creek valley visible and directly northwest of the Site there are views to the headwater areas of the Shepherds Creek valley. In these views there is a more open view of the expanse of the northwest face of Battery Hill and Ferret Gully. The sculpted face of the Bendigo Terrace ONF forms a broad band across the base of the Site appearing to immediately adjoin it. Part of wide panorama of Dunstan mountains to north and south, including dark lumpy wooded Bendigo Reserves area. Over foreground of intensively farmed basin floor, apron of vineyards

Local Roads	Mainly residents, farm owners/staff, some visitors and tourists and access to recreational areas
Maori Point Road	agree limited view on to northwest face of Battery Hill as skyline element and lower ridge southeast end of road; upper RAS valley ridge visible. More open views from northwest end of road looking into the lower Battery Hill ridge, northwest side of Battery Hill and upper RAS valley and other western ridges. Part of wide view of Dunstan Mountains with ONF/SAL Bendigo Terraces visible across base of range.
Phillips Road (south end)	limited visibility, tops of northwest side of highest parts of ridges. Slightly elevated basin floor view. Looking obliquely along the range over foreground of intensively farmed land.
Deep Creek Road	limited visibility, tops of northwest side of highest parts of ridges. Slightly elevated basin floor view. Looking obliquely along the range over foreground of intensively farmed land.
Jolly Road	Agree there are views of the Site of Battery Hill and its lower northwest slopes, and also upper RAS valley ridge. The true right of Shepherds Creek ridge shields the valley part of the Site.
Colling Road	As above
Kane Road (south end on elevated outwash plain)	Views of the upper slopes of the whole Battery Hill ridge and Battery Hill itself, as well as the western ridges of RAS creek. Battery Hill can be lit up against shadowed valley behind on cloudy days. The true right of Shepherds Creek ridge shields the valley part of the Site and tends to run across the view of the Site in more northerly views. The Battery Hill ridge also tends to run across the view in these views. Planar upper RAS creek western slope is easily visible and noticeable. Central part of more framed view of the Dunstan Mountains between Grandview and Pisa Ranges. Expanse of north and west faces of the Bendigo Terrrace ONF/SAL visible across the base of the rnage.
Various roads in Pukerangi and Queensberry rural living areas	Agree in these somewhat elevated views Battery Hill and the upper parts of its ridgelineaer visible, and the true right of Shepherds Creek ridge shields the valley part of the Site. RAS valley western ridges visible.
Mt Pisa Road	Agree limited views of the Site, glimpses of Battery Hill and higher parts of the true right Shepherds Creek Ridge, as part of a more oblique view along the mid to north parts of the Range. Bendigo Reserve and Mt Koinga area closer and more prominent in view and southern part more of an expanse across the view looking east
Ardgour Road	Agree limited visibility from north part with Battery Hill skyline element; the true right of Shepherds Creek ridge shields much of the Site. Agree limited view on to northwest face of Battery Hill and lower ridge from west end of road; agree more of these parts visible from section of road between Thomsons Gorge Road and Lindis Crossing; Battery Hill a prominent conical skyline peak; upper RAS valley ridge visible; nearer lower ridges and terraces obscure Site
Thomson Gorge Road	Varied visibility; agree limited from points further to north close to Ardgour Road with Battery Hill skyline element; immediately adjacent to the Site on the Ardgour terrace

	for about 2km with full open close proximity views; appealing views of the hgih moraine terraces. the true right of Shepherds Creek ridge shields the valley part of the Site until the road is close to the mouth of the valley.t Glimpse view into valley as road approaches the range. Road traverses whole Site from bottom to top with intimate views and views down into the Site and along upper Battery Hill ridge from the top. Highly scenic. Renowned as a scenic 4WD/cycle touring route.
Matilda Rise	Very close views of terrace area at east end of the road.
Blue Mines Road	The access to the Bendigo Reserves. Some visibility from elevated viewpoints down onto terraces area.
Oliver Road	Upper parts of Battery Hill and ridges visible as prominent skyline peak.
Paper Roads (ULRs)	Actual or potential use for recreational purposes and access to public conservation areas and the river margins
Shepherds Creek	This ULR runs through the Site and has intimate visibility of the Shepherds Creek valley and Ardgour terraces area. Views of headwaters and expansive basin views at summit.
Mt Moka	There are views down into the RAS creek valley and on to Battery Hill and its ridges either side, as well as into the Shepherds Creek valley (not the lower slopes and floor, shielded by Battery Hill ridge). Foreground to an expansive view over the Cromwell-Tarras basin and through to the Wanaka-Hawea basin and distant alpine ranges. Distinctive Bendigo Terraces SAL/ONF in mid-ground.
Lower Kidd Creek	Views of the northwest to west side of Battery Hill and upper slopes of the lower ridge. Battery Hill is a prominent conical skyline peak located in the middle low part of the range, at the left (north) end of the long broadly curving arc of the summit of the range. Mid to upper true right side slopes of Shepherds Creek valley visible. The sculpted face of the Bendigo Terrace ONF forms a broad band across the base of the Site appearing to immediately adjoin it. Part of wide panorama of Dunstan mountains to north and south, including dark lumpy wooded Bendigo Reserves area.
Lower Locharburn (2 ULRs)	Very similar view to above.
Clutha River margin ULRs (in various places)	There would be a range of views from places all along the Mata Au Clutha River. These would be similar to nearby SH views; some would be from lower viewpoints in the landscape thus somewhat less of the Site would be visible behind the Shepherds Creek ridge or the Bendigo Terrace, or Bendigo Reserve hills. A public recreational cycle trail is proposed on true right of the river.
Public Conservation Areas	Recreational users, backcountry to remote experiences
Pisa CA	There are a range of views of and into the Site from the west to northwest quarter. Some views look straight into the Shepherds Creek valley to the headwaters. In others views slightly further to the northwest the full expanse of the north to northwest sides of Battery Hill and the central ridge between RAS and Shepherds Creeks is visible. The western ridges of the RAS creek valley are easily visible. The

	front faces above the Ardgour terrace face the viewer and the Ardgour terrace area is also visible. The Site is seen as an integral and central part of the Dunstan Mountains in an extensive basin-wide view. The broad island forms of the Bendigo Teraces are visible as entities on the basin floor in front of the Site.
Locharburn SR	Similar to the view above as along the same viewshaft, more direct views into Shepherds Creek valley and of the northwest face of Battery Hill and Ferret Gully.
Alfern Creek CA	Similar to the views from northwest end of Pisa Range, looking at the north to west faces of the Battery Hill Ridge and into upper Shepherds Creek valley, and at the front faces,
Poison Creek CA	A similar view to the views from SH6 and the Queensberry area.
Long Gully/Mata Au Terraces Scientific Reserve	A similar view to those from SH6 adjacent.
Long Gully CA	From open elevated viewpoints the northwest to northeast expanse of Battery Hill and the mid to upper parts of the ridges either side are visble. The Shepherds Gully true right ridge screens the lower valley sides and floor. The western RAS valley ridges are visible as distinctive planar landforms facing the viewer. The front faces and terrace area is visible. Site is a central and integral part of the expanse of the Dusnatn Mountains. The Bendigo Terrace island landforms are on the basin floor in front of the Site.
Sandy Point CA	Similar view to that from SH8A adjacent.
Autaia Scenic Reserve	
Various areas along the margins and on the Lindis and Mata Au Clutha Rivers (CAs and marginal strips, crown land)	There would be a range of views from places all along the Mata Au Clutha River. These would be similar to nearby SH views; some would be from lower viewpoints in the landscape thus somewhat less of the Site would be visible behind the Shepherds Creek ridge or the Bendigo Terrace, or Bendigo Reserve hills.
Bendigo CA (parts of northern edge only)	There are elevated views down into the RAS creek valley and on to Battery Hill and its ridges either side, as well as into the Shpehreds Creek valley (not the lower slopes and floor, shielded by Battery Hill ridge). Foreground to an expansive view over the Cromwell-Tarras basin and through to the Wanaka-Hawea basin and distant alpine ranges. Distinctive Bendigo Terraces SAL/ONF in mid-ground.
Ardgour Ca	There are close and direct views along the Battery Hill Ridge, of the northeast to north faces of Battery Hill, and into Shepherds Creek valley.
Neinei i Kura CA	Visbility of the Site from the highest points looking southwest limited to the western faces of the RAS creek and the upper parts of the Battery Hill Ridge and the very lowest true right side of Shepherds Creek valley. Intervening spurs obscure most of Shepherds Creek valley and lower RAS valley. From closer lower points the upper true left of the RAS valley rising up to Mt Moka is visible.
Dry Creek CA	There is no visibility from this nearby CA due to intervening topography.

Bendigo Reserves	Agree glimpses of Battery Hill only from higher points from main public area; there are views down on to terrace area; potential immediate visibility from Clearwater Creek true right ridge and lower Bendigo Creek true right.
Public Tracks	Recreational users, frontcountry, backcountry to remote experiences
Tinwald Burn Ridge Track	Similar views to SH6 to the west of the Site but with increasing altitude similar views to those from Mt Pisa CA. the Site is increasingly opened to view primarily the western side of Battery Hill and lower Shepherds Creek valley, and the front faces and terrace area.
Locharburn Track	Views range from similar to SH6 at Kidd Creek to similar to those from the Pisa CA but at lower altutide. More direct views into Shepherds Creek valley and of the northwest face of Battery Hill and Ferret Gully.
Alfern Creek Track	Agree there are views into the Site from this track, much of the Site is visible. The true right of Shepherds Creek ridge shields the valley floor part of the Site. The Ardgour terraces area would also be visible.
Long Gully tracks	From open elevated viewpoints the northwest to northeast expanse of Battery Hill and the mid to upper parts of the ridges either side are visible. The Shepherds Gully true right ridge screens the lower valley sides and floor. The western RAS valley ridges are visible as distinctive planar landforms facing the viewer. The front faces and terrace area is visible. Site is a central and integral part of the expanse of the Dunstan Mountains. The Bendigo Terrace island landforms are on the basin floor in front of the Site.
Grandview Ridge Track	As above. More distant.
Lindis Peak Track	The upper parts of the Battery Hill ridge are visible with the upper western edges of the RAS valley behind. The lower true left of Shepherds Creek is also visible as are the front faces and terrace area somewhat obliquely. This is an oblique view along the range looking at the Site “side on”.
Cloudy Peak Track	Despite its proximity there are no views into the Site as the intervening western spurs of the range rise at the same height as the tracks, obscurting the Site from view.
Bendigo RAS Covenant area (public wander at will)	Within the Site - initimate views of both the RAS Creek valley, Battery Hill and Shepherds Creek valley.

APPENDIX 4

ASLA Definitions of Visibility and Visual Effect

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT RATING DEFINITIONS

The following methodologies have been developed by ASLA for specific assessment purposes, guided by Te Tangi a te Manu NZILA Guidelines Version 01 2022.

Visibility Rating Method

The degree of visibility of the proposed development from a particular viewpoint, or from collectively a number of viewpoints, has been rated as follows:

Visually dominant – the element being assessed is fully visible, stands out and attracts the most visual attention rendering all other elements subordinate and less influential

Visually prominent – the element is fully to mostly visible, is very noticeable and may be a visual focus but is co-dominant with other elements

Highly visible (but not prominent) – the element is easy to see and most or all of its form is visible but there are other elements that are a visual focus or dominate visually

Moderately Visible – the element is partially visible and is less easily discernible as an entity, or it is visible in whole or in part but is sufficiently distant and recessive, that it is not a visual focus and is visually subordinate to other landscape elements

Low visibility – very little of the element is visible, or it is visible in whole or in part but is so distant and recessive, that it can be discerned but it is a minor landscape element

Very Low – hardly any of the element is visible or it is visible in whole or in part but is so distant and recessive, such that it is easily over looked or missed; and it may not be recognised.

Not Visible

Visual Effect Ratings (measuring degree of visual change in the scene)

Very High – the visual change is very noticeable and substantially or completely inconsistent with the character expected
High - the visual change is very noticeable and inconsistent with the character expected in many respects
Moderate-High - the visual change is noticeable and seen as inconsistent with the character expected in a number of respects; some aspects are consistent/as expected
Moderate – the visual change is noticeable but seen as generally consistent with the character expected; some aspects are inconsistent/not as expected
Moderate-Low – the visual change is somewhat noticeable but seen as generally consistent with the character expected with few inconsistent/not as expected elements
Low – the visual change registers but is seen as substantially consistent with the character expected; very few inconsistent/not as expected elements
Very Low to Negligible – the visual change is barely or not noticed and is completely consistent with the character expected

APPENDIX 5

VISIBILITY AND VISUAL EFFECT OF THE BOGP

Visibility and Visual Effect Analysis

The potential scope and nature of visibility of the proposed mine elements is described in part 6.6.1 of the BM Effects Report including a description of visibility at each of the ten simulated views in Table 3.
In this analysis I review the visibility and visual effect descriptions and degree of effect rating. My analysis considers the operational and early closure and rehabilitation phases (a period of some 15-17 years). The visual effect of the longer term wider scale ecological restoration within the Site is considered in a following seciton.
It is noted the visibility is for the most part not described in terms of degree of visibility (full/partial, prominent, dominant, etc) and that visual effect is assessed and rated as a visual amenity effect rather than a more objective measure of change to the visual scene in the context of ambient or prevailing landscape character.

I have not been able to personally visit viewpoints from within all these areas due to time constraints. Where I have not been able to visit I have relied on Google Earth, topographic maps and the photos of others, to analyse likely visibility.

Conservation and Recreational Areas

This section references Bendigo Historic and Scenic Reserves, the Bendigo Conservation Area, the Ardgour Conservation Area and Neinei i Kura Conservation Area, and the Pisa Conservation Area. There are no visual simulations provided for views from these areas. The analysis did not include the access to the Bendigo CA from Thomson Gorge Road or from within the RAS convenant area. I will cover these here also for completeness.

There would not be any meaningful visibility of mine elements or the new Ardgour Rise Road from the **Neinei i Kura CA** including around Cloudy Peak the highest point. This is due to distance and intervening topography particularly the ridge between Dry Creek and Shepherds Creek (Very Low visibility). I disagree the RAS valley elements would be visible, due to being down in a valley. Ardgour terrace (upper) elements would be visible. The new road iwould be similar in effect to the existing track and Thomson Gorge Road. Visual effect of the mine elements would be Very Low to Nil.

The visibility of the upper Shepherds valley mine elements and the upper section of the new Ardgour Rise Road from locations within the adjoining **Ardgour CA** would inevitably be high, to prominent or dominant at close range. The new road would be used to access the area. Elements in the RAS valley would only be visible from some higher points along the very western boundary of the CA. The RASOP and WELF would be partially viewed from the upper northwest boundary (and the location of the proposed Ardgour Rise Road). The TSF would sit below very close to the lower north boundary of the CA. From points along the spurs that look directly into the Site there would be very clear and reasonably close range views of the new TSF and SCELF landforms and all the operational activity during their set-up and construction phase as well as clear views of activity and elements around Battery Hill and over the ridge into RAS Creek (haul roads, other roads/tracks, topsoil piles, traffic movement and heavy machinery working, and night lighting). The telcomm tower would be visible on top of Battery Hill. There would be similar views from the headwater ridge that is the access east towards Neinei a Kura CA (and the location of the proposed Ardgour Rise Road). The visual effect would be High to Very High in the operational years and for some time after closure, due to the discordance of engineered landforms including an unusual large flat “wet” landform in the top of a valley at the head of a catchment, oversized haul roads, the atypical mining and landform building activity, perpetual and relatively large-scale night lighting, contrasting revegetation, etc. There would be a lasting Moderate-High to High visual effect of the TSF, SCELF and most likely the pit wall of the RASOP and WELF from the upper northwest boundary (where the proposed Ardgour Rise Road is).

These would remain as not necessarily discordant but noticeably different landforms with a different vegetation cover, or no vegetation cover in the open pit (which would remain discordant). The presence of an upper flat valley floor (like a hanging valley) of the scale proposed is atypical. The lines of haul roads are likely to remain for some time but the effect of these is likely to diminish to low similar to farm tracks depending on the success of blending vegetation.

I agree with the BM Effects Report (p54) that there would most likely be opportunities for viewing mine elements only at the northeast extent of the **Bendigo CA**. The greatest visibility would be from points along the boundary adjoining the RAS covenant area. It is likely from elevated parts along this boundary there would be greater visibility than "glimpses" particularly of the haul road around Battery Hill and the SCELF as it grows larger as well as clearer views of the top of the RASOP and the WELF as it grows (a Moderate to High visibility). This assessment did not consider the access to the Bendigo CA as described in the next section. The visual effect from within the Bendigo CA, where there are views of mine elements, would most likely be Moderate. Visual effects would likely remain Moderate for reasons explained below.

The RAS valley elements and activity would be Highly visible from the **upper true left of the RAS creek valley culminating in Mt Moka**. This is primarily a view from the vicinity of the ULR up to Mt Moka, a route which is also permitted under the RAS covenant (in addition to and not necessarily on the legal road) and from Mt Moka itself, a natural point to stop and admire the view. In particular, the haul roads coming round Battery Hill and crossing the true right valley side slope would be highly visible. With increasing elevation of viewer location rising up to Mt Moka, the SCELF would become visible to a Moderate to High degree as it increases in height and bulk. Other elements and activity around the northeast and northwest side of Battery Hill would also become Moderately visible in part (eg, topsoil piles) as well as the top of the RASOP and the WELF as it grows. The WELF would be silhouetted against the distant valley floor.
The new Ardgour Rise Road would be Highly visible in its upper part as it comes around to Thomsons Saddle.
The **visual effect** from the route up to Mt Moka and from the top southeast corner of the RAS covenant area would be Very High to High for most elements in the operational years and for some time after closure, due to the discordance of elements as described above, in particular the haul road cutting diagonally across the true left valley side. The new Ardgour Rise Road would have Low effect due to consistency in appearance with existing tracks.
There would be a post-closure Moderate-High visual effect of the SCELF and WELF and most likely the pit wall of the RASOP. These would remain as not necessarily discordant but noticeably different landforms with a different vegetation cover, or no vegetation cover in the open pit (which would remain discordant. The lines of haul roads are likely to remain for some time but the effect of these is likely to diminish to low similar to farm tracks depending on the success of blending vegetation. The SRX pit and SRX ELF would have Moderate to High visual effect. The scale is smaller and more consistent with historic workings (notwithstanding those are destroyed by the mining operation) however the remaining open pit is less characteristic with High visual effect.

Within the **RAS Creek covenant area**, there is provision for public access to any of the historic sites and to generally appreciate the historic heritage, as well as along Thomsons Gorge Road and the old Matakanui-Bendigo Road or Shepherds Creek ULR (in part a rough track/upgraded track and part ULR) along the separating ridgeline and into Jean Creek and true left Shepherds Creek. Inevitably (discounting uplift for assessment purposes) there would be full and close visibility (Prominent, Dominant) of a number of the mining project elements. The **visual effect** would be Very High due to proximity (notwithstanding mine elements obstructing or overwhelming public access and some curtailment of public access during the life of the mine).

Elements with **lasting visual effect** would be the engineered landforms and the SRX open pit, and the SCELF and TSF, and RSAOP and WELF where visible. This effect would range from Low to High depending on the scale and discordance of the final forms and success of rehabilitation.

The Ardgour Terrace complex would be moderately visible within the more accessible central part of **Bendigo Historic Reserve** as well as glimpses (low visiblilty) of higher elements within the mining projects around Battery Hill and the WELF. The northeast boundary of the Reserve is along the sharp ridge that is also the western edge of the WELF, above the CIT battery. This ridge is accessible from the track to the CIT battery. It is proposed to restore access from TG road to the CIT battery. The WELF and CIT pit and associated haul roads and upper RASOP and associated works would be dominantly visible from this ridge and the small saddle above the CIT battery site (if not overwhelming). The WELF and RASOP would remain dominantly visible elements when access is restored to the CIT site. The sanctuaries would be obliquely visible on the front faces (low visibility).
The overall visual effect from the main public areas of the reserve, where elements are visible, would be Moderate-Low. From viewpoints close to the western boundary of the Site however the visual effect woud be Very High.

The Site is fully visible in a birds eye view from the **Pisa Conservation Area and from the Tinwald Burn Ridge Track** especially as it gains altitude. A large part of the summit ridge **and Mt Pisa itself** is opposite the Site, looking directly into Shepherds Creek valley. There are more direct views into the Site from those parts of the range crest to the northwest (about 6km long). In the opposite northwest views, the Ardgour terrace complex, process plant, SCELF, RASOP, CITOP and WELF and all associated haul roads and site access through the gorge would be visible at Low to Moderate degrees as they grow in size. Lighting at night would also be visible. The sanctuaries in the front faces would be visible to Low degree. The new Ardgour Rise road would be moderately visible as a new pale line. From the northwest end of the range, the Battery Hill ridge is viewed more side on and there would be fuller views into the RASOP and CITOP and of the ELFs but the plant in the valley floor would be somewhat screened from view. In views from more southwest parts of the CA, there is a more open view into lower Shepherds Creek valley where the process plant would be and the pits and ELFs on the slopes above would be viewed more side-on with Battery Hill partially screening the SCELF.
The elements collectively would be of moderate visibility. The visual effect however would be Moderate-High due to the discordant nature of the pits and ELFs.

Locharburn Scenic Reserve is also opposite the Site to the northwest. The project visibility would be similar to that from the north end of the Pisa CA, but somewhat less “birds eye” in nature. The reserve is along a large elevated ridge of some 3km length. There are be views straight into the Shepherds Creek valley from locations at its south end. At the north end there is a more side-on view of the north to northwest face of Battery Hill and the slopes below it. There would be a fuller view of the CITOP, RASOP and SCELF. The plant in the valley would be screened from view by the lower true right ridge of Shepherds Creek valley. The elements would be of moderate visibility. The visual effect however would be Moderate-High due to the discordant nature of the pits and ELFs. The **public track up to Locharburn** and on up to the Pisa CA would have the same visibility and visual effect except where it starts at SH6. Here it would have the same visibility and visual effect as views from SH6 on that bearing.

Alfern Creek CA is on the lower northeast corner of the Pisa Range. Site Context Photograph 11 in the BMG report p145 shows the views **from the public track** just above this area. The upper parts of the middle ridge and Battery Hill are visible to a Moderate degree so the SCELF, RASOP, CITOP and WELF would be moderately visible as well as associated haul roads and activity including night lighting. The Shepherds Creek ridge obscures the lower slopes and valley floor. The sanctuaries on the

front faces, the Ardgour terraces complex and the Ardgour Rise road would be visible as well to a moderate degree (clearly visible but distant). The overall visual effect however would be Moderate-High due to the discordant nature of the pits and ELFs. The public track from Queensberry Hills subdivision up to the Pisa CA would have the same visibility experience and visual effect.

From the **Poison Creek CA** there is a similar view but at lower altude again and the view is slightly more side on to the central ridge. There would be clear views of the SCELF as it grows, the RASOP, the CITOP and the WELF as well as the associated haul roads and general activity including night lighting. Due to a lower angle of view more of the lower slopes and the valley floor elements are obscured by Shepherds Creek Ridge. The sanctuaries would be visible on the front faces and the Ardgour Rise Road would be visible as a new pale line on the range. Visibility would be Moderate and visual effect would be Moderate-High as above.

Long Gully Scientific Reserve is a large open area on the Clutha River true left terraces. The views of the Site from here are similar to the highway views either side of the river. VS6 is indicative of the view of the project from here, along the same bearing and at the same elevation. In views more to the north than northwest like this one, the view is more side-on to the Site. As it is a basin floor view looking slightly up to the Site, the Shepherds Creek Ridge true right is across the view and obscures the lower slopes and valley floor elements. The bulk of the SCELF, topsoil piles, RASOP, CITOP and WELF would be moderately visible along with associated haul roads and activity including night lighting.The sanctuary areas on the front faces would be visible, as would be the Ardgour Rise Road. The intervening Bendigo Terrace landforms screen the Ardgour terrace complex area. Visibility would be Moderate and visual effect would be Moderate-High as above.
Sandy Point is a small river side CA just upriver from Long Gully Reserve. Its somewhat more elevated than the Reserve but on the same bearing. The visibility of the project elements and the visual effect would be very similar.

Long Gully CA and associated public access tracks lies slightly more north again (but still to the northwest of the Site). In these elevated views the project elements along the central ridge and under Battery Hill would be moderately visible. This is a similar view to the above but more side-on again with the Shepherds Creek ridge running across the view shielding lower slopes and valley floor. Due to elevation the Ardgour terrace complex is visible and the sanctuaries on the front faces (Low visibility). The Ardgour Rise road would be visible similarly as a pale line across the slopes. The visual effect would similarly be Moderate-High, due to the discordant pit and ELF elements.

Further north from the Long Gully CA is the **Grandview Ridge Track**. The mine Site can be seen from high points along this track. As it is on the same bearing as Long Gully tracks the range of visible elements would be similar but with increasing distance visibility would reduce to Low. Visual effect would reduce to Moderate-Low.

The **Lindis Peak track** is the northern most public recreation viewpoint. From due north, the views is side-on to the Site. Elements along the upper part of the central ridge and Battery Hill would be distantly visible – the SCELF in its later formative stages, the top of the RASOP, the WELF and the top of the CITOP. These would be of Low visibility but would still have a discordant visual effect especially the pits. As this may be less discernible due to distance and depending on weather conditions the visual effect is more likely to be Moderate-Low.

From the various public areas along the **Clutha River margins** between Maori Point and the head of Lake Dunstan, the upper elements or parts of elements would be visible including the WELF, the upper parts of RASOP and CITOP and the upper parts of

the SCELF as it grows as well as associated haul roads and activity including night lighting. The visibility is likely to be variably Low to Moderate depending on elevation (which varies along the riverbanks) and bearing. The visual effect is likely to be Moderate due to the discordant effect of the pits and the ELFs seen very near or on the skyline for more western locations. From the Clutha River margins upstream of Maori Point the visibility and visual effect is likely to be similar to that experienced from the highways either side.

The visibility of the mine elements from **the Lindis River CA** would be very similar to that from Ardgour Road adjacent. Battery Hill is a prominent skyline feature in this view. The RASOP and the WELF would be highly visible very near the skyline, along with associated haul roads and activity. The very upper part of the CITOP would also be visible. The Shepherds Creek ridge crosses the view ands obscures mid to lower slopes and valley floor elements. The Ardgour terraces complex is not visible. The sanctuaries would be partially visible and parts of the Ardgour Rise Road would be visible. The elements would be of Moderate to High visibility due to closer viewing distance. Visual effect would be Moderate-High due to discordant pit and ELF elements particularly near the skyline.

State Highway Visibility

The BOGMP would be visible from the three state highways tthat traverse the Tarras-Cromwell basin. The BM Report covers hgihway views at Part 6.6.1.2.

SH8 is the closest but because it runs on the west side of the Bendigo Terraces there are no views of the Site from most of its length. There is a glimpse view just on the **north side of Lindis Crossing** along the Lindis River valley. The upper part of the RASOP and associated haul roads and activity would be seen on Battery Hill and parts of its lower ridge to the west and it is possible the WELF may also be visible. These would be moderately visible. The visual effect would be Moderate.
A more open and longer view of the Site and the mine elements would be visible from the northern end of the **long straight between Bendigo homestead and Bendigo Terrace** as depicted in the BM VS9. The WELF and much of the SCELF in its later stages would be visible, along with topsoil stockpiles on the face of Battery Hill. This is a skyline effect. The telcomm mast on top of Battery Hill would also be a skyline effect. There would be glimpses of the two open pits as well as haul roads and heavy machinery activity including night lighting. Travelling further south along the straight, these elements are obscured by nearer landforms of the Bendigo Creek area. The sanctuaries would be visible on the front faces. A portion of the Ardgour Rise road would also be visible as a new pale line. Visibility overall in this view would be Moderate to High and visual effect would be Moderate-High.
In Part 6.6.1.2 the BM Report states that the primary views are from SH8 between Lindis Crossing and Bendigo Loop Road. The Bendigo Terraces prevent views of the Site for much of that section of highway. The more open views looking southeast to the Site are from the middle section of the long straight south of Bendigo Loop Road.
I agree there may be some visibility from SH8 where it passes Philips Road near to Cluden Hill. There would be distant and glimpses of elements along the top of the central ridge of the Site. Visibility and visual effect would be Low.

When travelling southeast along **SH8A** between the **Red Bridge and Tarras** there numerous framed, ditect frontal and more expansive views of the mining elements in Shepherds Creek valley and along the northern face of the central Battery Hill ridge, namely the SCELF, the RASOP, the WELF and the CITOP, and the various haul roads, and night lighting. The sanctuaries on the front faces would be visible and parts of the new Ardgour Rise Road. The Bendigo Terraces screen the lowest elements on the Ardgour terraces. BM VS6 is a view closer to the Site near the junction with Maori Point Road. It is a very poor quality image however the breadth of visible elements is depicted.

The elements would be of Moderate to High Visibility and would have a Moderate-High visual effect. I agree the open pits would be reasonably prominent features with the RASOP remaining so permanently.

There are various views of mine elements from SH6 between the straight in the vicinity of Willowbank Road turnoff into Queensberry Terraces and the vicinity of Mt Pisa Station. These bear from northwest to more westerly views. VS8 depicts a view from SH6 in the Locharburn vicinity. I agree that the visible elements would be the SCELF, topsoil stockpiles, RASOP, CITOP and the WELF as well as the associated haul roads and activity including night lighting. The sanctuaries too would be visible. More westerly views tend to look straight up Shepherds Creek to the SCELF and Battery Hill becomes a prominent skyline element, with the proposed telcomm mast on top. VS8 is an example of a more westerly view. The SCELF and soil stockpiles form skyline. More northwesterly views are more side-on to the central ridge of the Site and would see more of the central ridge, looking at the SCELF, into the RASOP and CITOP and at the WELF. The sanctuaries would be visible on the front faces. Ardgour Rise Road woud be visible as shown in VS8.
The elements would be of Moderate to High Visibility and would have a Moderate-High to High visual effect. I agree the open pits and ELFS would be the most evident features.

Local Roads

Kane Road
This road is not identified as a viewing location in the BM Report. The views of the mine elements are similar to those from SH8A and it is a slightly elevated view. The main elements visible would be around Battery Hill and along the ridge extending either side. The SCELF, RASOP and the WELF would be particularly noticeable and visible to a moderate to High degree as they grow. There would be a Moderate-High to High visual effect.

Jolly/ Deep Creek/ Philips Roads
It is assumed the BM Report identifies Jolly Road, Deep Creek and Philips Roads as "*local roads to the north of the Site... in proximity of Tarras settlement*". BM VS5 depicts visibility from a mid-point on Jolly Road. The views are described as "*glimpsed, transient views ….. with elements of the proposal becoming more evident during mining*". As the view is on a more northerly bearing, the Site is viewed more side on. Elements along the upper central ridge area would be visible to a Moderate to High degree as they grow – topsoil stockpile, RASOP, and WELF as well as haul roads, activity and night lighting. Parts of the Ardgour Rise road would also be visible. Shepherd's Creek ridge also runs across the view and rises to left of view. It would screen most of the SCELF and lower valley elements including the CITOP on more northerly bearings. From the west end of Jolly Road however the view would be similar to that from SH8A, with the SCELF becoming evident and the view into the other elements opening up somewhat. Visual effect would be Moderate-High due to discordant nature.

Maori Point Road
BM VS3 depicts a potential view from the southwest end of Maori Point Road. I agree the Bendigo Terarces block views towards the Site from parts of this road (the middle section). At the southwest end as VS3 shows, there is a clear view of the north to northwest upper central ridge area round Battery Hill, a skyline peak. The topsoil stockpiles, RASOP, CITOP and WELF would be highly visible. The SCELF would be largely screened behind the Shepherds Creek ridge. The sanctuaries would be visible on the front faces. The Ardgour terraces complex would not be in view screened by intervening basin floor terraces.

In views from the northwest end of this road, the Shepherds Creek ridge and Bendigo terraces screen out all lower elements. The top of the SCELF would be more visible. The top of RASOP and WELF would remain visible along with associated haul roads, activity and night lighting.

Visibility of the elements from this road would be High and Visual effect would be Moderate-High to High.

Ardgour Road

Visibility of the Site is limited to a view at the somewhat elevated north end of the road where it passes around the northeast corner of The Bend Terrace represented by BM VS4; and to the southwest end around the junction of Thomson Gorge Road and towards Lindis Crossing on SH8 represented by BM VS2. In the northerly view, the Shepherds Creek ridge screens out much of the Site which is viewed more side-on. The views are described as "*frontal, transient views*"[3] and "*glimpsed, transient views ….. with elements of the proposal becoming more evident during mining*". Only the upper parts of elements along the central Site ridge around Battery Hill and to the west would be visible, a Moderate to Low degree of visibility but a Moderate-High degree of visual effect remain due to discordance.

From the southwestern part of the road, as shown in VS2, the elements ranged along the upper part of the central ridge of the Site about the prominent skyline peak of Battery Hill would be visible, to a High degree. The topsoil stockpile element would form skyline. The SCELF despite being large would be screened behind the Shepherds Creek Ridge.

The visual effect would be High.

Parts of the new Ardgour Rise road would be visible however the visual effect would be Low. The sanctuaries would also be partially visible with a Low visual effect. Initially I agree there may be a "*highly visible linear feature within the landscape*".[4]

Thomson Gorge Road

Inevitably a number of mine elements would be Prominant to Dominant from Thomson Gorge Road. It is also inevitable that the major mine elements including the RAS valley elements would be dominant to overwhelming from the rangeland section of the road (parts of which would be destroyed in any case). For the purposes of assessment the road between Matilda Rise and Thomsons Saddle under Mt Moka is assumed closed in a practical sense.

The section of road closer to Ardgour Road has no views of the mine elements due to the Shepherds cCreek ridge shielding from view. The road is immediately adjacent to the Ardgour terraces complex including the large topsoil stockpile on the upper terrace as depicted in BM VS1. The large access road would be visible passing through the lower gorge. The mine elements around the north to northwest faces of Battery Hill, a prominent skyline peak, and across to the western edge would be highly visible (topsoil stockpile on skyine, upper RASOP and the WELF, and the associated haul and other roads. The WELF would also form a large skyline element. Substantial traffic movement and activity would be constantly visible and night lighting effects of traffic and mining activity and earthworks would be on the slopes above. The sanctuaries would be partially visible on the front faces. I do not think the fences would be "*akin to deer fencing*" which would be more transparent and lack a solid hood, but I would not describe their visibility as "*prominent*"[5]; rather moderate to high, initially due to scraped fence lines. Closer to the Site the foreground topographical elements dominate the view and screen much of the Site above. However there is a clear but narrow view up into Shepherds Creek valley approaching Matilda Rise with relatively close views of the RASOP with the topsoil stockpile and WELF as large skyline elements above.

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[3] Table 3 p45 BM Report

[4] P45 Table 3 BM Report

[5] p44 Table 3 BM Report

I largely agree that "*landscape change wil be more evident at a local scale in the context of a working rural landscape*"[6]. The visual effect from viewing locations along Thomson Gorge Road within the Ardgour terraces area woud be Very High.

Thomson Gorge Road would also remain open from the east to Thomsons Saddle and the top of the Shepherds and RAS valleys (allowing access to Mt Moka/Bendigo, Ardgour and Neinei i Kura CAs). The RAS valley elements would be visible and elements around the northeast and north face of Battery Hill – the topsoil stockpiles and the SCELF as prominent ridgeline elements, the TSF, and haul roads and general activity and night lighting. The visibility would be Prominent and the visual effect would be Very High.

Local Queensberry roads

The BM assesses effect from local roads within the Queensberry Hills rural living area. VS7 from Pukekowhai Drive demonstrates the high visibility of the various elements across the central ridge – the SCELF, topsoil stockpiles, RASOP, CITOP and WELF as well as the various roads, vehicle activity and night lighting. The visual effect from viewpoints in tis locality would be High to Very High. Most of the Ardgour Rise new road would also be visible as a pale line but with Low visual effect.

Mt Pisa Settlement

VS10 in the BM GS depicts a view of the elements from the elevated road in the Mt Pisa Station area. Being a westerly view, there would be partial views of the top of the WELF, CITOP and topsil stockpile on Battery Hill which is visible as a low skyline peak. The upper rim of the RASOP and SCELF would also possibly be visible. This view also shows the Ardgour terraces area and the visibility of the soil stockpile. The sanctuaries would be visible on the front faces to a Low degree. Very little of the Ardgour Rise new road would be meaningful visible due to ridgeline locations (utiliing existing track lines).
Visibility from this location would be Moderate to Low and Visual Effect would be Moderate.

[6] Ibid.

APPENDIX 6

RELEVANT PROVISIONS OF THE OTAGO REGIONAL POLICY STATEMENT 2019 and CENTRAL OTAGO DISTRICT PLAN 2008

The following statutory provisions considered relevant to landscape assessment were extracted from the e-Plan in March and April 2026. Key parts are highlighted. Blue highlighting indicates provisions identified in the BM Report in Appendix 2.

Otago Regional Policy Statement 2019

Mō tātou, ā, mō kā uri ā muri ake nei For us and for the generations that come after us

As the operative Central Otago District Plan is dated 2008, it has not been updated to reflect regional objectives and policies. It is important therefore to treat the regional policies as directive.

Part D Schedule 1 outlines **broadscale Kai Tahu values and interests**. Of particular note are the fundamental concepts of whakapapa and the binding and interwoven relationship and kinship of people and place and the life places support (including mountains and waters); the concept of wairua and mauri – the spirit and life inherent in all places, central to the way people interact with landscape and land and water resources and the concept of kaitiakitanga and rakatirataka; the world and resource management view of ki uta ki tai – that all things are interrelated from the mountains to the sea, the holistic view of how the natural environment and people in it functions;
Rakatirataka is about having the mana or authority over the way Kai Tahu interact with the natural world, within their own takiwa (area over which each runaka has established connection and mana).
Kaitiakataka is the excercise of guardianship over the natural world, the fundamental objective of which is to protect and enhance resources for future generations, an ethic of stewardship. It entails an active exercise of responsibility in a manner beneficial to the resource.
This includes the concept of taoka, the treasured resources in air, land, water and indigenous flora and fauna. Particular places (or resources) treasured by Kai Tahu are wahi taoka.

Mahika kai is the term used to describe the whole process of planning, travelling, gathering, processing, use and storing of resources; a practice rich in tradition, customs, traditional methods and hereditary knowledge. There are many recognised wahi mahika kai (resource sites) and nohoaka (seasonal settlement sites) and traditional often ancient travel routes (ara tawhito). It is important these remain and are enhanced to pass on to future generations.

Te Runanga o Otakou relates to the takiwa of the Dunstan mountains and the site.
Mountains (mauka) are of great cultural significance to Kai Tahu, places of spiritual significance often ancestral or whakapapa narrative.
Wahi tohu are particular landmarks or other features in the landscape imbued with traditional meaning and narrative.

Lake Dunstan and the Mata Au Clutha River (and their margins presumably) are the nearest statutory acknowledgement areas. These acknowledgements comprise a statement made by Te Rūnanga o Ngāi Tahu of the particular cultural, spiritual, historic and traditional association of Kāi Tahu with these areas

Schedule 3 outlines the criteria for identifying and describing **outstanding natural landscapes**. These are encompassed by the NZILA TTaTM Guidelines, for the purposes of this assessment.

Schedules 4 and 5 outline criteria for establishing **significant indigenous vegetation and habitats of fauna and historic heritage.** These are relevant to other experts but it useful to understand them as these values are present within and inherently contribute to the outstanding quality of landscapes

Part B Ch. 1 Resource management in Otago is integrated

Policy 1.2.1 Integrated resource management

Achieve integrated management of Otago's natural and physical resources, by all of the following:

a) Coordinating the management of interconnected natural and physical resources;

b) Taking into account the impacts of management of one natural or physical resource on the values of another, or on the environment;

c) Recognising that the value and function of a natural or physical resource may extend beyond the immediate, or directly adjacent, area of interest;

d) Ensuring that resource management approaches across administrative boundaries are consistent and complementary;

e) Ensuring that effects of activities on the whole of a natural or physical resource are considered when that resource is managed as subunits.

f) Managing adverse effects of activities to give effect to the objectives and policies of the Regional Policy Statement.

g) Promoting healthy ecosystems and ecosystem services;

h) Promoting methods that reduce or negate the risk of exceeding sustainable resource limits.

Objective 2.2 Kāi Tahu values, interests and customary resources are recognised and provided for

(acknowledged but deferred to Kai Tahu to address)

Part B Ch. 3 Otago has high quality natural resources and ecosystems

Policy 3.1.1 Fresh water

Safeguard the life-supporting capacity of fresh water and manage fresh water to:

d) Maintain or enhance, as far as practicable:

i. Natural functioning of rivers, lakes, and wetlands, their riparian margins, and aquifers;

iv. Amenity and landscape values of rivers, lakes, and wetlands;

Policy 3.1.2 Beds of rivers, lakes, wetlands, and their margins

Manage the beds of rivers, lakes, wetlands, their margins, and riparian vegetation to:

e) Maintain or enhance, as far as practicable:

i. Their natural functioning and character; and

ii. Amenity values;

Policy 3.1.9 Ecosystems and indigenous biological diversity

Manage ecosystems and indigenous biological diversity in terrestrial, freshwater and marine environments to:

a) Maintain or enhance:

i. Ecosystem health and indigenous biological diversity including habitats of indigenous fauna;

ii. Biological diversity where the presence of exotic flora and fauna supports indigenous biological diversity;

b) Maintain or enhance as far as practicable:

i. Areas of predominantly indigenous vegetation;

iii. Areas buffering or linking ecosystems;

c) Recognise and provide for:

i. Hydrological services, including the services provided by tall tussock grassland;

ii. Natural resources and processes that support indigenous biological diversity;

d) Control the adverse effects of pest species, prevent their introduction and reduce their spread.

Policy 3.1.11 Natural features, landscapes, and seascapes

Recognise the values of natural features, landscapes and seascapes are derived from the biophysical, sensory and associative attributes in Schedule 3.

Policy 3.1.13 Environmental enhancement

Encourage, facilitate and support activities that contribute to the resilience and enhancement of the natural environment, by where applicable:

a) Improving water quality and quantity;

b) Protecting or restoring habitat for indigenous species;

c) Regenerating indigenous species;

e) Protecting or restoring wetlands;

d) …

f) Improving the health and resilience of:

i. Ecosystems supporting indigenous biological diversity;

ii. Important ecosystem services, including pollination;

g) Improving access to rivers, lakes, wetlands and their margins, and the coast;

h) Buffering or linking ecosystems, habitats and areas of significance that contribute to ecological corridors;

i) Controlling pest species

Principal Reasons and Explanation: Understanding the many values and characteristics of natural resources and their ecosystem services is essential, in adequately managing the adverse effects of human activities on the environment's life supporting capacity. There is often conflict between the many values of natural resources and human use of those resources. These policies address the values attached to natural resources, and how all natural resources should be managed.

Objective 3.2 Otago's significant and highly-valued natural resources are identified and protected, or enhanced where degraded

Issue: Otago has significant and highly-valued natural resources. These include outstanding natural features, landscapes, seascapes, indigenous biological diversity, water bodies and soil, which all have intrinsic value and help to create the region's identity and support the region's wellbeing. These highly valued resources can become degraded if they are not adequately protected from inappropriate subdivision, use and development, and so deserve a greater degree of recognition. Resource degradation can adversely affect the social, cultural and economic wellbeing of people and communities.

Policy 3.2.2 Managing significant indigenous vegetation and habitats

Protect and enhance areas of significant indigenous vegetation and significant habitats of indigenous fauna, by all of the following:

a)…

b) Beyond the coastal environment, and in the coastal environment in significant areas not captured by above, maintaining those values that contribute to the area or habitat being significant;

c) Avoiding significant adverse effects on other values of the area or habitat;

d) Remedying when other adverse effects cannot be avoided;

e) Mitigating when other adverse effects cannot be avoided or remedied;

f) Encouraging enhancement of those areas and values that contribute to the area or habitat being significant;

g) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread.

Policy 3.2.3 Identifying outstanding natural features, landscapes and seascapes

Identify areas and values of outstanding natural features, landscapes and seascapes, using the attributes in Schedule 3.

Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes

Protect, enhance or restore outstanding natural features, landscapes and seascapes, by all of the following:

a) ..

b) Beyond the coastal environment, maintaining the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding;

c) Avoiding, remedying or mitigating other adverse effects;

d) Encouraging enhancement of those areas and values that contribute to the significance of the natural feature, landscape or seascape.

Policy 3.2.5 Identifying highly valued natural features, landscapes and seascapes

Identify natural features, landscapes and seascapes, which are highly valued for their contribution to the amenity or quality of the environment but which are not outstanding, using the attributes in Schedule 3.

Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes

Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following:

a) Avoiding significant adverse effects on those values that contribute to the high value of the natural feature, landscape or seascape;

b) Avoiding, remedying or mitigating other adverse effects;

a) Avoiding significant adverse effects on those values that contribute to the high value of the natural feature, landscape or seascape.

Policy 3.2.15 Identifying the significant values of wetlands

Identify the significant values of wetlands, having regard to all of the following:

(a) Degree of naturalness;

(b) Amenity or landscape values;

(c) Kai Tahu cultural values

(d) Recreational values;

(e) Ecological function and values;

(f) Hydrological function and values;

(g) Geomorphological features and values.

Policy 3.2.16 Managing the values of wetlands

Protect the function and values of wetlands by all of the following:

a) **Maintaining the significant values of wetlands;**

b) Avoiding, remedying or mitigating other adverse effects;

c) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;

d) Encouraging enhancement that contributes to the values of the wetland;

e) Encouraging the rehabilitation of degraded wetlands.

Chapter 5 People are able to use and enjoy Otago's natural and built environment

Objective 5.1 Public access to areas of value to the community is maintained or enhanced

Policy 5.1.1 Public access

Maintain or enhance public access to the natural environment, including to the coast, lakes, rivers and their **margins and where possible areas of cultural or historic significance**, unless restricting access is necessary for one or more of the following:

a) Protecting public health and safety;

b) Protecting the natural heritage and ecosystem values of sensitive natural areas or habitats;

c) Protecting identified sites and values associated with historic heritage or cultural significance to Kāi Tahu;

d) Ensuring a level of security consistent with the operational requirements of a lawfully established activity.

Principal Reasons and Explanation: Access to the natural environment and areas of cultural and historic significance is highly valued by residents and visitors.

.. The ability to access the natural environment and areas of cultural and historic significance is highly valued by the community and contributes significantly to the tourism economy.

Improving access to the natural environment or sites of cultural and historic significance can contribute to recreational, cultural, spiritual and economic wellbeing and should be maintained or enhanced unless it would be detrimental to the protection of the values of these areas, or the health and safety of the community.

Objective 5.2 Historic heritage resources are recognised and contribute to the region's character and sense of identity

Policy 5.2.3 Managing historic heritage

Protect and enhance places and areas of historic heritage, by all of the following:

a) Recognising that some places or areas are known or may contain archaeological sites, wāhi tapu or wāhi taoka which could be of significant historic or cultural value;

b) Applying these provisions immediately upon discovery of such previously unidentified archaeological sites or areas, wāhi tapu or wāhi taoka;

c) Avoiding adverse effects on those values that contribute to the area or place being of regional or national significance;

d) Minimising significant adverse effects on other values of areas and places of historic heritage;

e) Remedying when adverse effects on other values cannot be avoided;

f) Mitigating when adverse effects on other values cannot be avoided or remedied;

g) Encouraging the integration of historic heritage values into new activities;

h) Enabling adaptive reuse or upgrade of historic heritage places and areas where historic heritage values can be maintained.

Principal Reasons and Explanation:

In the RMA, protection of historic heritage from inappropriate activities is a matter of national importance. Otago is a region rich in historic heritage which includes historic heritage places and areas that are recognised as nationally, regionally and locally important. Historic heritage resources make significant contributions to the regional identity and tourism economy.

Objective 5.4 Adverse effects of using and enjoying Otago's natural and physical resources are minimised

Issue: Resource use can create adverse effects on other resources, their values and for other resource users and the wider community. Ecosystems, significant areas of biological diversity and outstanding landscapes are under pressure from the direct effects of human activities, as well as indirect effects, including the spread of multiple pest species.

Policy 5.4.2 Adaptive management approach

Apply an adaptive management approach, to avoid, remedy or mitigate actual and potential adverse effects that might arise and that can be remedied before they become irreversible, by both:

a) Setting appropriate indicators for effective monitoring of those adverse effects; and

b) Setting thresholds to trigger remedial action before the effects result in irreversible damage.

Policy 5.4.3 Precautionary approach to adverse effects

Apply a precautionary approach to activities where adverse effects may be uncertain, not able to be determined, or poorly understood but are potentially significant or irreversible.

Policy 5.4.8 Adverse effects from mineral and petroleum exploration, extraction and processing

Manage adverse effects from the exploration, extraction and processing of minerals and petroleum, by:

a) Giving preference to avoiding their location in all of the following:

i. …

ii. …

iii. …

iv. Areas of significant indigenous vegetation and significant habitats of indigenous fauna beyond the coastal environment;

v. Outstanding natural character in areas beyond the coastal environment;

vi. Outstanding natural features and landscapes beyond the coastal environment;

vii. Outstanding water bodies or wetlands;

viii. Places or areas containing historic heritage of regional or national significance;

ix. …

b) Where it is not practicable to avoid locating in the areas listed in a) above because of the functional needs of that activity:

i. …

ii. Avoid, remedy or mitigate, as necessary, adverse effects on values in order to maintain the outstanding or significant nature of a)iv-viii;

iii. Consider first biological diversity offsetting, and then biological diversity compensation, if adverse effects described in b)ii. on indigenous biological diversity cannot be practicably remedied or mitigated;

iv. …

v. **Consider environmental compensation** if adverse effects described in b) ii, other than on indigenous biological diversity, cannot practically be avoided, remedied or mitigated;

ba) …

c) …

d) Avoiding, remedying, or mitigating adverse effects on other values including highly valued natural features, landscapes and seascapes in order to maintain their high values;

e) Considering biological diversity offsetting or compensating for residual adverse effects on other values;

f) Reducing unavoidable adverse effects by:

i. Staging development for longer term activities; and

ii. Progressively rehabilitating the site, where possible;

g) Applying a precautionary approach (including adaptive management where appropriate) to assessing the effects of the activity, where there is scientific uncertainty, and potentially significant or irreversible adverse effects.

(my **bold** and underline)

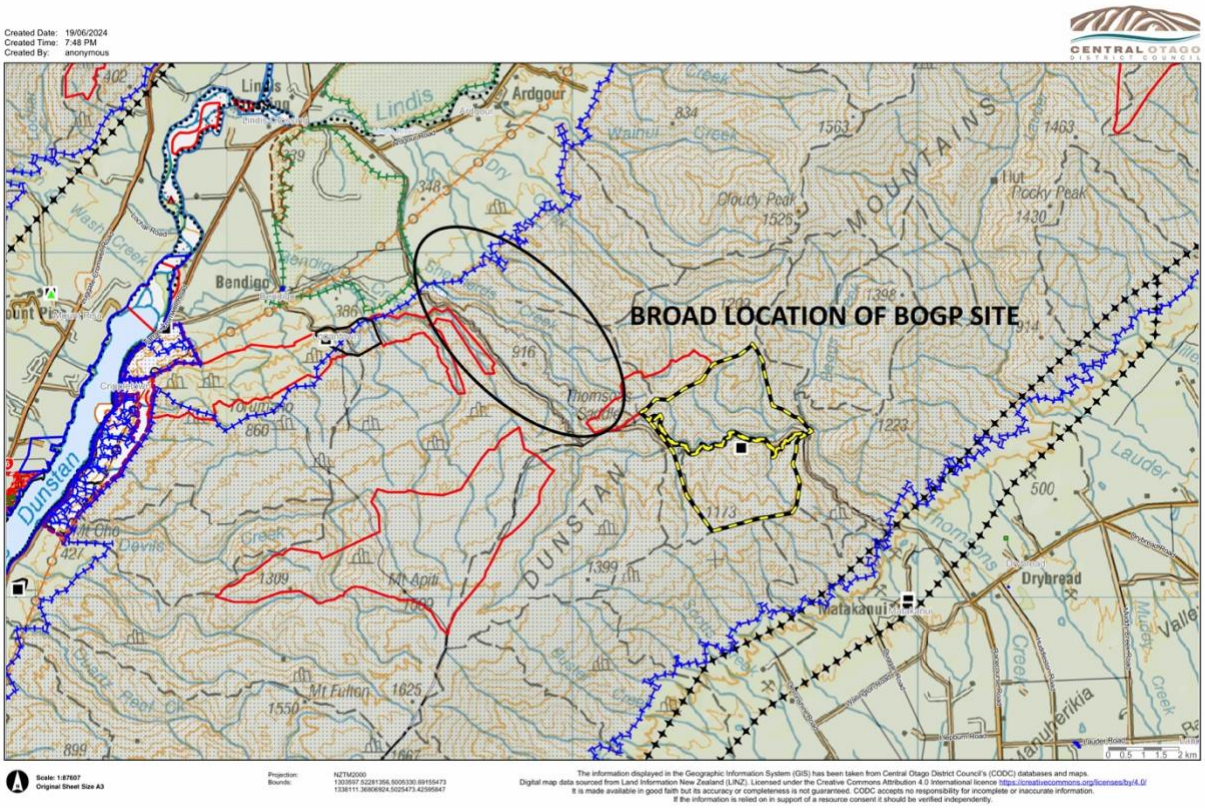
Where there is a conflict, Policy 5.4.8 prevails over policies under Objective 3.2, (except for policy 3.2.12) Policy 4.3.1 and Policy 5.2.3. (significant but not outstanding landscapes, historic heritage)

Central Otago District Plan

The current Central Otago District Plan was made operative on 1 April 2008

www.codc.govt.nz/publications/plans/2district-plan

The Site is within the Rural Resource Area. The Ardgour Terrace area is predominantly Other Rural Landscape but does slightly overlap the Significant Amenity Landscape of Bendigo Terrace where Thomsons Gorge Road is (green line). The majority of the Site comprising the Shepherds and Rise and Shine Creek catchments on the western face of the Dunstan Range below Thomsons Saddle is Outstanding Natural Landscape (the extent of which is marked by the blue line). The Site is very close to three Significant Natural Areas outlined in red (Bendigo Historic Reserve, and the Ardgour and Bendigo Conservation Areas)



SECTION 2 : The Resources and Significant Resource Management Issues of the District

2.1 The Central Otago District has a unique rural landscape resource, some of it outstanding. In recent years this has been affected by developments with the potential to adversely effect its value as a resource. It is for this reason that in 2005 the Council commissioned a Rural Study for the whole of the District. The provisions in the District Plan and in particular those that apply in the Rural Resource Area result from the consideration of the findings of this Study and the plan change process.

Outstanding Natural Features and Outstanding Natural Landscapes

- Pisa Range and Dunstan Mountains

Bendigo glacial river terrace	Terrace face and riser on the Bendigo Terrace above Loop Road, Bendigo east of State Highway 8.	The terrace face and riser is a distinctive landform that is viewed from State Highway 6 and State Highway 8.
Elevated areas, Bendigo	Rocky backdrop to the upper portion of the Clutha Arm of Lake Dunstan.	Rock landscape is a distinctive feature of the upper portion of Lake Dunstan and confines State Highway 8 between the hillside and the lake. Semi-arid schist outcrops provide visual context for future development in this locality.
Dunstan Mountains	Mountain range between Manuherikia and Upper Clutha Valley extending north-east from Cromwell Gorge.	The mountain range forms part of the backdrop to the Manuherikia Valley to the east and the Upper Clutha Valley to the west and is a memorable feature of the Central Otago landscape. The crest is an extensive summit plateau extending from Haehaeata/Leaning Rock northwards, distinctive rock tors are visible on the skyline.

- Elevated areas providing visual backdrop to Lake Dunstan near Bendigo

(the vast majority of the Site is within the Dunstan Range ONL)

Schedule 19.6.2: Outstanding Natural Features and Landscapes

Significant Amenity Landscapes

- Lowburn, Bendigo and Clyde Terraces
  (a small portion of the Bendigo-Ardgour Terrace falls within the SAL straddling the Thomson Gorge Road)

The remainder of Ardgour Terrace is ORL. Rural Resource Area.

2.3.1 Landscape

The Central Otago landscape is nationally (and internationally) renowned for its scenic quality. The physical landscape of the district is very much a product of geology, climate, and the early removal of forest on the mid slopes. More recent human activities have added an overlay at lower altitudes.

The results of human endeavour are highly visible aspects of the landscape because of the open nature of the country. Most noticeable are the homesteads, accompanied by stands of trees, usually poplar. These trees provide a spectacular display during the autumn months. Water races and small dams formerly used for gold sluicing and now for irrigation and isolated remnants of old stone cottages; and shelter belts of trees, especially in the Upper Clutha and Manuherikia Valleys, also give a sense of history. Remnant structures such as stone walls and associated decaying cottages are small in scale and add to rather than dominate the landscape. Former mining sites are now an integral and distinctive part of the District's landscape, particularly in places such as St Bathans, Bannockburn and the herring bone tailings at Northburn.

In terms of section 6(b) Council must recognise and provide for the protection of outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development as a matter of national importance. It should be noted that some sites and natural features within the identified outstanding natural features and outstanding natural landscapes have been modified by human activity (for example, farming, cultivation of tussock grasslands, mining, tracks, hydro development etc) which has affected their natural character values.

Significant Issue - Outstanding Natural Landscapes and Outstanding Natural Features.

The District contains a number of outstanding natural landscapes and outstanding natural features that require identification and protection from inappropriate subdivision, use and development. In determining what is inappropriate subdivision, use and development in these landscapes it must be recognised that these landscapes are often utilised by people and communities to provide for their social, economic and cultural wellbeing.

While the landscape is constantly evolving, care must be taken with respect to a number of activities that could potentially have an adverse impact on landscape values. Such activities can include development of new roads and tracks on elevated land, establishing woodlots, production forestry or shelter belts on elevated land, wilding tree spread, and the establishment of wind farms, transmission lines, telecommunications, and other structures on skylines.

Because Central Otago is dominated by parallel mountain ranges separated by broad valley basins, the elevated areas of the district are highly visible and prominent features of the landscape.

Significant Issue - Central Otago's Unique and Distinctive Landscape

The Central Otago District contains many unique and distinctive landscapes. While those landscapes are constantly evolving through natural processes, farming and other land use activities the semi-arid, rocky nature of the landscape means it can be vulnerable to visual effects of new structures (including telecommunication masts, wind farms, transmission line pylons, and other large structures), cultivation of tussock grasslands, large scale earthworks, new roads, residential built development on elevated land, establishing woodlots, production forestry or shelter belts on elevated land and wilding tree spread. Subdivision is often the precursor of land use activities such as those listed above. The District's built heritage, particularly in the form of cottages and ruins, and remnants of the early goldmining era, has also made a significant contribution to the landscape values of Central Otago.

2.3.2 Landforms and Geology

iii. Gold

The gold rushes of the 1860's laid the foundations for settlement, community infrastructure (including irrigation) and a network of road communications in Central Otago. Most settlements owe their origins to the goldrush and later dredging activities. The riverside settlements of Cromwell, Clyde, Alexandra, Roxburgh and Millers Flat were all mining towns based around the Clutha River and its rich alluvial gravels. Other towns around the rims of the inland basins (such as St Bathans, Naseby, Hyde, Matakanui and Bannockburn) were all situated where gold had collected at the bottom of sloping river channels.

The four types of mining employed were alluvial, sluicing, dredging and quartz rock gold mining. Distinctive landscapes in the area have been formed by mining activities such as the dredge tailings at Earnscleugh and the Blue Lake at St Bathans which was the result of sluicing. Dredging activities were to continue on into the early 1960's when the last dredge was disassembled. Alluvial goldmining has continued in the District in recent decades. Quartz rock gold mining occurred at Carrick range, Bendigo, Conroys, Old Man Range and Serpentine (Long Valley). The early 1990's has seen large scale mining activities at Island Block. Intensive exploration activity continues to be associated with alluvial gold deposits on the Earnscleugh Flat and at St Bathans, and at hard rock deposits near Carrick and Oturehua.

The past and present goldmining in the District presents significant opportunities for the visitor and tourist industry in terms of heritage, demonstrating goldmining methods and interpretation.

Significant Issue - Development of Mineral Resources

The Central Otago District contains mineral deposits that may be of considerable social and economic importance to the district and the nation generally. Mineral development and associated land restoration can provide an opportunity to enhance the land resource and landscape values and has done so in the past. However, the development of these resources has the potential to have significant adverse effects upon soil, water and air resources of the District, and landscape and heritage values if not appropriately controlled. The ability to extract mineral resources can adversely affect or be adversely affected by land use, including development of other resources above or in close proximity to mineral deposits.

2.3.4 Land Use

The land resource is essential to the social, economic and cultural well being of the Central Otago community, and must therefore be managed in a way that provides for such well being. Management of the use, development and protection of natural and physical resources must recognise community needs and be flexible enough to accommodate market changes. This is particularly important given the potential trends in land use. Future land uses anticipated in the District include new horticulture and tree crop developments, increased viticulture, increasing diversification and participation in recreation and tourist orientated activities, and an upsurge in mining due to advances in technology that enables more efficient extraction of minerals with less adverse environmental effects.

2.5.1 Indigenous Flora and Fauna

Section 6(c) of the Act requires Council to recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance.

Activities that can threaten such areas include:-

- Infestation by weeds and pests such as Heiracium, thyme, wilding trees, stone crop and sweet briar, rabbits, possums, hares and goats.
- Land development practices such as burning, ploughing, oversowing and topdressing.
- Mining activities.
- Drainage of wetlands.
- Reduction in river and stream flow due to water abstraction for irrigation.
- Intensive use of riparian margins and/or removal of riparian vegetation.
- Predation by introduced predators such as mustelids (stoats, ferrets and weasels), feral cats, rats and hedgehogs.

There is potential for conflict between Council's duty under section 6(c) of the Act and people using and developing resources.

Significant Issue - Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna

The Central Otago District contains a number of areas of significant indigenous vegetation and significant habitats of indigenous fauna which have their own intrinsic values that are not always recognised. Some of these areas can also have value for activities enabling people and communities to provide for their social, economic and cultural well-being and for their health and safety. The potential for conflict in protecting these intrinsic values and utilising them is a significant issue facing the community in the sustainable management of the natural and physical resources of the District.

2.6.2 Transportation and Utility Infrastructure

Some of the District's unsealed roads have historical significance such as the Old Dunstan Road, Thomsons Gorge Road, Waikaia Bush Road, and Symes Road. Backcountry roads sometimes provide access to heritage sites, conservation land and other areas

that provide recreational opportunities and the Council supports the maintenance of such roads to a suitable standard as assessed by the Council within the constraints imposed by available resources.

Significant Issue - Transportation Network

The Central Otago District is dependent on an efficient transport network to utilise and develop its resources and to provide mobility and access for its people and communities. The development of transportation networks and the forms of transport themselves can have significant adverse environmental effects particularly in terms of introducing noise, visual intrusion, vibration, glare, discharges, and impacts on watercourses and upon the efficient use of energy. Conversely land use activities can greatly affect the safe and efficient operation of the transportation network and its sustainable management. This can occur through poorly located and designed access points, a lack of adequate parking facilities, the visual distraction of signs, and glare from buildings and activities.

Significant Issue - Public Works and Network Utilities

The development and continued operation and maintenance of public works and network utilities is a vital component in providing for the social, economic and cultural wellbeing and health and safety of the people of the District. However, the construction and operation of such works can have significant adverse environmental effects particularly in terms of visual impact.

2.7 Heritage Resources

2.7.1 Built Heritage

The Central Otago District contains a rich and varied array of built heritage which makes a significant contribution to the amenity values of the District and act as an important tourist attraction. Of particular significance is the historic township of St Bathans, older parts of Naseby, Clyde and Ophir, and Old Cromwell (situated at Melmore Terrace). The history and characteristics of these areas are briefly discussed below.

In achieving the purpose of the Act, Council is required to have particular regard to the recognition and protection of the heritage values of buildings, and the maintenance and enhancement of amenity values and quality of the environment.

Significant Issue – Heritage Resources

The Central Otago District contains a significant number of heritage buildings and some towns contain precincts that have a distinct historical character. The District also contains a large number of archaeological and historic sites, particularly sites associated with early Maori and goldmining activities. These buildings, precincts and sites contribute to community wellbeing through their historical and cultural values, and also economically in terms of their worth to the tourism industry. However, modification and loss of significant historic buildings, sites, structures, precincts and streetscapes can occur due to a general lack of awareness and appreciation of historic values or the financial inability to maintain such resources.

Note: Site 184 Goldfield Remains Bendigo Historic Reserve in Schedule 19.4 Register of Heritage Buildings, Places, Sites and objects and Notable Trees (does not include any parts of the Site)

SECTION 4: Rural Resource Area

Part 4.1 Introduction

The amenity values of the rural environment are dominated by Central Otago's unique, semi-arid landscape of broad basins separated by low mountain ranges with sparse vegetation, covered in tussock grassland and exotic pasture, and broken by schist

rock outcrops. This landscape retains a high natural character and has significant scenic values and some of it is identified in this District Plan as an outstanding natural landscape or outstanding natural feature. These values can be enhanced by human made elements which include orchards and vineyards; homesteads accompanied by stands of trees (often poplars); remnant stone cottages; small irrigation and stock water dams and water races; energy generation facilities; and shelter belts of trees. Former mining sites also give the District a distinctive character. It is apparent that the character of the landscape is an important element in making Central Otago an attractive place to live in and to visit. For many people it is the reason they reside and recreate here, and that became particularly apparent during the community consultation phase of the Rural Study which was carried out in 2005 and 2006.

4.2 Issues

4.2.1 Outstanding Natural Landscapes and Outstanding Natural Features

The District contains a number of outstanding natural landscapes and outstanding natural features that require identification and protection from inappropriate subdivision, use and development. In determining what is inappropriate subdivision, use and development in these landscapes it must be recognised that these landscapes are often utilised by people and communities to provide for their social, economic and cultural wellbeing.

4.2.2 Central Otago's Unique and Distinctive Landscape

The Central Otago District contains many unique and distinctive landscapes. While those landscapes are constantly evolving through natural processes, farming and other land use activities the semi-arid, rocky nature of the landscape means it can be vulnerable to the visual effects of new structures (including telecommunication masts, wind farms, transmission line pylons, and other large structures), cultivation of tussock grasslands, large scale earthworks, new roads, residential built development on elevated land, establishing woodlots, production forestry or shelterbelts on elevated land and wilding tree spread. Subdivision is often the precursor of land use activities such as those listed above. The District's built heritage, particularly in the form of cottages and ruins, and remnants of the early goldmining era has also made a significant contribution to the landscape values of Central Otago.

4.2.4 Development of Mineral Resources

The Central Otago District contains mineral deposits that may be of considerable social and economic importance to the district and the nation generally. Mineral development and associated land restoration can provide an opportunity to enhance the land resource and landscape values and has done so in the past. However, the development of these resources has the potential to have significant adverse effects upon soil, water and air resources of the District, and landscape and heritage values if not appropriately controlled. The ability to extract mineral resources can adversely affect or be adversely affected by land use, including development of other resources above or in close proximity to mineral deposits.

4.2.7 Effects on Water bodies

Many of the District's water bodies are significant recreational, ecological and economic resources. These values are capable of being compromised by land use (including water surface activities) which may have the following adverse effects:

a. a decrease in the stability of the beds and banks of water bodies,
b. degradation of plant and animal habitats within or adjacent to water bodies,
c. a decrease in the stability of structures located in or near water bodies,
d. degradation of amenity, natural character, landscape and historic values of water bodies and their margins,
e. an increase in the incidence of plant and animal pests,

f. threats to the safety of other users,

g. adverse noise effects, and

h. restrictions on public access to and along the margins of lakes and rivers.

These effects can also lead to a reduction in water quality, water quantity and cultural values.

4.2.9 Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna

The Central Otago District contains a number of areas of significant indigenous vegetation and significant habitats of indigenous fauna which have their own intrinsic values that are not always recognised. Some of these areas can also have value for activities enabling people and communities to provide for their social, economic and cultural well-being and for their health and safety. The potential for conflict in protecting these intrinsic values and utilising them is a significant issue facing the community in the sustainable management of the natural and physical resources of the District.

4.2.11 Transportation Network

The Central Otago District is dependent on an efficient transport network to utilise and develop its resources and to provide mobility and access for its people and communities. However, the development of transportation networks and the forms of transport themselves can have significant adverse environmental effects particularly in terms of introducing noise, visual intrusion, vibration, glare, discharges, and impacts on watercourses and upon the efficient use of energy. Conversely land use activities can greatly affect the safe and efficient operation of the transportation network and its sustainable management. This can occur through poorly located and designed access points, a lack of adequate parking facilities, the visual distraction of signs, and glare from buildings and activities.

4.2.12 Public Works and Network Utilities

The development and continued operation and maintenance of public works and network utilities is a vital component in providing for the social, economic and cultural wellbeing and health and safety of the people of the District. However, the construction and operation of such works can have significant adverse environmental effects particularly in terms of visual impact.

4.2.15 Development[7] in Rural Areas

Increased development in the rural environment may have adverse effects, such as: compromising landscape and amenity values of the rural environment especially on prominent hillsides and terraces; adversely affecting the sustainable management of natural

[7] Whilst it appears this provision is mainly related to rural subdivision and development for rural living purposes, development is by definition wider: means development or redevelopment of a site and includes:

i. Constructing, erecting, or altering any building, fixed plant, or machinery, or other works.

ii. Fencing, draining, excavation, filling, or reclamation of land, or the making of retaining walls or other works relating to that fencing, draining, excavation, filling, or reclamation.

iii. The grading or levelling of land or the removal of rocks, stone, sand, or soil from land.

iv. The removal or destruction of vegetation.

v. The inundation of land and associated natural and physical resources.

vi. The arresting and elimination of erosion or flooding.

vii. The construction of any road or airport or other transport facility.

viii. The construction of any transmission line, pipeline, telecommunication and broadcasting site, or other utility.

and physical resources (in particular, water quality and infrastructure); creating situations where effects of existing primary production and residential activities come into conflict. Such development can also contribute to the sustainable management of natural and physical resources and have the positive effects of strengthening rural communities, creating diversity in the rural community and economy, and maintaining or enhancing heritage resources.

Explanation

There is increasing pressure for lifestyle and residential subdivision and development in what has historically been the rural area of the District. This development trend has the potential to create significant adverse effects that must be dealt with:

a. Increased pressures on the roading network, including safe and efficient operation and construction standards.
b. Increased pressure for development of physical resources such as sewerage, water, electrical and telecommunication services.
c. Potential contamination of ground water due to proliferation of septic tanks and effluent disposal systems.
d. Potential loss of landscape values and detraction from outstanding natural landscape and outstanding natural features and heritage items or values.
e. The introduction of residential subdivision and built development on hillsides, skylines and prominent places.
f. Conflict between the land management practices (such as spraying, pest control, frost fighting and harvesting activities carried out at night etc) of established rural activities such as orcharding or farming and residential activities.

4.2.16 Industrial and Commercial Activities (excluding energy generation activities)

Activities of an industrial and commercial nature may seek to locate in the rural environment. Together with intensive farming activities (eg. pig and poultry farms), these activities can sometimes have an adverse effect on the rural environment if effects are not avoided, remedied or mitigated. It must also be recognised that some such activities locate in the rural area so as to avoid adverse effects on more densely populated areas.

Explanation

The effects of industrial and commercial type activities are not always compatible with the amenity values of the rural environment, while in some instances the rural environment is the best place for these activities.

Adverse effects associated with these activities and intensive farming activities include:

g. Noise, vibration, lightspill and electrical interference
h. Discharge to air, land and water including odour and dust
i. The generation of high levels of traffic and/or heavy traffic and the associated effects on the roading network.
j. Adverse visual impacts (including the effects associated with large structures and signs) and loss of landscape values.
k. The use and storage of hazardous substances.
l. Adverse effects on infrastructure, particularly roading.
m. High water requirements.
n. Potential for loss of unique land resources

4.3 OBJECTIVES

4.3.1 Objective - Needs of the District's People and Communities

To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.

4.3.2 Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

To protect the Districts outstanding natural landscapes and outstanding natural features, and land in the Upper Manorburn/Lake Onslow Landscape Management Area (including landforms) from the adverse effects of inappropriate subdivision, use and development.

4.3.3 Objective - Landscape and Amenity Values

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

4.3.4 Objective - Recreation Resources

To maintain and enhance the quality of the District's recreation resources and public access to those resources.

4.3.6 Objective - Margins of Water bodies

To preserve the natural character of the District's water bodies and their margins.

4.3.8 Objective - Significant Indigenous Vegetation and Habitats of Indigenous Fauna

To recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

4.4 POLICIES

4.4.1 Policy - Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

To recognise the District's outstanding natural landscapes and outstanding natural features and land in the Upper Manorburn/Lake Onslow Landscape Management Area which:

a. Are unique to the district, region or New Zealand; or
b. Are representative of a particular landform or land cover occurring in the Central Otago District or of the collective characteristics and features which give the District it's particular character; or
c. Represent areas of cultural or historic significance in the district, region or New Zealand; or
d. Contain visually or scientifically outstanding geological features; or
e. Have characteristics of cultural, historical and spiritual value that are significant to Kai Tahu ki Otago;
f. Have high natural character values and high landscape quality that can be distinguished from the general landscapes of the Central Otago District

and provide protection for them from inappropriate subdivision, use and development.

Explanation

Section 6(b) of the Act requires Council to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development as a matter of national importance. There are activities that have the potential to compromise the values of these areas. In these circumstances resource consents will be required to enable a thorough environmental impact assessment to take place. This assessment must include recognition of the fact that people and communities often utilise these areas to provide for their social, economic and cultural wellbeing. Landscapes and natural features considered to be outstanding in the Central Otago District are identified in Sections 2.3.1 and 2.3.2 and are identified on the planning maps. Land in the Upper Manorburn/Lake Onslow Management Area is also identified on the planning maps.

4.4.2 Policy — Landscape and Amenity Values

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

a. The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,

b. Development which is compatible with the surrounding environment including the amenity values of adjoining properties,

e. The location of tree planting, particularly in respect of landscape values, natural features and ecological values,

f. Controlling the spread of wilding trees.

g. Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.

Explanation

Central Otago has a unique landscape in the context of New Zealand. The District is dominated by parallel mountain ranges separated by broad valley basins and has a semi-arid character. This type of landscape is sensitive to modification. To sustainably manage what is considered a significant resource of the District, for both present and future generations, care must be taken with respect to the impact of activities on landscape and natural character.

The open space and natural character of the rural environment is also seen as a significant resource of the District. These values are capable of being compromised by commercial, industrial and/or residential forms of development not traditionally found in a rural context.

4.4.4 Policy - Riparian Margins

To manage the effects of the use, development or protection of land within riparian margins of water bodies (including wetlands) to ensure that the natural character and amenity of water bodies and their margins are preserved, by, as far as practicable:

a. Maintaining bank stability,
b. Protecting, and where appropriate, enhancing riparian and instream habitat quality,
c. Maintaining and enhancing riparian vegetation,
d. Maintaining water quality,
e. Maintaining and enhancing public access to and along the lakes and rivers,
f. Reducing the incidence and severity of flooding where this is achievable, and
g. Maintaining and enhancing the safety and efficiency of navigation on the adjacent water body where this is relevant while recognising that some activities need to locate within riparian margins to operate efficiently.

Note: In matters relating to riparian vegetation Policies 8.7.1 and 8.7.2 of the Otago Regional Council's Regional Plan : Water are relevant.

4.4.7 Policy – Significant Indigenous Vegetation, Wetlands and Wildlife

To protect areas of:

a. Significant indigenous vegetation,
b. Significant habitats of indigenous fauna,
c. Significant wetlands,
d. Indigenous vegetation or habitats that support a significant indigenous fresh water fishery, and
e. Habitats of statutorily managed sports fish and game.

from the adverse effects of land use activities and subdivision and to promote and encourage, where practicable, the retention, enhancement and reinstatement of indigenous ecosystems within the District.

Explanation

Section 6(a) of the Act requires the preservation of wetlands and their margins from inappropriate subdivision, use and development while section 6(c) requires the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. Section 7(h) of the Act requires consideration of the protection of the habitat of trout and salmon. Activities that significantly impact on these resources will need some form of control, however, this must be balanced against the sustainable management of those resources for other purposes.

The promotion and encouragement of retaining and enhancing indigenous ecosystems within the District will also assist in maintaining biodiversity and preserving the landscape values of the District. Voluntary protection or use of covenants promoted by developers through the resource consent process will be seen by Council as a positive aspect of any development and/or subdivision proposal. Areas of significant indigenous vegetation, habitats of indigenous fauna and wetlands are listed at Schedule 19.6.1 and are identified on the planning maps. Acutely threatened and chronically threatened plant species found within the District are listed in Schedule 19.6B.

Method 4.5.2.iv provides for a review of the areas currently listed in Schedule 19.6.1 to provide for further sites to be included, as necessary. Policy 10.5.2 of the Regional Policy Statement for Otago may apply in establishing a site's significance; as may guidelines in the anticipated national policy statement on biodiversity. Wetland policies in Chapter 10 of the Regional Plan : Water for Otago apply in terms of Policy 4.4.7.c.

4.4.8 Policy - Adverse Effects on the Amenity Values of Neighbouring Properties.

To ensure that the effects associated with some activities including (but not limited to):

a. Noise (including noise associated with traffic generation, night time operations), and vibration,
b. The generation of a high level of traffic, in particular heavy vehicles,
c. Glare, particularly from building finish,
d. A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site,
e. The generation of odour, dusts, wastes and hazardous substances, and
f. The use and/or storage of hazardous goods or substances

do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.

Explanation

Effects such as noise, dust, odour and impacts on the landscape have the potential to compromise the amenity values of neighbouring properties. The safe and efficient operation of the roading network can also be compromised by increased traffic generation and the proliferation of signs. These potential adverse effects must therefore be controlled.

4.4.12 Policy - Weed and Pest Plant and Animal Infestation

To encourage land use practices that avoid, remedy or mitigate weed infestation, in particular wilding tree spread, and the spread of pest plants and animals throughout the district.

Explanation

Weeds (including wilding trees), and pest plants and animals are an increasing problem within the Central Otago District. Spread of weeds and pest plants and animals can result in the loss of biodiversity and land productivity and can also have an adverse effect on landscape values. Landowners are responsible for pest control on their properties, through the pest management strategy requirements formulated by the Otago Regional Council. While the Regional Council has primary responsibility in the area of pest plants and animals management, the District Council can assist through actively promoting good land management practices and advocacy to regional and national authorities to ensure there is an ongoing commitment to managing the problem within the District.

4.4.13 Policy - Public Access to Significant Features

To promote the provision of public access opportunities to the Districts significant natural and physical land features including areas of value for recreational purposes.

Explanation

The Central Otago District contains numerous natural and physical land features that are important to many people for recreation, scientific, educational and other purposes. Many valued natural and physical resources are on land administered by the Department of Conservation and consequently access to them is controlled by the Department. Public access to and over these areas is generally unrestricted, however, commercial development and/or protection of conservation values can restrict public access to and over these areas. The District Plan cannot impose public access over privately owned or Crown pastoral lease land. However, the tenure review process does provide the opportunity to maintain and enhance public access to these areas. The resource consent process also provides an opportunity to consider this issue to a limited degree.

4.4.14 Policy - Back Country Amenity Values

To ensure that activities avoid, remedy or mitigate adverse effects on the open space, landscape, historic, natural character, natural quiet and amenity values of the quality and range of recreational opportunities available in, the District's back country and/or remote areas.

Explanation

The back country and remote areas of the District generally have significant landscape and amenity values and are often greatly valued recreation areas. These values can be compromised by the very activities that seek them out. Furthermore, these activities have the potential to conflict with one another in terms of the effects that they may generate.

4.5 Methods of Implementation

4.5.2 Promotion, Education and Investigation Initiatives

ii. Land Management Practices

In carrying out any activity, whether subject to specific rules in this plan or not, the Council encourages resource users to adopt the “best practicable method” to avoid, remedy or mitigate adverse effects on:

- water quality and quantity
- riparian vegetation and associated habitat
- stability of the banks of any water body
- landscape values

and to avoid, remedy or mitigate the adverse effects of:

- erosion and instability
- nutrient loss
- soil compaction
- removal of vegetation, particularly in catchment areas
- the spread of non-desirable weeds and plants (the definition of which will depend on local conditions), including wilding trees.

Council encourages resource users to give consideration to relevant guidelines and Codes of Practice, such as:

- Otago Regional Council’s guide on Riparian Management,

In avoiding, remedying or mitigating adverse effects, the Council encourages resource users to recognise the following practices which minimise the adverse effects of land use activities on water bodies:

- Activities that intensively use land within 10 to 20 metres (depending on the particular environment) of the bank of any water body which may give rise to degradation in both the water quality of the water body and the stability of the bank structure, should be avoided.
- To such an extent as is practicable, the spreading of fertilisers should be accurate, and avoid riparian areas, and should be carried out at the correct time and at a rate matching crop nutrient uptake.
- No disturbed vegetation, soil or debris should be placed in such a position where it may enter or move into any water body.
- Agricultural and other chemicals are to be used carefully and in accordance with approved guidelines and Codes of Practices, for example NZS 8409 1995 “Agrichemical Users Code of Practice”. Users of sprays are to take all reasonable and practicable steps to avoid drift onto neighbouring properties.
- Maintenance of thick riparian vegetation filters sediment and nutrients in surface runoff. Indigenous vegetation is important for the role it plays in the ecosystems of water bodies, and the habitat it provides for other native species. Riparian vegetation also stabilises banks.
- Wetlands should be retained for denitrification, filtration and habitat purposes. Wetlands also mitigate the effects of floods.
- Minimise trampling damage and overgrazing.
- Avoid stream bank erosion and direct faecal inputs by exclusion of stock from waterways and riparian margins where this is practical.
- Adjust land use type to land capability.

- Locate activities that have high water requirements in areas that have adequate supply.

The Otago Regional Council has also prepared a guide on Riparian Management. This document provides information on best management practices for activities within or adjacent to riparian margins. Copies of the document are available from Regional Council offices.

Resource users are advised that a number of the activities above may be subject to Regional Council controls. The following activities are also controlled by the Regional Council -

- Activities, including the operation of machinery, taking place in any water body.
- Activities, such as silage pits, farm tips, and offal pits, involving potential discharges to land or water.
- Structures, bed disturbance, introduction of vegetation, deposit of substances, drainage and reclamations on the beds of lakes and rivers.

4.6 Principal Reasons for Adopting Objectives, Policies and Methods

4.6.2 Landscape and Amenity Values

The effects of using, developing or protecting natural and physical resources on landscape and landforms is a matter that should be provided for in the District Plan. The unique landscape of the Central Otago District has been identified as an important resource of the District that is renowned internationally. Ensuring adverse effects on its values are avoided, remedied or mitigated is considered a significant resource management issue. Section 6(e) identifies the relationship of Maori and their culture and traditions with their ancestral lands, sites and taonga as a matter of national importance. There are landscapes within the district that are significant for this reason. Section 7 of the Act requires Council to have particular regard to maintaining and enhancing amenity values, and the maintenance and enhancement of the quality of the environment. Landscape qualities provide a significant contribution to the cultural and amenity values, and the environmental quality of Central Otago. The provisions of the plan have been adapted to ensure that amenity and landscape values of the District's rural environment are not compromised, while ensuring people and communities can continue to provide for their social, economic and cultural wellbeing

4.7.6 [Relevant] Standards

A. Bulk and Location Requirements

Buildings and any area used for storage purposes (including the stockpiling of materials) that is not enclosed or partly enclosed by a building shall be located to conform with the following standards.

c. Water bodies

No building shall be located within 20 metres of the bank of:

- any stream or river

f. Height

Landscape Category	Dwellings and buildings accessory to dwellings	Other Buildings including buildings accessory to farm activity
Outstanding Natural Landscape (ONL)	5.5m	6m
Significant Amenity Landscape (SAL)	6m	7.5m
Other Rural Landscapes (ORL)	7.5m	10m

Reason

Bulk and location standards have been established for buildings for a number of reasons. These include maintenance of amenity values of adjoining properties, mitigating adverse landscape effects and maintaining good visibility along roads and at intersections. Controls in respect of transmission lines have been imposed to ensure that the public is reasonably protected in the event of line failure. It also enables ease of access for maintenance and upgrading purposes. Building restrictions adjacent to water bodies have been imposed to ensure that the natural character of water bodies and their margins is maintained and that adverse effects on riparian margins are avoided, remedied or mitigated.

B. Traffic Generation and Characteristics of Activities

i. No more than 3 persons shall be engaged in any activity of a commercial, industrial or manufacturing nature except in areas identified as "Rural Residential" ([RR]) on the planning maps. For the purpose of this rule, farming, horticulture, viticulture, network utilities and forestry activities are excluded from an activity of a commercial, industrial or manufacturing nature.

Reason

Activities of a commercial, industrial or manufacturing nature have the potential to significantly compromise the amenity values of the rural environment, and in particular, landscape values and the lack of obtrusive noise. They can also adversely impact on the safe and efficient operation of the roading network.

The number of persons or vehicle movements stated in this rule have been selected on the basis that over and above this scale of operation, adverse effects have the potential to become significant. These controls provide flexibility by allowing small scale activities that have no more than a minor effect while requiring consent for large scale activities that generate adverse effects.

D. Visual Effect of Buildings and Structures

a. All buildings including new, relocated and repainted buildings and structures (excluding post and wire fences; bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture), are subject to the following:

i. Finish

All buildings shall be finished in any of the following materials:

i. Timber/Composite Weatherboard (vertical and horizontal).
ii. Plaster/Adobe/Rammed Earth/Masonry Products/Concrete.
iii. Stone.
iv. Coloured steel excluding unpainted zincalume and unpainted corrugated iron.

v. Weathered corrugated iron

vi. Brick

ii. Colour : Exterior Walls, Accents and Trim

The exterior walls, accents and trim for all buildings and structures shall be in a colour or colours selected from the following colour palette, provided that the colours of exterior walls shall be in a low sheen:

Browns, greens, grey blue, greys, terracotta, tussock and dark reds provided that such colours shall have a Reflectivity Value (RV) of less than 38%.

Notes:	1.	Colours of exterior walls are to be similar to and darker than the surrounding landscape colours.
	2.	It is acknowledged that RV may need to increase due to the use of natural timber.
	3.	Unpainted surfaces such as brick shall be finished in colours consistent with those specified in Rule 4.7.6.D.a.ii.
	4.	BS 5252 colours that are acceptable in terms of Rule 4.7.6.D.a.ii are:

iii. Colour : Roofs

The roofs of all buildings shall be in a low sheen in any colour that has a RV of less than 32% or shall be unpainted natural products such as timber shingles or slate.

Note: Colours of roofs are to be similar to and darker than the surrounding landscape colours.

b. All buildings and structures (excluding post and wire fences, bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture) shall not protrude onto a skyline or above a terrace edge when viewed from a public road or other public place at a distance not exceeding 2 kilometres from the building or structure.

Reason

The District's landscape has been identified as an important resource. Buildings have the potential to compromise the value of this resource and care must be taken with their finish and location. The colour range identified has been selected to avoid colour contrast with the surrounding landscape and to provide certainty for resource users. The colours selected are background colours of the land rather than colours associated with vegetation (particularly its seasonal variation) or other isolated features of the landscape. Colours listed above may not be appropriate in all landscape settings and such appropriateness must therefore be assessed on a site specific basis. For the avoidance of any doubt as to what colours comply, the Council holds colour charts of appropriate colour ranges at Council's offices.

F. Storage

Any area used for or proposed to be used for storage purposes (including contractors yards and the stockpiling of material for a period that exceeds 6 months but excluding stock feed, stock yards and grain silos) that is not enclosed or partly enclosed by a covered building shall be screened from the view of any public road, reserve, other public land or any other adjacent site boundary or resource area boundary.

Such screening shall be erected or planted to a suitable height and density so as to mitigate adverse visual effects and dust effects that have the potential to occur and shall not impede visibility on adjacent roads provided that no material (including waste) shall be stored, stockpiled or disposed of in a manner that attracts or significantly increases habitats for flies, rodents, vermin or insects and birds to a level that causes a nuisance to or adversely effects the adjoining property, and/or the general public.

Reason

Storage of materials and machinery has the potential to adversely affect landscape values and amenity values of adjoining properties. Screening storage areas will mitigate these effects.

H. Signs

Signs on any site shall comply with the following standards. Signs:

1. Shall be situated on the property to which they relate provided that no more than two pre warning signs having a maximum area of $1m^2$ each are permitted within 500 metres of the site entrance.
2. Shall comprise a single sign not exceeding a total of $3m^2$ in area.
3. Shall not obscure driver visibility to and from access ways
4. Shall not be constructed using reflective material, or flashing or animated components.
5. Shall not be illuminated.
6. Shall comply with Rule 12.7.5.v.

Note: Certain signs are permitted or require consent in terms of Rule 12.7.5.

Reason

While signs are a necessary adjunct to many rural activities, they have the potential to adversely affect amenity values (particularly landscape values) and the safe and efficient operation of the roading network.

I. Riparian Margins[8]

Within 10 metres of any water body, no:

a. dumping of fill, spoil or any substance to waste (except cleanfill),
b. earthworks exceeding $20m^3$, or
c. the removal of vegetation,

For the purposes of this Rule, water body is defined as being any stream or river or any wetland identified in Schedule 19.6.1 or any lake (excluding irrigation dams within a farm property) 0.5 hectares or greater in area.

J. Earthworks for Access Tracks and Extraction Activities

a. Tracks

Where any earthworks are required for or in connection with the formation or construction of any road, track, landing, firebreak, fenceline, or utility service line, the following design standards shall be met:

i. All formation surfaces with an inwards crossfall shall be drained by a watertable; and
ii. Cutoffs or culverts shall be constructed or installed so as to prevent scour, gullying or other erosion of the formed or constructed surface and to adequately provide for fish passage when such fish passage is appropriate and practicable; and
iii. All areas of fill including any formation surface overlying fill shall be compacted; and

[8] means the strips of land adjacent to water bodies (ie streams, rivers, lakes and wetlands) which includes berms (or stream banks) and floodways. Riparian margins constitute the link or buffer between the dry land and aquatic ecosystems. The width of the riparian margin can vary from a few metres to tens of metres depending on topography, bedrock and soil characteristics, water level fluctuations, surface flows, and adjoining land use.

iv. Fill batters shall be constructed and vegetated to a standard that is adequate to mitigate any adverse visual effects when viewed from any State highway and to avoid batter erosion or failure; and

v. Adverse effects on any stream, river or lake or permanently wet wetland are avoided, remedied or mitigated; and

vi. Any cut or fill batter is no more than 2 metres in height or depth (provided that this may be exceeded for 10% or less of the total track length to a maximum 3 metres).

b. Extraction and Displacement Activities

Except as provided for in 4.7.6.J.a above the extraction (including excavation and/or displacement) of material (excluding any cleanfill landfill, and farming activities such as irrigation dams and associated works, ploughing and land contouring for border dyke irrigation) shall not exceed an area of 2000m^2 or a quantity of 3000m^3 from any one site provided that:

i. Where the material extracted is not to be reinstated, then the permanent visual impacts of the activity shall be avoided, remedied or mitigated by the replacing of topsoil and suitable subsoil, resowing, fertilising and planting or other appropriate landscaping, or

ii. When material is extracted or displaced for mining, investigative or exploitative work, all areas disturbed shall be progressively restored or rehabilitated to a standard not less than that which previously existed, and

iii. Adverse effects on water bodies and land stability are avoided, remedied or mitigated; and

Reason

Earthworks for mining and the formation of tracks can have significant adverse effects on:

1. landscape values
2. water quality
3. soil structure and quality
4. land stability

However, adverse effects of small scale soil displacement activities are generally minimal and can be mitigated by appropriate landscaping and rehabilitation.

KA <u>Clearance of Indigenous Vegetation</u>

I. Clearance of indigenous vegetation on land not listed for protection under Schedule 19.6.1 and subject to Rule 4.7.6.K, where the vegetation-

   a. comprises more than 10 hectares of snow tussock grassland (Chionochloa rigida), or half a hectare or more of other indigenous vegetation on one site; or

   b. involves any species listed as threatened in Schedule 19.6B, and the clearance affects a site containing any such species as identified on the planning maps; or

   c. is more than 1080m above sea level;

   is a discretionary (restricted) activity.

Provided that this rule shall not apply to:

ii. Clearance of indigenous vegetation on land that has been freeholded under Part 2 of the Crown Pastoral Land Act 1998.

And provided that I.b of this rule as above shall not apply to:

iv. Grazing.

v. Oversowing and topdressing.

And provided that I.a and c of this rule as above shall not apply to:

vi. Direct drilling associated with existing pasture.

vii. Clearance of matagouri.

II. For the purpose of this rule "clearance" is defined as the felling, clearing, or modification of any indigenous vegetation by cutting, mechanical crushing, spraying, burning and any activity causing disturbance to the soil.

III. The Council shall restrict the exercise of its discretion to the following matters, where applicable:

1. The significance of the ecological values of the site that will be affected.
2. The effect of the clearance on those values.
3. The necessity or desirability of clearance on land previously used for production.
4. The means of protecting the ecological values of the site, including consideration of positive ecological benefits that can be achieved through fencing off and protecting ecological values in conjunction with the clearance activity

Reason

Given the high level of biodiversity loss in the Central Otago District and the continuing pattern of land use change, an interim rule (Rule 4.7.6.KA) is considered necessary to assist in protecting biodiversity in the district until Schedule 19.6.1 (to which Rule 4.7.6.K applies) is expanded into a suitably comprehensive state that reasonably identifies and reflects the district's resources that are of significance in terms of section 6(c) of the Act.

L. Outstanding Natural Landscapes, Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

1. No activity shall have the effect of:
   a. Erecting any structure (excluding post and wire fences) or building, or
   b. Cutting new roads, new tracks, new landings, or new utility service lines, or
   c. Excavating material in excess of $20m^3$ (volume) and/or disturbing any land $50m^2$ in area or greater in any one hectare in any continuous period of 5 years but excluding cultivation of areas previously cultivated (for the avoidance of doubt this does not apply to the maintenance of roads, tracks, landings, fire breaks and other works), or

within any area identified as an outstanding natural landscape, outstanding natural feature or land in the Upper Manorburn/Lake Onslow Landscape Management Area as shown on the planning maps except as provided for by Rules 4.7.5.vi, 13.7.6 and 13.7.8.

Rule 4.7.6.L.1 shall not apply to:

a. reviewable land that has been freeholded under Part 2 of the Crown Pastoral Land Act 1998 subsequent to the operative date of this plan; and

b. unrenewable occupation licence land that has been designated for disposal as fee simple under Part 3 of the Crown Pastoral Land Act 1998 subsequent to the operative date of this plan; and

c. freehold land listed in Schedule 19.6.3.[9]

Reason

The effects of these activities have the potential to compromise the values of these landscapes and features. Resource consent will enable all effects of the activity to be considered in terms of its impact on the special values of these areas and impact on the natural and historic values of these areas including the characteristics identified in the description of the outstanding natural features and outstanding natural landscapes in Schedule 19.6.2.

The properties freeholded under tenure review [after 2008] are excluded from the application of Rule 4.7.6.L.1 because the tenure review process provides an alternative statutory means to identify and address on a site specific basis the values which are the subject of this Rule.

4.8 Environmental Results Anticipated

4.8.1 The adverse effects on the Central Otago landscape and natural character of any new structure or works are avoided, remedied or mitigated.

4.8.2 Retention of healthy riparian vegetation adjacent to the District's water bodies that promotes the maintenance of their natural character and associated values.

4.8.5 The ongoing protection of significant indigenous flora and significant habitats of indigenous fauna for the benefit of present and future generations.

4.8.6 Ongoing improvement in public access where appropriate to recreation and other resources of the District.

4.8.7 A continuing reduction in conflict between land uses occurring in the rural environment.

4.8.9 Improved pest control programmes.

4.8.10 Built development being designed and located so that the open, natural character of the District's hills, ranges, terraces, prominent places and natural features is maintained without compromising the landscape and amenity values of prominent hillsides and terraces.

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[9] SCHEDULE 19.6.3 : LAND FREEHOLDED UNDER TENURE REVIEW UNDER THE CROWN PASTORAL LAND ACT 1998 AND THE LAND ACT 1948 BEFORE THE OPERATIVE DATE OF THE PLA – EXCLUDED FROM THE APPLICATION OF RULES 4.7.2.vi AND 4.7.6L.1

 Bendigo

Note: It is anticipated that the list of properties in Schedule 19.6.3 will be amended to include properties that have undergone tenure review to the appropriate stage (in terms of Rules 4.7.2.vi and 4.7.6L prior to the operative date of this plan.

4.7.3

Discretionary (Restricted) Activities

i. Breach of Standards

Any activity that fails to comply with the following rules:

4.7.2.i.d	Separation Distances
4.7.2.ii.a.ii	Separation Distances for Dwellings
4.7.2.vii	Accommodation Facilities
4.7.6.A	Bulk and Location Requirements - a, b, e, f, h, i k and n
4.7.6.C	Tree Planting
4.7.6.F	Storage
4.7.6.H	Signs

is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters:

3. The effect on the amenity values of neighbouring properties.

4. The effect on landscape values.

iii. Any activity that does not comply with **Rule 4.7.6.D Visual Effects of Buildings** is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters:

1. Whether or not the building or structure can be appropriately screened from public view by topographical features, appropriate planting or other screening having regard to the open space, landscape, natural character and amenity values of the rural environment.
2. Whether the building or structure will breach the form of or be visually prominent in public view on any skyline or terrace edge.
3. The colour scheme for the building or structure which should in general be darker than the background in which it is set.

vi. Any activity that fails to comply with the following Rules; **4.7.6.I Riparian Margins** or **Rule 4.7.6.J Earthworks For Access Tracks & Extractive Activity a. Tracks** is a discretionary (restricted) activity

Council shall restrict the exercise of its discretion to the following matters, where applicable:

1. The effect on water quality and quantity.
2. The intrinsic values of riparian and aquatic ecosystems.
3. The habitat of native fish species, trout and salmon.
4. Indigenous vegetation and habitats of indigenous wildlife and statutorily managed sports fish and game.
5. The effects on bank and slope stability.
6. The location and timing of construction, design and density of earthworks.
7. The re-establishment of an appropriate vegetation cover.
8. The disposal and stabilisation of waste material and fill.
9. The impact on landscape values.

10. The effect on heritage sites, including archaeological sites.
11. The effect on sites of cultural value to Kai Tahu ki Otago.

b. Extraction and Displacement Activities

Except as provided for in 4.7.6.J.a above the extraction (including excavation and/or displacement) of material …shall not exceed an area of 2000m^2 or a quantity of 3000m^3 from any one site provided that:

i. Where the material extracted is not to be reinstated, then the permanent visual impacts of the activity shall be avoided, remedied or mitigated by the replacing of topsoil and suitable subsoil, resowing, fertilising and planting or other appropriate landscaping, or
ii. When material is extracted or displaced for mining, investigative or exploitative work, all areas disturbed shall be progressively restored or rehabilitated to a standard not less than that which previously existed, and
iii. Adverse effects on water bodies and land stability are avoided, remedied or mitigated; and
iv. Extraction, other than that required for land cultivation, drilling, bore construction, the erection of fences, overhead lines or foundations for buildings is no more than 1m deep or 10m^3 in volume within the groundwater protection zones for Roxburgh and Ettrick.

Reason

Earthworks for mining and the formation of tracks can have significant adverse effects on:

1. landscape values
2. water quality
3. soil structure and quality
4. land stability

SECTION 12 : DISTRICT WIDE RULES AND PERFORMANCE STANDARDS

Section 12 addresses issues that are relevant throughout the District and to the various resource areas and zones. The objectives, policies, methods and rules of this section deal with the following matters -

- Access
- Parking
- Loading and manoeuvering
- Noise
- Signs
- Glare
- Lightspill
- Building line restrictions
- Electrical interference
- Odour and dust
- External appearance of land and buildings
- Derelict sites, buildings and works
- Temporary activities
- Transmission Lines

12.2.2 Noise

Noise generated by land use activities can have a detrimental effect on the health and wellbeing of the District's people and the amenity values of the District's communities.

Explanation

Noise can be a source of intrusion into the environment and can adversely effect the health and wellbeing of people.

Noise can occur from a wide variety of sources in both the rural and urban environment. Industry, transport, recreation and households can all create noise that may influence a persons wellbeing by, for example, preventing sleep, inducing stress, disturbing concentration or interfering with communication.

There are situations where it may be impracticable to reduce noise levels because of the mobile or temporary nature or the short duration of the activity or the noise generated. Such situations may include a domestic activity of relatively short duration (eg lawn mowing); seasonal rural activities (eg cropping or bird scaring); or temporary construction activities, carnivals and shows. These activities may exceed the normal noise standards for a particular area but are tolerable because of their temporary nature.

12.2.3 Signs

Signs are a necessary adjunct to many activities that occur throughout the District. However the design, dimension and location of signs can adversely impact on the visual amenity values of the District and can compromise the safety and efficiency of the roading network.

Explanation

Signs are often an integral part of business activities as they advertise products, promote events and direct traffic to businesses. They also may have an important role in providing information to the general public, particularly in terms of safety on roads.

Poorly designed signs can detract from the appearance of neighbourhoods and can cause distraction to drivers using adjoining roads.

12.2.4 The Adverse Effects of Lightspill, Glare, Odour, Dust and Electrical Interference

A number of activities undertaken throughout the District can generate effects such as lightspill, glare and electrical interference, and can emit dust and odour. Such effects can adversely impact on the use and enjoyment of nearby properties and can reduce the amenity values of the neighbourhood.

Explanation

Quality of life can be significantly reduced as a result of these effects. Lightspill and glare also have implications for road safety and visual amenity. While dust and odour are an emission to air (for which the Regional Council has primary responsibility) they are generally effects generated by land use activities managed by the District Council. Such effects are therefore relevant issues for Council to consider when assessing land use proposals.

12.2.5 Derelict Sites, Buildings and Works

There are sites, buildings, structures and other works that can, when left in an untidy and/or dilapidated condition, have a significant effect on the visual amenity values of the District and also represent a public safety risk.

Explanation

The pleasantness of an area to live and work in can be greatly reduced by buildings and sites that are untidy and/or dilapidated. Unfinished works and derelict buildings can also be a potential safety risk if access is not restricted.

There are, however, some old dilapidated buildings (such as remnants of stone huts and sod huts) that add heritage character to the landscape values of the District.

12.2.6 Temporary Activities

Temporary activities are an integral part of the social, economic and cultural wellbeing and health and safety of communities. These activities often generate adverse effects however such effects are generally only for a short duration.

Explanation

Temporary activities such as demolition, construction, prospecting and exploration activities, carnivals, shows and sports events can generate significant adverse effects such as noise and high levels of traffic. These are generally short term events and are often conducted for the benefit of the community. This needs to be recognised in the sustainable management of the District's natural and physical resources.

12.3.2 Objective - Protection from Noise

To avoid, remedy or mitigate the adverse effects of noise on the District's amenity values and the health and wellbeing of the District's people.

12.3.3 Objective - Reducing the Adverse Effects of Signs

To avoid, remedy or mitigate the adverse effects of signs on traffic and the general amenity values of the District while recognising that signs are a necessary adjunct to many activities.

12.3.4 Objective - Avoidance, Remedying or Mitigation of Nuisances

To ensure that activities avoid, remedy or mitigate nuisance to adjoining properties from odour, dust, lightspill, glare and electrical interference.

12.3.5 Objective - Derelict Buildings, Sites and Works

To ensure that activities avoid, remedy or mitigate adverse visual effects and risks to public safety as a result of being incomplete or dilapidated while recognising that some ruins and old cottages have heritage significance and add value to the heritage landscape of Central Otago.

12.3.6 Objective - Temporary Activities

To recognise the contribution that temporary activities make to the social, economic and cultural wellbeing and health and safety of the District's people and communities while ensuring environmental quality is maintained.

12.4.2 Policy – Noise

To determine the suitability of noise generating activities in any given locality by having regard to:

a. The specific characteristics and amenity values of the locality from which the noise originates, and
b. The sound pressure level of the proposed activity, and
c. The frequency that the noisy activity takes place, and
d. The length of time that the noise continues, and
e. Any special characteristics of the noise,

to ensure that the adverse effects of noise on other activities and the natural and physical resources of the locality (including cumulative effects) reflect standards acceptable to the community.

Explanation

All activities generate some degree of noise. High levels of noise can be detrimental to the health and wellbeing of the community and can adversely affect quality of life. The standards set throughout the District recognise this by ensuring relatively quiet areas are protected and that activities that generate high levels of noise locate away from noise sensitive areas and activities.

12.4.3 Policy - Noise From Temporary Activities

To recognise that noise from temporary activities can be reasonably controlled by requiring compliance with noise limits which are less stringent than those applied to other activities.

Explanation

Noise associated with temporary activities such as demolition or construction activities, prospecting and exploration activities, carnivals or shows is considered to be a short term phenomenon. While noise associated with these activities can sometimes be reasonably loud it is generally sporadic and of short duration.

12.4.4 Policy – Signs

To determine the suitability of signs in any given location by having regard to the sign's effect on the following matters:

a. The safe and efficient operation of the roading network, and
b. The amenities of the locality, and
c. Landscape values, and

d. The character and scale of the building, site or area, and
e. Any heritage, historical or cultural values present.

Explanation

Signs generally have one or more of the following functions -

- Advertise goods and services.
- Identify the location of an activity.
- Promoting an activity or event.
- Directing traffic or customers to an activity.

While these functions need to be recognised and provided for, the erection of signs must be managed to ensure that amenity values and the safe and efficient operation of the roading network are not compromised.

12.4.5 Policy – Temporary Signs

To enable the use of temporary signs in association with temporary activities while ensuring the dimension, location and the duration of display of such signs avoid, remedy or mitigate adverse effects on amenity values and the safe and efficient operation of the roading network.

Explanation

Signs are often an important element of temporary or short duration activities such as selling real estate or promoting a forthcoming election or other community event. However, such signs can also detract from amenity values and affect traffic safety, making standards relating to such signs necessary.

12.4.6 Policy - Public Safety and Information Signs

Cross Reference: Objective 12.3.3, Rule 12.7.5.i

To enable the display of signs necessary for reasons of public safety and information within the District.

Explanation

There are numerous situations where it is necessary for the display of warning or safety information signs. These can include warning signs for traffic, for overhead or underground wires, boating safety, and information about areas of interest to the public.

12.4.7 Policy - Management of Nuisance Effects

To encourage resource users to adopt management practices that avoid, remedy or mitigate the adverse effects of:

a. odour,
b. lightspill and glare,
c. dust, and
d. electrical interference,

on the use and enjoyment of neighbouring properties.

Explanation

These effects have potential to create a nuisance problem for adjoining properties if not managed correctly. Dust and odour emissions may also be subject to Regional Council controls.

12.7.6 Lightspill (technical rule)

Reason

Lightspill from external lighting can be a nuisance and can be avoided by careful siting and design of lighting fixtures.

12.4.8 Policy – Derelict Sites and Buildings

To ensure that measures are taken to avoid, remedy or mitigate any significant adverse effects on public safety and amenity values that may occur when sites, works and buildings are left unfinished or dilapidated, while allowing the retention of ruins, artefacts and old cottages that form part of the heritage landscape of Central Otago.

Explanation

Untidy sites, buildings or works and buildings and sites that are dilapidated or unfinished have a negative impact on environmental quality (particularly in terms of the visual amenity values of neighbourhoods) and can be a risk to public safety if access is not restricted. This policy will ensure action is taken to prevent or remedy such occurrences while recognising the heritage and landscape values of the remnants of old cob and stone cottages and of artefacts such as gold workings and equipment that are part of the heritage fabric of Central Otago.

12.4.9 Policy - Temporary Activities

To enable the operation of temporary activities that promote the social, economic and cultural wellbeing, and health and safety of the District's people and communities while ensuring that any adverse effects that exceed performance standards of the District Plan are of a short duration only.

Explanation

This policy recognises the importance of temporary activities to the wellbeing and functioning of communities. However, it is acknowledged that these activities may not always comply with the relevant performance standards of the plan. Requiring resource consent for such activities is considered overly restrictive provided adverse effects are of short duration only, with no lasting impact.

2.5 Methods of Implementation

12.5.1 Promotion of Guidelines for Signs

In order to maintain and enhance the amenity values of the District particularly within Business or Industrial Resource Areas, Council encourages the use of the following guidelines when erecting signs:

- Signs should be designed and finished in colours that are appropriate to the scale and architecture of the buildings to which they are affixed, and to their adjoining streetscape.
- Signs should not be placed on the decorative forms or mouldings of buildings, dominate facades or conceal windows or architectural features.
- Where possible and practical, signs on adjacent buildings should be coordinated, particularly in regard to alignment.
- Signs should not project above parapet lines or be constructed so as to obscure views of landforms or buildings which contribute to the amenity values of the local environment.

The following questions should be asked:

1. Do you need a sign?
2. Does the sign:
   - Conform to the desired environmental outcomes for the resource area?
   - Complement the character of the landscape?
   - Complement the character and scale of the building, site or area?

- Rationalise or reduce the number of existing signs?
- Adversely affect traffic safety?

The following design factors should be considered. These include the:

- Number of existing signs on the site subject to application.
- Placement (ie. visibility).
- Dimensions, scale, shape and colour, including lettering size.
- Materials, construction details (eg means of attachment).
- Purpose of sign (ie. identification, directional, general advertising).
- Concise messages.
- Conflict or confusion with official signs.
- Reflectivity.
- Means of illumination.
- Provision of services, such as electricity, to the sign.
- Durability.
- Maintenance requirements.

Reason

It is not appropriate to be overly restrictive in respect of signs in Business or Industrial Resource Areas. It is recognised, however, that signs can have a significant impact on the cohesiveness and attractiveness of the District's urban areas. It is intended that these guidelines will assist people in maintaining and enhancing the amenity values of the urban areas. The Council will give consideration to preparing a pamphlet on design guidelines for signs in the future.

12.7.5 Signs (a number of detailed rules about size, location, type, purpose, lettering size)

12.5.2 Noise – General Responsibilities

Every occupier of land and every person carrying out an activity on land or water, is required by the Act to adopt the best practicable option to ensure emission of noise from that activity does not exceed a reasonable level.

Where Council is of the opinion that there is excessive noise in terms of sections 326 and 327 of the Act, Council may exercise the powers available under those sections.

Reason

Section 16 of the Act imposes a duty on people to avoid creating unreasonable noise. It is appropriate to note the provisions of sections 16, 326 and 327 of the Act in the plan to draw attention to all persons' responsibilities in terms of noise generation.

12.5.5 Odour and Dust

Resource users are expected to manage and control their activities to keep dust generation to a minimum (having regard to the particular operational requirements or characteristics of the activity) and to adopt the best practicable option in respect of odour being discernible beyond the boundaries of the site.

It should be noted that activities that emit odour and dust may require resource consent from the Otago Regional Council. The District Council also has the ability to utilise the abatement (section 322) and enforcement (section 314) provisions of the Act and the provisions of the Health Act where odour is or becomes a nuisance.

Odour and dust emissions may also be subject to control through conditions of resource consents.

Reason

Odour and dust can adversely affect the use and enjoyment of neighbouring properties. Those who create odour or dust should be responsible for avoiding, remedying or mitigating such effects.

12.5.6 External Appearance of Land and Buildings

a. In carrying out any activity permitted under this plan, or by a resource consent granted under this plan, persons are expected to ensure that:
    i. No structure, sign, excavation, storage of materials, or other works, or
    ii. No land or activity ancillary to the use of the site,

is left without significant physical progress towards completion of the work, or allowed to become dilapidated or be allowed to deteriorate to such a condition that would detract from the visual amenity values of the neighbourhood it is located in or have an adverse effect on the environment. This method will not normally apply to remnants of old cob and stone cottages, ruins, gold workings and heritage artefacts that have heritage landscape values.
Where any building, operation or storage of material does fall into disrepair or is adversely affecting the environment (which includes amenity values) the Council may utilise its powers to issue an abatement notice pursuant to section 322 of the Act which can require a person to cease an activity or do something to remedy the situation.

b. Glare from buildings.

Resource users should ensure that no buildings are constructed, and/or left unfinished, and/or clad in any protective material or cover which could reflect sufficient light to detract from the amenities of the neighbourhood, cause significant discomfort to residents in the locality or detract from traffic safety.

Reason

The external appearance of buildings and sites can have a significant effect on amenity values but is a difficult area to regulate with rules. This method highlights the issue and identifies it as a matter which may be subject to Council utilising the enforcement provisions of the Act. It should be noted that what is likely to have an adverse effect on the environment may be a matter for the Enforcement Officer to determine. (See section 322 of the Act).

12.8 Environmental Results Anticipated

12.8.1 Safe and efficient operation of the roading network through improved safety and reduction in conflict with adjoining land users.

12.8.2 Living and working environments that are not adversely affected by noise.

12.8.3 A lack of visually intrusive signs, derelict building, sites and incomplete works.

12.8.4 Containment of adverse effects associated with odour, dust, glare and electrical interference within the site.

Part 13 – Infrastructure, Energy and Utilities

13.3.1 Objective - Transportation Network

To enable the safe and efficient operation and development of the transportation network while ensuring that amenity values and environmental quality is maintained or enhanced.

13.3.2 Objective - Utilities

To enable the efficient operation and development of utilities including the transmission network while ensuring that effects on amenity, heritage, landscape values and public safety are avoided, remedied or mitigated.

13.3.4 Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Plan

To protect the District's outstanding natural landscapes and outstanding natural features, and land in the Upper Manorburn/Lake Onslow Landscape Management Area (including landforms) from the adverse effects of inappropriate subdivision, use and development.

13.3.5 Objective – Landscape and Amenity Values

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment.

13.4.2 Policy - Managing the Development of the Transportation Network

To ensure that the design, location and operation of the transportation network recognises and provides for the following matters:

a. The avoidance, remedying or mitigation of any significant adverse effects on the environment resulting from the generation of noise, vibration, glare, lightspill and dust emissions.
b. The avoidance, remedying or mitigation of adverse effects on the on-going operation of activities that are permitted on adjacent land in terms of the plans provisions.
c. The avoidance, remedying or mitigation of adverse effects on the landscape.
d. The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna and statutorily managed sports fish and game, water bodies and their margins.
e. The protection of the integrity of significant heritage and cultural values.
f. The protection of the integrity of values of importance to Kai Tahu ki Otago.
g. Public safety.
h. The potential for material damage from erosion, subsidence, slippage, inundation or other natural hazard events and the likelihood that the exacerbation of any of these processes, is avoided, remedied or mitigated.
i. The intended level and type of traffic usage, and any foreseeable future demands.
j. The promotion of efficient energy use.
k. The maintenance of the safe and efficient operation of existing infrastructure and utilities including integration with the existing transportation network.

13.4.4 Policy - Development of Utilities

To ensure that the design, location and operation of utilities including the transmission network, having regard to specific locational and operational efficiency requirements, recognises and provides for the following matters, where relevant:

a. The avoidance, remedying or mitigation of the adverse effects of noise, vibration, lightspill and glare on the environment.
b. The avoidance, remedying or mitigation of adverse effects on landscape values.
c. The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna and statutorily managed sports fish and game, water bodies and their margins.

d. The avoidance, remedying or mitigation of any significant increase in risk to the safety of the public.

e. The maintenance of the efficient operation of other utilities and infrastructure.

f. The protection of the integrity of significant heritage values.

g. The protection of the integrity of sites of importance to Kai Tahu ki Otago.

13.4.5 Policy - Utility Corridors and Co-siting

To reduce the impact that utilities including the transmission network have on the landscape values of the District by promoting and encouraging the co-siting of utilities and the location of utilities in "corridors" where this is possible and practicable having regard to the operational and commercial efficiencies of the utility concerned.

13.7.11 Telecommunication and Radiocommunication Structures

i. Aerials, antenna and dish antenna used for telecommunication and radiocommunication purposes are permitted activities provided that:

   a. Dish antenna do not exceed 1.2 metres in diameter in any Residential Zone and Rural Settlement Resource Areas and 3 metres diameter in all other Resource Areas.

   b. This rule does not apply in areas identified as

      1. Heritage precincts identified on the planning maps, except with respect to aerials, antenna and dish antenna used for domestic purposes and emergency service activities only.
      2. Outstanding natural landscapes, outstanding natural features and land in the Upper Manorburn/Lake Onslow Landscape Management Area identified on the planning maps,
      3. Areas of significant indigenous vegetation, habitats of indigenous fauna and wetlands identified in Schedule 19.6.1 and on the planning maps.

iii. Telecommunication and radiocommunication structures (above ground) not exceeding 20 metres in height are:

   a. Permitted activities in the Rural Resource Area and the Industrial Resource Area (except for lattice towers), and

   b. Discretionary (restricted) activities in all other areas of the District (except for lattice towers).

provided that this does not apply to areas identified as

1. Outstanding natural landscapes, outstanding natural features and land in the Upper Manorburn/Lake Onslow Landscape Management Area identified on the planning maps,
2. Areas of significant indigenous vegetation, habitats of significant indigenous fauna and wetlands identified in Schedule 19.6.1 and on the planning maps,
3. Heritage precincts.

With respect to Rule 13.7.11.iii.b, Council shall restrict the exercise of its discretion to the visual impact of those structures and methods to avoid, remedy or mitigate adverse effects having regard to the operational efficiency of the network concerned.

13.7.14 Substations

i. Distribution substations up to 36kV are permitted activities provided that:

   a. This does not apply to areas identified as heritage precincts identified on the planning maps or the site of any heritage item listed in Schedule 19.4, outstanding natural landscapes, outstanding natural features and land in the Upper Manorburn/Lake Onslow Landscape Management Area, and areas of significant indigenous vegetation, habitats of significant indigenous vegetation and wetlands identified in Schedule 19.6.1 and on the planning maps.

   b. The relevant standards set out in Rule 13.7.15 are complied with

13.8 Environmental Results Anticipated

An efficient network of utilities including the transmission network designed to minimise adverse effects on amenity values and landscape values of the District.

APPENDIX 7

EFFECTS OF PROPOSALS ON ONL VALUES

ONL Values Effects Analysis

The rating of effect uses the same rating scale as the BM study (ie, NZILA guidelines TTaTM).

The black text is the effect during set-up and operations and early closure (1-17 years); the blue text represents the post-closure period (18-35 years)

Value	Existing Value Maintained?	Effect on Value	Nature	Degree
Biophysical:				
Highly intact mountain sequence, expressive of its tectonic, and glacial formative processes. Landsliding processes are a major land-shaping process creating prevalent distinctive and characteristic hummocky surficial topography.	no, localised	removal or obscuring of some landforms and surface topography that are an integral part of the mountain sequence and its geologic structure, on a large scale; insertion of new permanent landforms that are discordant and disrupt the natural patterns. The open pits are highly discordant.The landscape of the Site and surrounds as a whole would no longer be completely expressive of its natural formative processes. Man-made landforms and interference with natural land-shaping processes would be prominent. This would not substantially change on closure as the major new landforms are permanent. The only landforms that are removed are the topsoil and brownrock stockpiles, and the CITOP is backfilled (to a ridge not a gully however). The titivation of the major new landforms of the ELFs and TSF would express a more natural surficial topography and provide a degree of integration with ambient topography assisted by revegetation, however the fundamental discordancy of inverted landforms, obfuscation of the western ridge and Shepherds Valley,and unusual headwater hanging valley would remain. The highly discordant open pits would remain essentially unchanged.	adverse adverse	high high
Remnant peneplain from the Cretaceous period remains highly legible and forms an extensive summit plateau feature to the south which remains distinct from the more angular mountain forms and summits to the north	yes	broad geomorphic legibility remains as above.	neutral	

the planar Bendigo schist bedrock surface south of and with distinctive planar surface and slotted tuning-fork drainage pattern; rocky gorges and unusual lumpy and arcuate weathered forms at its toe at Rocky Point and Mt Koinga is highly legible and expressive of tectonic and erosion/weathering processes	yes	This feature remains unaltered as above.	neutral	
the Thomson Gorge Fault expressed by the Rise and Shine Valley is particularly legible, unusual and striking in form, as well as being one of the locations of gold resource, mining heritage elements, travel routes and recreational values all associated with the qualities of the fault and shear zone This is unique within the Dunstan Range.	no	RAS valley/TGF legibility is partially obscured by the WELF and disrupted by the RASOP and permanent RAS creek diversion channel. SRX pit and SRXELF unnatural discordant forms in the valley detracting from its overall intactness, legibility and distinctive striking natural character. This effect would remain on closure as the landforms would be permanent.	adverse adverse	moderate-high moderate-high
the numerous rock tors, outcrops and bluffs; rocky gorges; Sarsen stones.	no, localised	many would be destroyed on the Site. Replacement stacks and rubble pits unlikely to be able to be a genuine replacement. They would not be bedrock outcrops and would not have the micro-associations of plants, lichen, fungi, mosses, etc and insects and lizards that natural rock outcrops have. New landforms would not have bedrock outcrop features and would unnaturally contrast for that reason to some degree. This effect would remain. The proposed rock stacks and rubble pits would not be able to replicate natural bedrock outcrops, small bluffs etc. Natural rock outcrops would be permanently lost. Landform contrast would remain.	adverse adverse	high broader scale moderate high

				broader scale moderate
At higher altitudes vegetation including blue tussock (Poa colensoi), hard tussock (Festuca novae-zelandiae), snow tussock (Chionochloa rigida) and extensive alpine cushionfield and herbfield remain present. These are recognised as valuable remnants of historic vegetation within the area. mid and low altitude vegetation communities are also valuable remnants of historic vegetation – kowhai, grey shrubland, cushionfields, short tussock grassland. Relict mature kowhai trees thought to reflect pre-human tree cover (some trees are very old); the other communities would have existed historically as well as niche communities related to less favourable conditions and/or disturbance. They are representative communities today of the Ecological District.	no	Significant removal of a range of native-dominated vegetation communities replaced initially with sown browntop/sweet vernal. Permanent loss of a wide range of indigenous species including a large number of threatened and at risk species some not known outside the DDF. A number of mature old kowhai trees would be destroyed. Important cushionfield communities would also be removed representing a permanent loss of a highly threatened and increasingly rare plant community and potentially the largest known populations of *Ceratocephala pungens*. In my opinion it is unlikely the restoration effort as a whole would be able to return the Site to its current state vegetatively or a better state, at least not for a very long time (decades). It follows that the vegetative values would not be protected. It is likely the disturbed areas would remain in exotic grassland for some time with a slowly growing patchy woody and tussock presence. Weed species are likely to be more prevalent due to disturbance which is on a very large scale (exemplfied by the existing weed growth along upgraded Thomson Gorge Road). In the longer term there would be recovery of native plant communities and there would be natural regeneration. There would be enrichment in the sense that currently absent native species would be reintroduced manually. Natural patterns of vegetation and ecosystem function is likely to return, of some kind. Lizard species may thrive in the sanctuaries. However I understand from the ecological technical reports and evidence statements that here are significant uncertainties about baseline inventory (understanding what is there now) about the long-term feasibility of the restoration methods. Overall, it is unlikely in my view, relying on the ecological evidence in the round, that the remediation (mitigating) measures and the landscape management and enhancement measures whilst laudable in intent would be able to restore the land meaningfully close to its pre-disturbance state, or better. The time frame required is also problematic (35 years and more). Restoration to another state that would most likely lack the natural diversity and integrity of	adverse adverse	high potentially high

		function on the scale proposed is a lasting adverse effect of some magnitude. The sanctuaries would have a positive effect in the longer term if lizard and plant species within them thrive.		
Within the area and adjoining Bendigo Scenic Reserve is a remnant stand of kanuka valued as one of a few remnants left in Otago associated with former gold mining activity.	yes	This would not be affected. Same.	neutral	
diversity and representativeness of indigenous vegetation remaining (and regenerating) despite extensive modification including a large percentage of Threatened and At Risk flora and fauna species; vegetation and terrain provide extensive diverse habitat for native fauna (lizards, insects, birds) including as yet unnamed species; significant dryland vegetation; wetlands, seepages and springs on valley floors and sides are generically valuable elements. *Pimelea aridula* a highly visible characteristic Central Otago dryland species is widely present. Significant wildlife habitat (lizards, insects, birds).	no	See above. With removal of vegetation there would also be removal of significant habitat. It is my understanding that there is potential for significant adverse effects on fauna and a similar degree of uncertainty around effects. This is partly due to the scale of the area affected. There would be complete destruction of large sections of existing riparian and wetland areas and reconstruction on different places. These are relatively minor features within the ONL as a whole and I understand are of low to moderate ecological value. Whilst the reconstructed water courses and wetlands are not likely to be able to restore the existing ecosystems this remedial measure that is likely to have a low adverse effect on values relative to other effects. See above for post-closure effects.	adverse adverse	high potentially high
Perceptual				

Panoramic views of a broader mountain backdrop and unobstructed (natural) *skyline are highly valued and broadly visible throughout the Upper Mata au/Clutha and Manuherikia catchments.* The range backdrop is familiar to, and visually referenced in, everyday life by local communities. As part of the range enclosing the Bendigo-Tarras basin, the Site is viewed by large numbers of people on a regular often daily basis travelling the highways and local roads, and enjoying recreational activity in the many recreational places within the area.	yes re retaining panoramic views; no re retaining valued character	The views of a broad mountain range backdrop would remain however the character of the range would be altered. Many of the attributes inherent in the existing landscape character that confer outstandingness would be adversely affected to a moderate to high degree depending on perspective. These include openness, natural character, legibility and visual coherence. There would be skyline effects where Battery Hill and the adjoining sections of central ridge form skyline. In some views the topsoil stockpile and the WELF would be on the skyline and form unnatural skyline elements. The telcomm mast would sit on top of Battery Hill. Skyline effects would also be experienced from within the Site (with respect to permanent landform). Ridgeline effects would also be created particularly when looking west to northwest from Thomson Saddle or north to northwest from Mt Moka. The return to a broad perception of natural and open character of the range when viewed as an enclosing and backdrop range would be able to be achieved to a degree with removal of many elements and post-closure re-vegetation. The partially visible to highly visible permanent forms of the RASOP and the unnaturally positioned and formed ELFs which would remain on the skyline would preclude a return to the current level of natural character. The proposal is also heavily dependent on native revegetation to absorb rehabilitated landforms and roading however vegetation outcomes are uncertain. This may adversely affect the perception of the natural character, if the remediated landforms retain a contrasting simple (grassland dominant) landcover, as opposed to a naturalistic and intricate mosaic of short tussock, barren-looking expanses of cushionfield, grey shrubland and exotic dryland pasture. The skyline would remain affected by the ELFS and the RASOP is very close to it. Battery Hill summit as a skyline peak would regain its natural uncluttered form.	adverse adverse	moderate to high moderate to high
Important local landmarks and wayfinding features include the Mata-au gorge, Haehaeata and Thomsons Gorge. Battery Hill is a prominent and distinctive peak including a skyline peak locally and is associated with the	yes	Named peaks on the range summit would not be affected. Battery Hill would be affected by the telcomm mast which would be removed. The summit itself would remain intact however there would be significant change around it, The summit itself remains intact and natural however there would remain visible significant change around it.	adverse adverse	low low

6 stamper batteries adding significance.				
The underlying geology and geomorphology of the landform is an important (and (distinguishing visual) aspect of this landscape. Schist tors, the gradual movement of soil at higher elevations (solifluction), and intricate network of streams and creeks form legible characteristics which express their formative processes. the high level of legibility of landform/land forming process , including the Bendigo peneplain a planar schist bedrock surface with distinctive slotted tuning-fork drainage gorges; rock tors and bluffs and rocky gorges; the unusual rugged, lumpy and arcuate weathered forms in and around Bendigo Scenic Reserve at Rocky Point and Mt Koinga; and the visually striking and intriguing Rise and Shine valley. These are visually dramatic and highly memorable landforms.	no	Landscape legibility heavily affected at Site level with inversion of landforms, unnatural looking landforms and waterways and obscuring of the western ridgeline in the RAS valley. Legibility and intactness effects sre less when considering the larger scale whole ONL. See above re RAS valley form. Legibility of the existing landform structure and pattern would remain compromised by the discordant permanent new landforms (ELFs, RASOP, TSF). Western ridgeline legibility in particular would remain compromised.	adverse adverse	moderate to high moderate to high

The shifting shadows across open landforms at different times of the day and year form a key dynamic characteristic of this mountain backdrop alongside changing weather patterns and transient influences of winter snowfall and fog. The glacial till landforms of the Ardgour terrace within the Site whilst far more subtle are part of the story of glacial advance and retreat. In clear low light conditions these have a highly legible memorable visual quality.	yes	There would be no change to the transient effects themselves however the structure of the landscape and its vegetation would change. This may result in some adverse effects eg, loss of short tussock cover moving in the wind; or the effect of snow on shrubland. The nature and degree of effect is related to future vegetation cover around which there is uncertainty. The obscuring of the western RAS valley ridge would affect light and shadow effects along the ridge. Same.	neutral to possibly adverse	low
Rugged kanuka covered promontory along the immediate skyline (part of which falls outside the ONL within Bendigo Scenic Reserve) adjoins the north-eastern end of Lake Dunstan before transitioning into a broader more defined grassland plateau and mountain backdrop above.	yes	not affected same.	neutral	
The predominant presence and natural patterns of indigenous vegetation (mosaic forms)	yes but some uncertainty	This has been discussed above. It is likely the natural mosaic of vegetation would not be able to be replicated at least not for a very long time. The shift to predominantly exotic grassland highlighting man-made landforms (rather than covering them up) would be an adverse effect compared to the ambient conditions. Planted out areas would also	adverse	moderate to high

		have an unnatural appearance for some time, with protectors, mulch etc. This effect is likely to last for a number of years if not decades in a successional way as different areas are planted out. Refer above discussion on vegetation.	adverse	likely at least moderate
the visual intricacy of mosaic vegetation patterns and the colours and textures in vegetation (e.g. rich golden colours in taramea fields offset from dark grey matagouri, fine textured slivery patches of Shawia odorata); the old mature kowhai trees are a particularly notable visual feature; the "scabweed" cushionfields are visually striking and memorable for their diminutive stature, starkness and unusual plant forms, textures and colours. These are a defining characteristic of the semi-arid range.	no to some degree; uncertainty	The visual qualities conferred by the plants listed would be permanently lost when they are removed. Mature kowhai trees would not be able to be replaced. It is uncertain to what degree the visual qualities inherent in Shawia shrubland, taramea fields, short tussock and cushionfields may be able to be restored to original condition. Some species are easy to propagate and grow and should succeed in large numbers such as short tussock and Olearia. Others are an unknown. See above discussion. The revegetated surfaces are likely to look artiificial for many years, dominated by browntop grassland. This in itself as appealing visual qualities especially when seeding. The degree to which the visual qualities conferred by the existing vegetation would be reinstated is uncertain.	adverse adverse	moderate to high likely at least moderate
General lack of visible structures and modifications ensures the landform remains largely open and is perceived as natural with some more localised and limited evidence of gold mining amongst a broader coherent and open mountain backdrop.	no	Openness, natural character and visual coherence attributes would not be maintained at the existing level. The degree of effect would vary with perspective but in most views the degree of adverse effect would be at least moderate and more likely high given the novel intrusion and anomalous appearance of mine elements particularly the open pits and ELFS and the web of access roading. The process plant which would be highly detracting would be visually discreet on the valley floor although there may be some glimpses of it in certain more elevated views from the west. Notwithstanding the relatively small area the mine would occupy in the context of the whole range, it is a case of "the first cut is the deepest".	adverse	moderate to high

generically large scale highly visible rugged mountain landform expressing a moderate-high to high degree of natural character and high degree of visual coherence		In the long term openness would largely be restored to a high level although a degree of overt human impact would remain evident in the discordant landforms, and the sanctuaries to a small degree. The remaining built form would be visually discreet in the valley and is assumed to similar in form to a farm utility building. There would be a downward shift in natural character as previously described. Notwithstanding the discordant landforms, the degree to which this remains apparent is heavily dependent on the success of revegetation and the extent to which the pre-disturbance condition can be achieved in a reasonable time frame. It is likely a degree of visual coherence would be achieved compared to the active mining state but similarly to natural character the degree to which it could be restored through re-vegetation to a pre-disturbance state is uncertain. Moreover, the new permanent landforms would remain fundamentally discordant.	adverse	likely at least moderate
a high degree of openness imparting sense of remoteness, solitude and backcountry character		The sense of remoteness and backcountry, and the comparative experience of backcountry along Thomson Gorge Road and the new Ardgour Rise road and within the CAs, would be adversely affected in the long term relative to the current experience due to the persistence of overt elements such as the RASOP, ELFs and the man-made vegetation patterns (and potentially views of thousands of plant protectors). There would also be persistent human presence and activity, albeit at a low level at times, for a number of years doing landscape management and restoration tasks (such as pest control, preparing planting sites, fencing, planting, post-planting maintenance, monitoring). Whilst in themselves not unusual types of activities in rural landscape and with laudable intentions, the scale and location is unusual and unexpected at this time. It would be in excess of the level and type of activity normally experienced on a high country station.		
The juxtaposition of more open, natural and rugged dry-looking mountain ranges with the highly modified basin floor is a striking visual effect highly characteristic of Central Otago	no	This effect would be compromised by the overt permanent modification to the landscape above the basin floor within the range. Over time this effect would lessen somewhat. The juxtapositon effect however would not be able to be restored as the RASOP would remain a permanent prominent man-made industrial feature.	adverse adverse	high moderate-high

The mountain ranges frame the valley of the Mata a Au Clutha River are and will be important as setting to the "world class" cycle trail experiences envisaged along the river.	yes as setting no to maintained character	The landscape character and visual quality of the Dunstan Mountains in its central part would be adversely affected and reduced as viewed from the trail. However this experience has many other facets that affect its quality, such as the river landscape. Refer to discussion of backdrop above.	adverse adverse	moderate moderate
The high levels of natural rural dark, quiet, and tranquillity and sense of backcountry or remoteness are highly valued and sought after.	no	These would be heavily compromised during the operational phases. Heavy traffic movement, other vehicular movement and general human activity would be relatively intense and perpetual day and night through the life of the mine and into the early closure period. There would be various areas of area floodlighting as work progresses and vehicle headlights 24/7. A considerable amount of noise would be generated. This would be experienced from above the Site, and from areas adjacent to the Site and from on and alongside roads where there is substantially increased traffic. Ambient levels of natural dark, and rural to natural quiet and tranquillity would not be maintained. Ambient levels of natural dark and quiet should be able to be restored post closure. There would be a persistent low level of reduction to tranqullity due to on-going activity associated with landscape management and restorative planting. This would be in excess of the normal level and type of activity experienced on a high country station.	adverse adverse	high Low
Associative				
mana whenua values	-	effects unknown pending a CIA. The traditional ara tawhito would be impacted.	-	-
The named peaks and other landscape features by Maori, as way markers and express whakapapa	yes	No affect Same.	neutral	
the Bendigo heritage landscape is highly valued for its interpretative, educational, exploration and fossicking opportunities and supports heritage tourism. It is of national and	no	A large number of historic elements and sites would be irreversibly and permanently destroyed and removed from the landscape, notwithstanding replacement by new landforms (raised valley floor, ELFS or pits). This would fragment the heritage landscape and landscape narratives. The large industrial havy-machine based scale and nature of the proposed mining activity is incompatible with relatively small-scale surficial artisan historic heritage. The heritage value within the RAS and Shepherds valley would be largely erased.	adverse	very high

regional significance. It includes the Rise and Shine valley workings. Features are of human scale and an artisan nature. Whilst individually valued, "*the high value and importance of the sites lie in the close association they have with other sites within the landscape, and the intactness of the landscape as a whole"*		Given this is a key value of both the ONL and specifically the RAS covenant this is considered to be a significant adverse effect on ONL values. This adverse effect would persist unchanged as the loss of historic elements and sites and the disruptive effect on heritage landscape would be permanent. This aspect of the landscape in its tangible form cannot be replaced. The new permanent elements are not considered to add to the heritage value as representing a "further stage of mining". The mine elements overwhelm existing elements rather than adding to them in palimpsest form. They are also of a vastly different scale and are machine-based rather than artisan in nature.	adverse	very high
Several stations including Bendigo, Northburn, Matakanui, Cloudy Peak and Cluden Stations support a strong farming history in the area that dates back to the 1850's when the large Morven Hills Station was formed. This land use is ingrained in the character and shared associations of the landscape. Early buildings and structures are important such as the Shepherds Creek hut and associated sheepyard as it is an expression of how land was claimed and vast acreages of land were first taken up. Thomson Saddle was used by William Rees when he took the first mob of		The Shepherds Hut and stockyard on the lower edge of the ONL would be retained and protected. Their context would be returned to farmland. The upper RAS valley and Thomsons Saddle area would not be affected. Any elements related to historic pastoralism such as pack trails within the DDF would be destroyed either completely or in part. The existence of such elements is unknown at this stage however. Same.	neutral	-

sheep from Coal Creek in the Shag valley in northeast Otago to his vast run in the Wakatipu Basin in 1860.				
The Dunstan Mountains are highly valued for their recreational opportunities, including hunting, tramping, mountain biking, 4WD, and horse trekking. Day walks are available near Bendigo in addition to backcountry experiences including within the larger Lauder Basin Conservation Area which is located to the north-east of the ONL. Several public access easements also provide interesting and worthy day walks or rides (cycle, horse).	no	Recreational opportunities and experiences would not be affected in areas remote from the Site (such as the Lauder Basin). They would be compromised in the vicinity of the Site (Ardgour CA, Mt Moka track and north end of Bendigo CA, Thomson Gorge Road and experience at Thomson Saddle and within the RAS valley). These comprise a significant portion of the available opportunities on the range and are the most readily accessible opportunities. Valued backcountry attributes of natural dark, quiet and tranquillity would be heavily compromised during operational and early closure phases as described above. Opportunities for backcountry recreation within the Site would be permanently removed (see discussion of the Thomsons Gorge Road and Shepherds Creek valley ULR opportunity below). As above. There would be no change to recreational opportunities in the longer term and the losses would remain. There would be a return to more of a backcountry experience (see earlier section).	adverse adverse	moderate-high moderate
the public conservation and reserve areas (in addition to the Lauder Basin) express a high perceived shared value in natural heritage, cultural heritage, recreation opportunities and landscape appreciation. The public access easements providing access to these areas are also valued for their recreational and landscape experiences.	yes	These areas would remain as an expression of value. same.	neutral	-

the expansive Bendigo conservation covenant expresses a perceived high value in natural and cultural heritage, recreation opportunities and landscape appreciation particularly for heritage exploration in the RAS valley and around Battery Hill.	no	The proposed upllift would negate this value. This would allow extensive destruction or compromise of the existing values. Any subsequent protective measures after mining closure would consequently have much less value (as there is considerably less to protect) and a weakened purpose. There would be no wander at will to explore heritage sites (which are mostly destroyed and replaced by new mine elements in any case). This is regarded as a significant adverse effect given the significance of the value, recognised formally by the Bendigo Third Schedule RAS covenant. This effect would persist.	adverse adverse	very high very high
Thomsons Gorge Road is the only formed public road crossing over the range and is one of the renowned scenic cross-mountain range drives in Central Otago; it is also a valuable route for cycle touring and horse trekking and renowned for its heritage exploration opportunities. Important "journeying value" and easily accessible backcountry experience.	no	The replacement of Thomson Gorge Road with the new Ardgour Rise Road may be like-for-like physically and retain the across the range connection via a rough road, with expansive views; however it would not be like-for-like in the quality and type of experience. It would not be associated with historic heritage or the particular qualities of the RAS valley. Whilst public road access to the CIT battery would be reinstated the current experience of passing through the RAS valley with the ability to view and stop and explore the heritage sites and features would be permanently lost. It would not be replicated with the new route which does not include any heritage features or sites to my knowledge. However this would not be experienced by people in the future who have no knowledge or experience of the RAS valley route. The adverse effects they experience would relate more to the visual character of the new route influenced by the permanent mine landforms and by the revegetation activities. This effect would persist in the longer term.	adverse adverse	high moderate to high
the Shepherds Creek ULR and the Mt Moka ULR are important ULRs on the range. The former is linked to Thomsons Gorge Road at the bottom and the top of the range creating a	no in part	The opportunity to use Shepherds Creek valley ULR as a loop track would be permanently lost along with the heritage on and around it. The Mt Moka ULR would not be affected (however the recreational experience from it would be affected with views of the SRXOP and ELF and the haul road cutting across the true right slope; the WELF and top of RASOP; and the SCELF).	adverse adverse	high (localised) high (localised)

desirable and preferred potential loop recreation route, and it provides additional access to historic cultural heritage elements including the road itself. The Mt Moka ULR provides a valuable public link including by vehicle from Thomsons Gorge Road to the Bendigo CA. These ULRs provide valuable enduring access and enable more people to experience the backcountry landscape and historic heritage.		This effect would persist in the longer term.		
the mountain ranges framing the valley of the Mata a Au Clutha River will be important to the high-value cycle trail experience planned along the river. I also understand the Tarras community is seeking to build a recreational trail along the Lindis River	no	The character of the range backdrop would be altered (see above re backdrop). See above re backdrop.	adverse adverse	moderate-high moderate-high
The rangeland landscape and its heritage cultural and natural is highly valued by the local community and creates for them a strong sense of special place.	yes but altered	The character of the range backdrop would change with reduced attributes of naturalness, openness, legibility and visual coherence. My understanding from reviewing the Tarras Community Plan is that these are valued attributes. The provisions of the COD Plan underscore the importance of the open and natural character of the range to local communities. This would be a persistent adverse effect but it may soften over time to some degree in the years after closure. The RASOP would however remain a large visually prominent discordant feature.	adverse adverse	high moderate to high