

Before the Hearings Panel for the Proposed Queenstown Lakes District Plan
re variation to Chapter 21 Rural Zone to introduce
Priority Area Landscape Schedules 21.22 and 21.23

Summary statement of Di Lucas, landscape architect, on behalf of
Upper Clutha Environment Society, at Wānaka on 6 November 2023

I provided a preliminary summary document in June 2022, and then a statement in September 2023 regarding the methodology and specific draft PA schedules which I do not repeat. Unfortunately, whilst intended, I was unable to attend the landscape conferencing in Queenstown last month. Therefore, whilst JWS documents state agreement from landscape architects regarding Schedule Preambles, Attributes and Values, and Capacity drafting, except where implementing changes sought in my statement, they do not necessarily include my agreement. I have therefore reviewed the JWS amended versions, and the associated statements, to assist the Panel.

In general and for some specific PA, I have considered the purpose as stated in Ch 21 Policy 3.3.42, that is, *“the schedules describe the landscape attributes, landscape values (ONFLs) or landscape character and visual amenity values (RCLs) and the related landscape capacity of each PA.”*

LANDSCAPE CONTEXT

As identified in the PDP, some 97% of QLD qualifies as an outstanding natural feature or landscape (ONFL) at the District scale, and is thus of national importance. The ONFL are almost all bedrock country – large mountain ranges above and isolated mountains within the deposition lands below. The small areas not included as ONFL are primarily the gentle lowlands of deposition country of valley floors and lake basins where built development and occupation has been concentrated.

The type of land is a major contributor to the valued natural landscape and rural character of this district. The legibility of the land-forming processes, with the mountain slopes shorn off by substantial former glacial flows, and the gouged-out lakes, moraine dumps and outwash terraces left below. The naturalness of land cover and lack of built clutter is important in allowing for the legibility. It is the natural landscape legibility that is the essence to the district’s landscapes in total. Addressed at the national scale, the district’s rural landscapes are in total outstanding for their dramatic natural landscape attributes based on geomorphic character complemented by vegetative naturalness. Their qualities are vulnerable to cumulative degradation through dispersed development.

The process of identifying PA within ONFL and RCL to address the threats of over-development is supported. However the devil is in the detail!

21.23 RCL PREAMBLE

1. The ‘agreed’ Preamble states *“Each description, as a whole, expresses PA scale, the landscape values and the attributes from which those values derive.”* I support this intent, but question whether the schedules achieve it. My primary concern is that in the schedules

there are attributes that are not the basis for values, but are actually contrary or harmful to the identified values.

2. I previously sought the deletion of attributes and values describing plant and animal pests. I see from the conferencing record for 2 October para 4 g) discussed this. It states that pests need to be included as landscape attributes, and, *'They are attributes of the landscape, but they do not contribute to the landscape values that need to be protected.'* However the presence of pests does not make them a high level landscape attribute. I was NOT a conferencing participant (the flight was returned to Christchurch) and not involved in this discussion. I have not 'agreed' with this approach, nor to inserting the Preamble paragraph:

"The PA Schedules include attributes that contribute positively to landscape values, attributes that detract from landscape values, and attributes that are neutral with respect to informing landscape values."

However attributes and values have been bundled. As has happened before, overseas based / trained landscape architects may see some of the pests as positive. The bundling provides confusion when the landscape capacity ratings require that development be accommodated *'without compromising the identified landscape values'*. Yet landscape values are not identified as they are confused with negative and neutral landscape attributes.

3. To assist the Panel I thus propose a "traffic light" rating of each attribute or value – Green denoting a positive attribute/value, Red a negative attribute/value, and Amber a mix or neutral rating for that attribute/value. If the Panel determines it is appropriate to include attributes that are not positive, then I suggest applying a traffic light rating would assist plan users.¹
4. The inclusion of selective negative attributes is in my opinion unhelpful and, as experienced cynics say, invites applicants to offer to address these identified problems to gain development consent. However there are other negative attributes that are not identified. Whilst identified pests might inhibit native ecosystem recovery, the extensive destruction of native forest regeneration by chemical spraying, fire and mechanical removal are inexplicably ignored, but continue as negative attributes in these landscapes. The proposed inclusion of a pest bias in the PA schedules is a mystery, and I am unsure of the Council's role in administering the intended ongoing management activity.
5. The pest bias does not assist the high level scheduling task as defined by Ch 21, and if these and other negative and neutral attributes are to be included, a 'traffic light' rating is proposed to clarify but not clutter the PA schedules. Similarly, the neutral attributes scheduled are unhelpful unless that status is clarified. For example, for a high level assessment, including local irrigated pasture or exotic shelterbelts as so-called 'Important ecological features and vegetation types' is unhelpful if not recognised as neutral rather than positive values.

¹ Thus a simple 3-point scale option (green-amber-red), rather than a 7-point scale as per my Sept 2023 statement, para. 29 page 10.

6. As shown in the Landscape Conferencing record (Fletcher October 2 para 5 - 6) there was disagreement regarding the recording of landscape values due to the confusion between negative and neutral attributes and key values. Also, regarding the rating of landscape values. As noted at para 10 f., joining online, I sought clarification of the values that need to be protected.
7. I consider prefacing attribute and value sub-headings with "*Important ..*" is inappropriate and unnecessary. I was not part of the landscape conferencing that agreed on these sub-headings (landscape conferencing outcome 2 October, para. 4 i). To preface 8 of the Physical and Associative subheadings as 'Important', and excluding the two of Mana Whenua, is definitely not supported.
8. The Preamble paragraph stating that "*Few if any of the District's RCLs are pristine*" appears as naivety. If the intent is landscape restoration, then this should be stated, clearly and simply. Also, confusingly with the pest management fixation, the landscape capacity ratings consider only the location and design of development, and not the management.
9. The following paragraph states that '*Visual amenity values typically draw from the perceptual dimension, however there is inevitably an overlap with the physical dimension.*' This ignores the inevitable overlap with associative dimensions. Including 'memorability', as perceptual appropriately does, cannot then preclude mana whenua associations and historic attributes. As I proposed previously (para 29 Sept 2023), an edit is needed to recognize that both 'landscape character' and 'visual amenity' can encompass all three landscape dimensions.
10. Considering 'viewpoints', it is important that the Preambles (and Schedules) recognize that key routes and viewpoints might extend outside the PA, but overview the PA. Important viewpoints need not be from within the PA. Clarification is sought.
11. Neither a PA nor an entire RCL should be assessed in isolation. It is important the Preamble recognises the potential for activities within an RCL to adversely affect an associated or adjoining ONF/L. A site specific assessment must address values and potential effects beyond the actual site and beyond the PA and RCL as directed by SO 3.2.5.6. This is not yet adequately articulated in the Preamble.
12. I note SO 3.2.5.7 directs identification of the RCL PAs associated landscape character and visual amenity values. That is, the consideration is not necessarily confined within the PA.
[check]

PREAMBLE ONL/F

13. The Purpose 2nd para notes that the landscape values '*are to be protected within each PA*'. However, the PA are delineated within ONL/F, and any development accommodated should also have to protect landscape values of the associated ONL/F, and of associated RCL too. Better articulation is required to limit the consideration of a PA, or a site within a PA, as an island apart.

14. The Application 2nd bullet, 2nd sentence is confusing. The PA schedules 'may inform landscape assessments for proposals involving any land within a PA but are not required to be considered.' Clarification is needed.
15. The Landscape Attributes and Values 2nd para. requires re-wording to ensure a site specific assessment addresses landscape values of the context landscape and not just of the application site.
16. The 3rd para. reiterates that positive, negative and neutral attributes are scheduled. However they have not yet been rated as such. I seek either deletion of the non-positive or application of a positive-negative-neutral rating be applied, such as a traffic light approach as annotated. Refer above as for the confusion and questionable applicability in the RCL Preamble.
17. The middle three Landscape capacity descriptions "without material compromise of its identified landscape values" is of considerable concern. Firstly in that 'landscape values' have not been specifically identified, and secondly as this ignores the potential for compromise of landscape values of the associated ONL/F. It treats a PA as an island. I note that as per PDP Strategic Directions Ch 3, 3.1B.5 b. 'the capacity of a landscape or feature to accommodate subdivision and development without compromising its identified landscape values', but this is referencing the whole ONFL, not just the PA. I note SO 3.25.2 a. directs protection of specified landscape values of ONFL PAs, but the landscape value of a PA might not be confined to the PA. Also, SP 3.3.29 a. directs values and capacity utilize best practice landscape assessment methodology which most certainly do not limit assessment to an island approach.
18. Considering the Landscape Capacity ratings, a 5-point scale down to Extremely Limited to No Capacity is supported. However the terminology 'occasional, unique and discrete' are not, as these are very open to misinterpretation. To the landscape value and vulnerability, occasional is much too vague. It can mean dispersal at any scale. Unique is an invitation for unusual development that may not be appropriate. Discrete is a typographic error, as discreet development might be potentially accommodated, as a rare exception.

INTENSIFIED AGRICULTURE

19. In my statement last month at para. 21- 22 I expressed concern at the 'identified values' potentially discourage lower emissions farming.
20. The final clause in the following paragraph has the same flaw, in only protecting landscape values in each PA ONF/L.

UPPER CLUTHA ONFL

19. As well as critiquing the overall methodology in my statements and in advice to UCES, specific PA areas I have assessed and provided input on include:

21.22.10	Mount Barker PA ONF
21.22.11	Mount Iron PA ONF
21.22.18	Cardrona Valley PA ONL
21.22.19	Mount Alpha PA ONL
21.22.21	West Wānaka PA ONL
21.22.22	Dublin Bay PA ONL
21.22.23	Hāwea South - North Grandview PA ONL
21.22.24	Lake Mackay Station and Environs PA ONL
21.23.1	Cardrona River Mount Barker Road PA RCL
21.23.2	Halliday Road Corbridge PA RCL ?
21.23.3	West of Hāwea River PA RCL
21.23.4	Church Road – Shortcut Road PA RCL
21.23.5	Maungawera Valley PA RCL

Excepting the West Wānaka PA, Ms Gilbert and Mr Head state (Summaries para. 3 – 4) these were agreed at caucusing or there was no submitter landscape evidence regarding these PA Schedules, however I had provided evidence. I note a number of my proposed changes were incorporated in the Rebuttal versions, but others ignored, and I was unable to contribute to caucusing.

As well comment in my September Statement I provide explanation below regarding my concerns with the schedule methodology, specifically addressing the Cardrona PA ONL with brief comment on several others, which I can expand on.

21.22.18 Cardrona Valley PA ONL

21. As identified in my September statement (page 13), edits were needed to better recognise natural values, particularly of native vegetation on the different types of land in the valley. Some changes were made for the Rebuttal version, but they lack adequate vegetation typology information, e.g. 'forest succession'.
22. Confusingly, whilst the pests are detailed in the PA schedules as so-called 'Important ecological features and vegetation types', the fact that these mountain lands naturally support dry beech forest with mountain totara and snow tussock grassland has not been articulated. Yet the timeless information has long been provided for QLDC to assist in planning. See www.landtyping.nz search Cardrona, Otago. For example, 5. Pisa and 7. Harris-Cardrona Land Types are shown clothing the mountain ranges, the 11. Major River, Valley Fill Land Type below. The models clearly demonstrate the landform variety that is so important in this PA, such as the plateau summit adjoining glacier-shorn steep flanks of the Pisa Range. The models and charts briefly describe the land and biota for the different areas.

Terraces and fans are distinguished. Applying these as finer scale mapping can then assist further, such as for site assessments.

23. The current lack of inclusion of the Council's land typing information to assist users of the schedules is very disappointing. The land typing is not merely describing what is, but what belongs naturally. The maps, models and charts would significantly assist landscape architects in their comprehension of the landscape and appropriate management, and would assist decision makers. Schedule paragraph 9 requires further refinement.
24. The inclusion of landscape characteristics instead of values is not helpful. As already sought, Schedule paragraphs 10, 12, 13, 16 and 19 should be deleted, or if not, traffic lit 'Amber' or 'Red'.
25. As criticised previously, Schedule para 14 is overly detailed with site specificity, similarly Para 15. The Schedule should not specifically include a distillery or whether or not a road is sealed as broadscale landscape values. These paragraphs require significant editing to better address the overall landscape values. Alternatively, rate these paragraphs 'Amber', along with 18, and rate 19 as 'Red'.
26. Paragraphs 42 – 43 do not adequately recognise the experience of the PA and its context from above and from conservation lands. Whilst the valley floor provides the main access corridor, "it is not a numbers game" and overview experiences of landscape values require better recognition.
27. Considering Naturalness attributes and values, para. 45 would be appropriately rated 'Amber'.
28. Regarding adding 'rural industrial activities' as sought by Mr Espie, I agree with Mr Head (Summary para. 14) that this is unnecessary.
29. Regarding the re-draft proposed by Mr Skelton and Ms Smetham to better articulate key values (Head Summary para 17 and 23), I consider the Traffic Light approach would instead assist.

21.22.19 Mount Alpha PA ONL

30. I note some edits have been made in response to my Statement. Disappointingly the Schedule at para. 9 – 10 still inadequately recognise the naturally beech-forested slopes of this PA that consistently seek to regenerate. The main slopes are beech forest lands, not just the gorges as currently noted as remnants, nor just the lower slopes near Wānaka. Slopes up to around 1100 m asl are typically actively regenerating, despite repeated management actions to prevent or disrupt this process. Including the pest sweet briar as characteristic vegetation (para. 10 a.) is unhelpful. Para. 14 overly emphasises pastoral use and does not distinguish the deposition from the bedrock country where conservation is an important land use. Edits are needed for para. 14 – 16 to better recognise the differing regimes of

deposition and bedrock country. (refer land typing map). The bias against natural processes is emphasised when in a high level assessment the current plantings along a trail are recognised as "Important" (para. 9 c.).

31. Para 10 and 15 - 16 would be appropriately rated Amber and para. 12 and 13 as Red.
32. The differing values and vulnerability of the bedrock and depositional country is inadequately articulated in the Schedule.
33. The 'Naturalness attributes and values' para. 35 should distinguish the bedrock from the deposition country, and should particularly recognise the rock outcrops including isolated mountains (roche moutonee).
34. The Aesthetic attributes and values are inadequately noted. Para. 39 does not even recognise the experience from the lake waters. Para. 39 b. The references to 'open' are inadequate.
35. The Schedule drafting is considered requires improvement.

21.22.21 West Wanaka PA ONL

36. Unable to attend caucus, I have reviewed proposed changes to the Schedule, including as sought by Ms Gilbert and by Mr Bentley. I consider the proposed 'barely discernible' capacity proposed is appropriate. I recognise that this addresses all senses, including sound, smell, movement and sight. Reasonably difficult to see is less constraining visually and limited to only the visual sense. Given the importance and vulnerability of the landscape values of this West Wanaka landscape, I assess the 'barely discernible' threshold as more appropriate.
37. Considering the proposed Schedule, to provide better guidance edits or annotations are needed. For example para 13 would appropriately be rated Amber with para 22 – 23 as Red.

21.22.22 Dublin Bay PA ONL

38. As outlined above, annotations are needed to rate the attributes as Green, Amber or Red to provide improved guidance as to what the Landscape Values.
39. For Dublin Bay 'Amber' rating is assessed for para. 9 a and b, 10, 13 a, b and d, 15, 20, 25, 28, 34, 36 and 37. Red ratings are assessed for para. 9 c and d 12.
40. Text refinements needed include for para. 26 re editing to better articulate the landform enclosure.

Other Schedules ratings can also be provided.

21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values

Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strike through text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4th and Thursday 5th October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Mount Alpha PA comprises the northern and eastern slopes of Roys Peak (1,578m) and Mount Alpha (1,630m), a north-south oriented mountain range that extends from Damper Bay in the north to Cardrona Valley Road in the south. On the eastern side the PA includes the ~~hummocky-lumpy~~ glaciated land between Waterfall Creek and Damper Bay, and the upper Alpha fan immediately south of Wānaka township.

There are four sub areas within the PA:

- The mountain slopes;
- The Waterfall Creek to Damper Bay area (from the toe of the mountains to the edge of Wānaka (Lake Wānaka);
- The upper Alpha fan; and
- The glacial outwash/alluvial terrace at the southern end of the PA.

Physical Attributes and Values

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

Important landforms and land types:

1. Mount Alpha range, a north-south oriented mountain range rising from the Cardrona Valley to a height of 1,630m at Mount Alpha and 1,578m at Roys Peak before descending to Damper Bay. Forming part of the Harris Mountains, it comprises steep uplifted schist that is visibly scoured on the eastern faces by previous glaciations, resulting in characteristic horizontal striations and areas of exposed bedrock. Waterfall, Stoney and Centre creeks have carved deep valleys into the eastern mountainside, draining basins on the higher slopes. On the southern side, the range is dissected by stream gullies flowing to the Ōrau (Cardrona River).
2. The upper Alpha fan, a prominent and distinctive wedge-shaped fan that has been truncated by river erosion (possibly as part of a Wānaka glacial event about 15,000-18,000 years ago). It is a composite alluvial fan system made up of numerous coalescing smaller fans from Centre and Stoney creeks and the other small water courses that drain the mountain slopes.

3. The series of **relatively** small roches moutonnées wrapping around the base of Roys Peak on the lake edge and reducing in scale and drama from Damper Bay to Wānaka township. The tallest (415m) and most distinctive is Ironside Hill. The schist outcrops rise steeply from the lake, with prominent bluffs on the Damper Bay headlands.
4. An area of remnant Quaternary outwash/alluvial terrace in the southern part of the PA, with steep escarpments leading down to the Cardrona Valley.

Important hydrological features:

5. Waterfall Creek is the main water course on the eastern mountain faces, flowing from a wide basin catchment below the peak of Mount Alpha, through deeply eroded gorges and bluffs and across lower ice-eroded flats to the lake. The waterfall the creek is named for is visible from Wānaka – Mount Aspiring Road and is a local landmark.
6. Timber Creek drains the southern faces of the Alpha Range but most of its tributaries are outside the PA.
7. Centre and Stoney Creeks originate above the Alpha fan. While ephemeral in nature, they **naturally** carry significant debris from the mountain slopes during high rainfall events and contribute to ongoing aggradation on the Alpha fan.
8. Small wetlands in the Damper Bay to Waterfall Creek area, where the elevated rocky outcrops on the lake edge **naturally impede** the drainage of surface water.

Important ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:
 - a. Snow tussock grasslands, cushionfields and herbfields above 1,100m;
 - b. Remnant mountain and silver beech and indigenous shrublands in the gorged sections of Waterfall Creek;
 - c. Early successional processes for native forest regeneration including rRegenerating kānuka shrubland **with varying densities of bracken and matagouri** along the lake edge landforms and on the lower mountain slopes below **1,100 m** near Wānaka;
 - d. Areas of indigenous **planting and** restoration planting along **Wanaka-Mount Aspiring Road**, the Millennium Trail **/ Glendhu Bay Track, including and** on **some adjoining** private properties;
 - e. Wetland vegetation (sedgeland, rushland and reedland) in small wetlands in the Waterfall Creek to Damper Bay area, between Wānaka - Mt Aspiring Road and Lake Wānaka.
10. Other characteristic vegetation types are:
 - a. Improved or semi-improved pasture below 1,100m, with **varying densities of bracken, matagouri**, sweet briar and **scattered kānuka, and** occasional shelter trees and wilding pines;
 - b. Irrigated pasture or cropping on the southern outwash terrace;
 - c. Small scale forestry plantations and shelter belts on the escarpment faces around the southern outwash terrace, on some toe slopes of the mountain and in the Waterfall Creek to Damper Bay valley; ongoing management of wilding spread on the lower slopes.
 - d. Deciduous exotic trees associated with rural living development and stock shelter in the Waterfall Creek to Damper Bay area.
11. Beech forest remnants in Waterfall Creek, broadleaved shrublands and the rugged terrain provide suitable habitat for New Zealand falcon, South Island tomtit, bellbird, grey warbler, fantail and silvereye. The

tussock grasslands and rocky areas in the sub-alpine and alpine zones provide suitable habitat for skinks and geckos, including Mount Roy gecko recorded in 1999, New Zealand falcon, New Zealand pipit and a range of invertebrate species.

12. Plant pest species include wilding conifers, sweet briar and lupin.
13. Animal pest species include ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Important land use patterns and features:

14. Predominant land use is extensive pastoral farming (Hillend Station to the south, Alpha Burn to the north and Hawthenden Farm on the Alpha fan). Roys Peak and the southern slopes of the range are part of the conservation estate. A wedge of conservation land also covers the upper basin catchment of Waterfall Creek and extends down the ridge on the true left of Waterfall Creek, with a connection to Wānaka – Mount Aspiring Road.
15. Apart from pastoral management, human modification on the mountain range is limited to farm and recreational tracks, fencing, airstrips, water tanks, ~~and~~ farm buildings and the use of fire and chemicals for vegetation control purposes. Telecommunication infrastructure on Roys Peak and on the ridge at Hillend and a large, sealed visitor carpark at the start of the Roys Peak track. Improved irrigated pasture and seasonal cropping on the upper Alpha fan and on the southern moraine plateau.
16. Low density rural living and small farming/viticulture on lots of between 20 and 100 ha (with a few smaller 4-8 ha lots) and a lodge are located in the Waterfall Creek to Damper Bay area. There are 9 small undeveloped rural living lots around the southern moraine plateau on Hillend Station. Dwellings are largely set back from public roads and from the Millennium Trail / Glendhu Bay Track and well-integrated by landform and/or vegetation so that they are generally reasonably difficult to see from these public places. A few dwellings are clearly visible from Wānaka – Mount Aspiring Road, and some are visible along the lake edge from the surface of Lake Wānaka.

Important archaeological and heritage features and their locations:

17. Associated with the early pastoral use of Mount Alpha and surrounding land as part of the Wanaka Station, including historic homesteads at Hillend and Hawthenden.
18. Scaife Plaque (QLDC ref. 511) on Mount Roy adjacent to the Roys Peak track, commemorating the grave site of Wallis Alan Scaife (who owned Glendhu Station in the early 20th century).

Mana whenua features and their locations:

19. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
20. The ONL overlaps parts of mapped wāhi tūpuna 7, 11 and 34: Area surrounding Te Poutu Te Raki (Matukituki River delta, Glendhu Bay and Surrounds), Ōrau (Cardrona River) and Wānaka (Lake Wānaka).
21. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
22. The ONL includes the entirety of the Lake Wānaka (Ruby Island Road) nohoanga, a contemporary nohoaka (camping site to support traditional mahinga kai activities) provided as redress under the Ngāi Tahu Claims Settlements Act 1998.

Associative Attributes and Values

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

Mana whenua associations and experience:

23. The whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
24. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna, kāuru, weka, kākāpō and aruhe were gathered throughout the area.
25. Lake Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rakaihautu” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rakaihautu. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
26. The Ōrau is a traditional ara tawhito (travel route) linking ~~Whakatipu wai Māori~~ Whakatipu Waimāori with Lakes Wānaka and Hāwea. It also provided access to the natural bridge on the Kawarau River.
27. The mana whenua values associated with the Mount Alpha ONL include, but may not be limited to, kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka.

Important historic attributes and values:

23. Significance as part of an early pastoral landscape, which later became part of the large Wanaka Station landholding. History maintained in the ongoing pastoral land use and in the naming of landscape features such as Roys Peak (presumably named after the early runholder, John Roy), Damper Bay and Ironside Hill. Damper Bay was named after 'damper' cooked there by an early settler, 'Dublin' Jack Shepherd. Slaughterhouse Creek near the unformed Lake Road was named after a nearby slaughterhouse that supplied Wānaka with fresh meat in the first half of the 20th century.

Important shared and recognised attributes and values:

24. Internationally recognised destination for recreation and for the spectacular panoramic views from Roys Peak.
25. Very highly valued as part of the setting, scenic quality and sense of place of Wānaka township.

Important recreation attributes and values:

26. Internationally recognised walking track to Roys Peak, which is incredibly popular in the summer months and includes a large carpark and toilets located on the Wānaka Mt Aspiring Road; connecting tramping route along the Mount Alpha ridge to the Cardrona Valley (Spotts Creek Track).
27. Walking, running and mountain biking on the Millennium Trail / Glendhu Bay Track around the lake foreshore from Wānaka township to Glendhu Bay, with beaches at Ironside Hill and Damper Bay for picnicking. The Millennium Trail / Glendhu Bay Track forms part of the Te Araroa Trail.
28. Backcountry tramping and hunting.
29. Popular road biking routes along Wānaka - Mt Aspiring Road.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values

Legibility and expressiveness attributes and values:

30. Legibility of mountain uplift, glacial scarification and fluvial erosion along the eastern face of the range; series of striking ice-eroded landforms along lake edge; distinctive 'wedge' form of the upper Alpha fan; southern ridge of the mountain range that defines the entry to the Cardrona Valley. Formative processes of the PA are legible and highly expressive.

Particularly important views to and from the area:

31. Dramatic and highly valued panoramic views (very popular as 'selfies' and postcard images) from Roys Peak over Lake Wānaka and the Motatapu and Mātakitaki (Matukituki) valleys.
32. Views from Wānaka township, where the distinctive eastern mountain faces and the upper Alpha fan are visually dominant. They form an important part of the scenic quality of the area, because of the massive scale, rugged peaks, coherent appearance and strong contrast with the lake waters and flats. Ironside Hill is an important landmark along the western lakeshore, as together with the Damper Bay headlands it forms the visual boundary of Roys Bay to the west.
33. Highly attractive views from Wānaka - Mount Aspiring Road to the close and dominating mountain slopes, with their natural patterns of bracken and shrubland regeneration and exposed schist outcrops and ridges, and across the farmland of the Waterfall Creek to Damper Bay valley to the series of hummocky ice-eroded landforms and the more distant lake and mountains. The remaining openness and legibility of the series of roches moutonnées along the lake edge contributes to the high quality of these views.
34. Spectacular views from popular trails on the slopes and summit of Mount Iron to the entire eastern extent of the Mount Alpha/Mount Roy range, including the distinctive wedge-shaped form of the upper Alpha fan, and to the distinctive ice-eroded landforms along the lake edge. The changing effects of light and shade on these landforms and the natural patterns of regenerating indigenous vegetation add to their aesthetic appeal.

Naturalness attributes and values:

35. High level of perceived naturalness, despite management of vegetation for pastoral farming. Very few built structures and only limited evidence of landform modification on the mountain slopes and Alpha fan. Presence of alpine tussocklands and areas of remnant or regenerating woodland and shrubland. Moderate level of naturalness in the Waterfall Bay to Damper Bay area. Natural elements of pasture, vegetation and wetlands remain dominant, but the presence of farming/viticultural land uses, and rural living modifies perceptions of naturalness, particularly from Wānaka – Mount Aspiring Road. Users of the Millennium Trail / [Glendhu Bay Track](#) perceive a higher level of naturalness, as their experience is dominated by the lake, relatively unmodified beaches and landforms, and indigenous regeneration around the trail.

Memorability attributes and values:

36. The visual dominance of the mountain range and the landmark qualities of the ice-eroded schist outcrops along the lake edge, contrasting with the lake surface, are significant and valued components of people's remembered images of Wānaka.

Transient attributes and values:

37. Changing snow levels, light and shadow patterns on the open rugged slopes and roches moutonnées, and the changing colours of pasture areas, which are green in some seasons and tawny brown in others.

Remoteness and wildness attributes and values:

38. Due to its proximity to urban Wānaka and the farming or rural living land uses in the valley, the majority of the PA does not have a strong sense of remoteness. However, people using the Spotts Creek route over Mount Alpha to the Cardrona Valley experience a high level of remoteness and wildness.

Aesthetic attributes and values:

39. The experience of the attributes outlined above by a large local and visitor audience in Wānaka township, on public roads and on the Millennium [Trail / Glendhu Bay Track](#) and Roys Peak tracks.

40. More specifically, this includes:

- a. The spectacular and dominating eastern faces of the range and their contrast with the lower ice-eroded shelf and lake waters.
- b. The openness of the landforms and their resulting high level of expressiveness.
- c. The distinctive more gently sloping and smoother form of the upper Alpha fan.
- d. The striking series of unmodified schist outcrops along the lakeshore, enclosing Roys Bay.
- e. The very high national and international profile of the Roys Peak track and the spectacular panoramic views available from the summit.
- f. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the tussocklands and mosaic of indigenous vegetation on the mountain slopes, creek gullies and schist outcrops;
 - ii. the play of light and shadow on the open topography of the mountain slopes and schist/moraine landforms;
 - iii. the low-density rural character of the Waterfall Creek to Damper Bay area, with domestication largely screened from public places by topography or vegetation.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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The physical, associative and perceptual attributes and values described above for PA ONL Mount Alpha come together and can be summarised as follows:

- (a) **High physical values** as a consequence of the largely unmodified mountainous landform, alluvial fans and roches moutonnées, the presence of [native forest and shrubland regeneration](#), indigenous tussocklands [and regenerating shrublands](#), and the mana whenua features associated with the area.

- (b) **Very high associative values** relating to mana whenua associations, including kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka, the ability to access and experience the landscape and the very strong shared and recognised values as part of the sense of place and aesthetic quality experienced by residents of and visitors to Wānaka.
- (c) **Very high perceptual values** relating to:
 - i. The expressiveness values as a result of the open character and legible uplift, glacial and fluvial formative processes;
 - ii. The high aesthetic and memorability values due to the proximity to urban Wānaka, the dominant scale, highly attractive character and visual coherence of the PA, and its contrast with urban areas and the lake waters.
 - iii. An impression of high naturalness arising from the legible and unmodified landform and the limited extent of built structures.

Landscape Capacity

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

- i. **Commercial recreational activities – some** landscape capacity for small scale and low-key activities that do not require built infrastructure on the mountain slopes and upper Alpha fan. **Limited** landscape capacity for infrastructure associated with commercial recreation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: co-located with existing consented facilities; designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access (where appropriate); ~~and protect the area's ONL values.~~
- ii. **Visitor accommodation and tourism related activities – no** landscape capacity on the mountain range or upper Alpha fan ~~for visitor accommodation.~~ **Very limited** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau for visitor accommodation activities. **Extremely limited landscape capacity for tourism related activities. Both activities shall be** ~~that are~~ co-located with existing consented activities, designed to be of a sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement; enhance public access (where appropriate) and have a low key 'rural' character; ~~and protect the area's ONL values. No landscape capacity for tourism related activities.~~
- iii. **Urban expansions – no** landscape capacity.
- iv. **Intensive agriculture – some** landscape capacity in the Waterfall Creek to Damper Bay area and on the southern moraine plateau. **Limited** landscape capacity on the upper Alpha Fan. **No** landscape capacity on the mountain slopes.
- v. **Earthworks – limited** landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns. **Some Limited** capacity for trails that are located to integrate with existing networks, designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement. of a low-key rural character and are sympathetic to the landform patterns ~~and protect the area's ONL values.~~
- vi. **Farm buildings – limited** landscape capacity for modestly scaled buildings on lower mountain slopes, plateaus and flats that reinforce existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity for small farm-scale extraction in the Waterfall Creek to Damper Bay area and southern moraine plateau ~~that protects the area's ONL values.~~

- viii. **Transport infrastructure – very limited** landscape capacity for modestly scaled and low key 'rural' roading and public parking in the Waterfall Creek to Damper Bay area that is positioned to optimise the integrating benefits of landform and vegetation patterns ~~and protect the area's ONL values.~~
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for infrastructure that is co-located with existing facilities, buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation – no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation in the Waterfall Creek to Damper Bay area and on the southern moraine plateau.
- xi. ~~**Production Forestry – very limited**~~ landscape capacity for small scale ~~production~~ forestry on toe slopes, plateaus and flats that is consistent with the area's ONL values.
- xii. **Rural living – no** landscape capacity on the mountain slopes and upper Alpha fan. **Very limited** capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access (where appropriate); ~~and protect the area's ONL values.~~

21.22.18 PA ONL Cardrona Valley: Schedule of Landscape Values

Key

~~Black strikethrough text~~: Text deletion recommended in 42A Report.

Black underlined text: Text addition recommended in 42A Report.

Black comment box text: Submission references for text changes recommended in 42A Report.

~~Red strikethrough text~~: Text deletion recommended in Council Rebuttal.

Red underlined text: Text addition recommended in Council Rebuttal.

Red comment box text: Provides a brief explanation of text changes requested in Submitter Evidence, with Council expert response (in some instances cross referencing to Rebuttal Evidence for a full explanation).

Blue underlined and strikethrough text: corresponds to text changes agreed by the relevant landscape experts during expert conferencing on Wednesday 4th and Thursday 5th October 2023.

BG: Bridget Gilbert.

JE: Jeremy Head.

RE: Ruth Evans.

General Description of the Area

The Cardrona Valley PA is a north-south oriented valley enclosed by the Cardrona Range/Harris Mountains to the west and the Pisa/Criffel Range to the east. The PA extends to the crest of the western Pisa Range flanks and to the landforms visually containing the valley to the west, including the eastern flanks of Mount Cardrona and a ridge of Mount Alpha. In a north-south direction the PA starts just north of Timber Creek and ends at Blackmans Creek about 3.25 kilometres upstream of Cardrona village. The majority of the Cardrona Ski Area Sub-Zone falls within the area.

Physical Attributes and Values

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

Important landforms and land types:

1. A deeply cut fault valley with a flat alluvial floor of up to 700m in width below Cardrona Village, narrowing above this point.
2. The Pisa/Criffel Range: the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. The parallel schist ranges of this sequence are characterised by broad planar crests and frequent tors. The western flanks of the range are relatively even in gradient and form a linear eastern 'wall' to the valley, with few significant ridges or gullies apart from Tuohys Gully.
3. Cardrona low hills: low hills and terraces of strongly weathered sandstone-dominant gravels between the valley floor and the main Cardrona Range/Harris Mountains. An angular ridge and gully landform, with alluvial flats and small terraces.
4. The Cardrona Range/Harris Mountains: dissected mountain slopes and hummocky slump topography with scattered schist outcrops and schist tors at higher elevations on Mount Cardrona.
5. Contains the Geopreservation Sites: Branch Creek Road faulted aggradation on an alluvial surface; and the NW Cardrona Fault at Blackmans Creek. These are regionally significant and not considered vulnerable to most human activities.

Important hydrological features:

6. The Ōrau (Cardrona River) is the most important water course within the PA, flowing the length of the valley. It is a usually shallow water course with gravel substrate, low banks, and substantial seasonal and weather-related flow variations. There are also significant surface water–shallow groundwater interactions with the river having adjacent influent and effluent reaches that may vary temporally. Significant floods occasionally spread across the valley floor (for example 1878 and 1999).
7. Other larger water courses are Tuohys Creek, Branch Burn (McPhees Creek) and Spotts Creek.
8. The water courses within the valley are a fishery resource and spawning habitat. They provide habitat for longfin eels, kōaro, upland bullies and Clutha flathead galaxias (nationally critical) and brown and rainbow trout.

Important ecological features and vegetation types:

9. Particularly noteworthy vegetation types include:
 - a. Kānuka shrubland / forest succession on mountain slopes towards the Upper Clutha mouth of the valley.
 - b. Grey shrubland communities on lower elevation south and east facing slopes and within prominent gullies in the Spotts Creek, Branch Creek and Boundary Creek catchments and bordering the main stem of the Cardrona River upstream of Cardrona township. Some of these shrublands are SNAs. The shrublands support tree daisy communities, including the At-Risk Declining *Olearia lineata*. Patches of bracken are common in and around areas of shrubland.
 - c. *Dracophyllum* shrubland on shady wetter faces and within gullies.
 - d. Dryland vegetation character, including tussock grasslands on mid and lower slopes.
 - e. Distinct gradient of indigenous vegetation types on Mount Cardrona from mixed grey shrubland-exotic grassland near the valley floor to mid slope short tussock grasslands in the montane zone to tall snow tussock grasslands and mixed snow tussockland-*Dracophyllum* spp. and herbfield communities in the sub-alpine and alpine zones. Small alpine wetlands (cushion and sedge bogs) occur in the upper basins on Mount Cardrona associated with low gradient streams and flushes.
10. Other characteristic vegetation types are :
 - a. Improved irrigated pasture on the valley floor, on flats within the Cardrona hills, and on some lower slopes of the Pisa/Criffel Range.
 - b. Short tussock over-sown with pasture on the lower and mid-slope mountain faces and Cardrona hills.
 - c. Crack willows lining the Cardrona River and other water courses.
 - d. Groups of exotic shelter trees around station homesteads, including distinctive mature Lombardy poplars.
 - e. Plantation of Douglas fir near Spotts Creek.
11. Valued habitat for skinks and geckos, a wide range of invertebrate species (including the threatened flightless shield bug and Otago endemic grasshopper), New Zealand falcon, Australasian harrier, New Zealand pipit, South Island oystercatchers, banded dotterels, black fronted tern, paradise shelduck and grey duck.
12. Plant pest species include wilding conifers, crack willow, sweet briar and lupin.
13. Animal pest species include deer, goats, ferrets, stoats, weasels, hares, rabbits, possums, mice and rats.

Important land use patterns and features:

14. On the less developed slopes, including some areas which have been retired for conservation and recreation purposes, a natural dryland vegetation cover including tussock grasslands prevails. In the valley floors and on the more accessible slopes and terraces the predominant land use is pastoral farming, although some areas have been retired for conservation and recreation. The Cardrona Ski Area Sub-Zone, the Alpine Sub-Zone, Alpine Region partly within the PA, and the Southern Hemisphere Proving Ground and Nordic Skiing Snow Farm are just outside of and accessed through the PA on the Pisa Range. Access roads to these activities are visually prominent within the landscape. Apart from Cardrona Valley Road and some roads around Cardrona Village which are sealed, all public and private access roads are unsealed.
15. Cardrona Village (Settlement Zone) is the main settlement within the valley, but significant urban development is anticipated and is starting to occur within the Mount Cardrona Special Zone. Some rural living development is present north and south of the village, and there is also a loose cluster of farming, and commercial tourism-related and other development including the Cardrona Distillery near the Cardrona Alpine Resort Road intersection. Widely spaced station homestead clusters set within areas of mature exotic trees are a feature of the flats and lower valleys, and there are a few consented but undeveloped building platforms in the Timber Creek gully on Hillend Station.
16. Buildings within the Cardrona Alpine Region and the Soho Basin Ski Area on the upper eastern slopes of Mount Cardrona and comprise a significant built development (including ski lifts, chairlifts, lodges and base station buildings and transport infrastructure), within the landscape but are not visually prominent from the valley floor.
17. With the exception of Cardrona Village and development near the Cardrona Alpine Resort Road intersection, buildings are generally well integrated within the landscape by existing landform features and/or established trees, so they are not highly visible from Cardrona Valley Road.
18. Aurora Energy electricity distribution lines servicing the village, ski areas fields and proving ground follow the valley floor, and there are substation sites adjacent to Cardrona Valley Road.
19. Gravel extraction has been undertaken at times in the Cardrona River and side streams.

Important archaeological and heritage features and their locations:

20. Rich history of 19th century gold mining and early European pastoral farming throughout the valley, with numerous archaeological and heritage features. These include the Roaring Meg and Little Criffel pack tracks, river flat ground sluicing and tailings, hydraulic sluiced cliffs, the Criffel Face and Tuohys Gully sluicings and reservoirs, water races, tunnels, dredge remains, domestic sites and homestead sites associated with historic farming. There are large, sluiced cliffs and water races extending along almost the entire length of the valley and at Mount Cardrona.
21. Historic route between Wānaka and Queenstown, and between Cromwell and Cardrona via Tuohys Gully.
22. Scheduled heritage sites include: Old Butchery, Tuohy's Gully (QLDC ref. 500); Studholme Nursery Plaque, Cardrona Road (QLDC ref. 510), Hotel façade, hall and church, Cardrona (QLDC ref. 510).

Mana whenua features and their locations:

23. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
24. The Ōrau (Cardrona River) has been identified as a wāhi tūpuna by Kāi Tahu.

Associative Attributes and Values

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

Mana whenua associations and experience:

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

Important historic attributes and values:

29. The very strong associations of the valley with 19th century gold mining, with physical evidence of mining activities and associated settlement, preservation and interpretation of mining areas on both conservation and private, and names of claims being retained in place names.
30. Strong associations with ~~a~~ high country dryland vegetation cover including tussock grasslands ~~contracting~~ with pastoral farming, including historic buildings, homestead clusters/former sites, and features, places and station names.
31. Historic route between the Upper Clutha and Whakatipu Basins.

Important shared and recognised attributes and values:

32. A nationally and regionally renowned scenic and historic route between Queenstown and Wānaka, and a gateway for both the Upper Clutha Basin and the Whakatipu Basin.
33. ~~A nationally~~ An internationally recognised tourist, high performance alpine sport, and recreational destination.
34. High country dryland vegetation character, including tussock grasslands and divaricating shrublands, punctuated with exposed rock outcrops at higher altitudes.

Important recreation attributes and values:

35. Very popular destination for trout fishing, mountain biking, hiking, horse trekking, snowsport ~~skiing and Nordic skiing~~, as well as visits to historic sites and commercial recreation activities such as the distillery, mountain carting and shuttle services in the summer season for mountain biking/hiking and horse trekking providers.
36. The area features the highly popular Cardrona ~~Ski Area Sub-Zone Alpine Resort~~ and Soho Basin Ski Area (within the ~~Ski Area Sub-Zone~~), providing a year-round destination offering snow-based recreation such as skiing/snowboarding in winter and hiking/mountain biking opportunities in the summer. Year-round activities are also facilitated here, such as sightseeing, star gazing, mountain carting. The access road to Snow Farm (a ski touring area) is also within the PA area.

- 37. Popular walking trails including: Tuohys Track/Roaring Meg Pack Track, Spotts Creek Track, Little Criffel Track.
- 38. The Cardrona Valley Road is a popular route for both locals and visitors due to the distinct and engaging valley views.
- 39. Other popular tracks include the diverse mountain biking trails ~~around the Cardrona Alpine Resort~~ and horse trekking trails within the valley.
- 40. The area is also a location for high performance sport. E.g., skiing, snowboarding and LANDSAR training.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values

Legibility and expressiveness attributes and values:

- 41. Easily legible form of the valley, with long views available up and down, and the close steep mountain walls or hills providing a strong sense of enclosure. Landforms are highly expressive of their formative processes and the open character of the mountains due to the low, dryland vegetation cover, including tussock grasslands means that the hummocky or gullied surface of the land is clearly displayed.

Particularly important views to and from the area:

- 42. Dramatic and highly attractive views from Cardrona Valley Road to the contained valley floor and enclosing mountains. The scale of the landforms and their proximity dwarf the viewer, giving a sense of sublime grandeur. There is a progressive opening up of views as people move down the valley, particularly north of the Cardrona Village node ~~and Cardrona Distillery complex~~. From this point the consistent 'wall' of the Pisa/Criffel range, with its open, natural and relatively wild character, dominates views across the sparsely inhabited 'working farm' rural foreground. To the west, views are often enclosed by the pastoral land of the Cardrona low hills but in places (eg. north of Cardrona Village, Branch Creek, Spotts Creek and Timber Creek) vistas open out to the rugged and often snow-covered Mount Cardrona and Harris Mountains in the distance. ~~Activities within the Ski Area Sub-Zone Cardrona Alpine Resort are~~ reasonably difficult to see from the road and the Mount Cardrona Station Special Zone is largely screened by rising topography.
- 43. Spectacular panoramic views from the skifield roads, ~~the Ski Area Sub-Zone Cardrona Alpine Resort~~ and Little Criffel Track, taking in the greener and more vegetated valley, and the contrasting open expanses of tawny or craggy surrounding mountains, with glimpses to the Upper Clutha Basin in the north.

Naturalness attributes and values:

- 44. The landscape is perceived as having a high level of naturalness, particularly to the south of the Cardrona settlement. Little apparent ~~with little~~ human modification is present on the mountain slopes and Cardrona hills other than roads, tracks, pasture improvements and fencing. Natural spread of kānuka, grey shrubland and bracken on the mountain slopes and gullies are evidence of a progression towards regenerating native forest, and remaining tussocklands on the mountains enhance the naturalness of the landscape.
- 45. The presence of development on the valley floor, in Cardrona Village, in Mount Cardrona Special Zone, and in the Ski Area Sub-Zone ~~at the skifields~~ (including their access roads) modifies perceptions of naturalness, but pastoral land on the valley floor is still perceived as a pleasant rural foreground to the mountains and hills and retains a significant level of naturalness. The ski areas, village and special zones are nodes of human occupation and development within a landscape dominated by natural patterns and farming land use.

Memorability attributes and values:

46. Highly memorable journey through a large, enclosed valley with views of dramatic mountain ranges, largely clothed in dryland vegetation / tussock grasslands enhanced by their changing vegetation colours and snow cover across the seasons.
47. Highly memorable views from elevated roads, tracks and ski areas ~~fields~~ within the PA that take in the entire valley form and its relationship to the Upper Clutha Basin.

Transient attributes and values:

48. Seasonal snowfall and ice, large variations in the Cardrona River flow, changing green, brown and tawny gold of pastoral areas, the characteristic autumn colours of poplars and willows, changes in the play of light and shadow on the hummocky mountain slopes, and the presence of birdlife and stock.

Remoteness and wildness attributes and values:

49. A sense of remoteness and wildness can be experienced on walking and mountain biking tracks within the landscape, including Tuohys Track and Spotts Creek Track and in locations away from Cardrona Valley Road on the high-country stations and the ~~Cardrona Range/Harris Mountains ski areas~~ when viewing the surrounding landscape.

Aesthetic attributes and values:

50. The experience of the values identified above by a significant number of residents and visitors travelling on Cardrona Valley Road or visiting Cardrona village and the ski areas ~~fields~~ (including access roads).
51. More specifically:
 - a. The muscular unmodified slopes of the Pisa/Criffel range with their relatively even gradient and crest.
 - b. The craggy ~~tussock covered~~ Cardrona Range/Harris Mountains largely clothed in natural dryland vegetation including tussock grasslands.
 - c. The contrast between the mountains and the pastoral alluvial flats and terraces in the valley floor and on the low hills in the valley floor.
 - d. The strong sense of enclosure within a long, straight and legible valley.
 - e. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the open tussock grasslands and indigenous shrublands on the mountain slopes;
 - ii. the presence of snow and ice during winter months;
 - iii. the contrasting and changing colours of sky, mountain slopes, snow cover and rocky outcrops;
 - iv. the play of light and shadow on the mountain slopes;
 - v. ~~regions of diverse habitats that display a broad range of vegetation types~~ and scattered station homestead clusters in the valley and Cardrona hills;
 - vi. the rural character and mature exotic trees within the valley;
 - vii. the autumn colours of willows and poplars on the valley floor, contributing to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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

very low	low	low-mod	moderate	mod-high	high	very high
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These various physical, associative and perceptual attributes and values described above for PA ONL Cardrona Valley come together and can be summarised as follows:

- (a) **High physical values** due to the high value landforms, faulted valley, Cardrona River, the range of vegetation features and habitats, and the mana whenua features associated with the area.
- (b) **Very high associative values** relating to the mana whenua associations with the area, the historic attributes of the valley, the very strong shared and recognised values, and the popularity of the area as a tourism and recreational destination.
- (c) **High perceptual values** relating to:
 - i. The legibility and expressiveness values deriving from the visibility and openness of the landscape, enabling a clear understanding of the landscape's formative processes.
 - ii. The aesthetic and memorability values of the area as a consequence of its dramatic and highly appealing visual character and the large number of people visiting or moving through the valley.
 - iii. An impression of high naturalness arising from the dominance of the more natural landscape over built development and landform modification.

Landscape Capacity

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

- i. **Commercial recreational activities – some** landscape capacity for activities that integrate with and complement/enhance existing recreation features, particularly ~~within~~ the Cardrona Ski Area Sub-Zone. Activities should be: located to optimise the screening and/or camouflaging benefit of existing natural landscape elements; designed to be of a sympathetic scale, appearance, and character; integrate appreciable landscape restoration and enhancement and enhance public access; ~~and protect the area's ONL values.~~
- ii. **Visitor accommodation and tourism related activities – some** landscape capacity for visitor accommodation activities that are: co-located with existing facilities; designed to be of sympathetic scale, appearance and character; integrate appreciable landscape restoration and enhancement and enhance public access; ~~and protect the area's ONL values.~~ Extremely limited Very limited to no ~~No~~ landscape capacity for tourism-related activities outside of the Settlement Zone and Mount Cardrona Station Special Zone and SASZ except where co-located with the Settlement Zone on the valley floor and is: of a modest or sympathetic scale; has a low-key, visually recessive 'rural' character; integrates appreciable landscape restoration and enhancement; enhances public access; integrates a strong defensible edge to avoid the potential risk of development sprawl; and complements the existing character of Cardrona settlement.
- iii. **Urban expansions – no** landscape capacity.

- iv. **Intensive agriculture** – **some** landscape capacity on the valley floor that maintains naturalness and scenic views from roads.
- v. **Earthworks** – **limited** landscape capacity for earthworks and trails that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns. **Some** capacity for public walking and cycle trails.
- vi. **Farm buildings** – **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** – **no to very limited** landscape capacity for gravel extraction in the Cardrona River riverbed only that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure** – **limited** landscape capacity for modestly scaled and low key 'rural' roading and sign marking on the valley floor that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Very limited** landscape capacity for additional roads, upgrades or expansions to existing roads, carparking areas and passing bays on the enclosing mountain slopes of the valley.
- ix. **Utilities and regionally significant infrastructure** – **limited** landscape capacity for infrastructure that is buried or located such that it is screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
- x. **Renewable energy generation** – **no** landscape capacity for commercial scale renewable energy generation. **Limited** landscape capacity for discretely located and small-scale renewable energy generation.
- xi. **Production Forestry** – ~~very limited to no~~ **Extremely limited** landscape capacity for small scale production forestry on the valley floor.
- xii. **Rural living** – **limited** landscape capacity for rural living development co-located with existing development on the valley floor and Cardrona hills and sited so that it is set back from Cardrona Valley Road and contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally difficult to see from external viewpoints. **Very limited** landscape capacity for rural living development close to Cardrona Village or Mount Cardrona Special Zone without cumulative adverse effects on the rural character and naturalness of the PA.
- xiii. **Passenger lift systems Gondolae** – **limited** landscape capacity to improve public access to focal recreational areas higher in the mountains (including between lower lying areas and the Cardrona Ski Area Sub Zone, and within the Sub Zone) via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape, ~~and protect the area's ONL values.~~