

**BEFORE HEARING COMMISSIONERS  
IN QUEENSTOWN**

**UNDER THE** Resource Management Act 1991 (“Act”)  
**IN THE MATTER OF** a variation to Chapter 21 Rural Zone of the Proposed  
Queenstown Lakes District Plan, to introduce Priority Area  
Landscape Schedules 21.22 and 21.23 (**PA Schedules**)  
**AND IN THE MATTER OF** a submission on the PA Schedules  
**BETWEEN** **WOODLOT PROPERTIES LIMITED (114/211)**  
**ANDERON BRANCH CREEK LIMITED (113/215)**  
**QUEENSTOWN MOUNTAIN BIKE CLUB (119)**  
**REDEMPTION SONG LLC (174)**  
Submitter  
**AND** **QUEENSTOWN LAKES DISTRICT COUNCIL**  
Planning authority

**STATEMENT OF PLANNING EVIDENCE  
OF  
CAREY VIVIAN**

*Before a Hearing Panel: Jane Taylor (Chair),  
Commissioner Peter Kensington and Councillor Quentin Smith*

## Introduction

1. My name is Carey Vivian.
2. I hold the qualification of Bachelor of Resource and Environmental Planning (Hons) from Massey University. I have been a full member of the New Zealand Planning Institute since 2000. I am a director of Vivian and Espie Limited, a resource management and landscape planning consultancy based in Queenstown. I have been practicing as a resource management planner primarily in the lower South Island for twenty-nine years.
3. I have a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's 2023 Practice Note. While this is not an Environment Court hearing, I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## Discussion

4. I am providing planning evidence in relation to the submissions by **Woodlot Properties Limited (114/211)**, **Anderson Branch Creek Limited (113/215)**, **Queenstown Mountain Bike Club (119)** and **Redemption Song LLC (174)**.
5. I have read the general evidence submitted by Mr Devlin and Mr Espie. This covers, relevant to my clients' interests, discussion on and suggested changes to 21.22 Preamble text and capacity rating scale (my clients have no interest in the mapping issues).
6. Rather than repeat Mr Devlin's and Mr Espie's evidence, I simply adopt and rely on it as it is relevant to my client's interests. In my opinion, the wording suggested in Mr Devlin's attachments achieve my clients interests insofar as they adopt a less absolute capacity rating scale which better reflects the high-level nature of the PA Schedules.
7. In particular, Mr Devlin's changes detailed in **Attachment [A]** are relevant to all of my clients. Mr Devlin's changes detailed in **Attachment [C]** are relevant to my QMTBC and Redemption Song LLC clients.
8. In addition to above, Woodlot Properties Limited submission has a particular interest in 21.22.2 Ferry Hill PA ONF and Anderson Branch Creek Limited has a particular interest

in 21.22.18 Cardrona Valley ONL PA. Mr Devlin's attachments do not cover these two PA's.

9. For completeness, I have attached further tracked changes versions for:

- o Schedule 21.22.2 – Ferry Hill PA; and
- o Schedule 21.22.18 – Cardrona Valley ONL PA:

which make similar changes to the capacity rating scale as those attached to Mr Devlin's evidence (**Attachments [A] to [D]**) for other PAs. I have attached the updated Schedule 21.22.2 – Ferry Hill PA as **Attachment [F]** and the updated Schedule 21.22.18 – Cardrona Valley ONL PA as **Attachment [G]**.

### **Conclusion**

10. I, like Mr Devlin, prefer the evidence of Mr Espie with regard to his capacity rating scale as the scale is less absolute and better reflects the high-level nature of the PA Schedules.

**11 September 2023**

**Carey Vivian**

### **Attachments**

**[F]** – Track changed version of Schedule 21.22 Preamble

**[G]** – Track changed version of Schedule 21.22.6 – PA Slope Hill ONF

## APPENDIX [F]

### 21.22.18 PA ONL Cardrona Valley: Schedule of Landscape Values

#### General Description of the Area

The Ferry Hill PA ONF encompasses the elevated roche moutonnée landform of Ferry Hill.

#### Physical Attributes and Values

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

#### Important landforms and land types:

1. The steeply sloping roche moutonnée glacial landform of Ferry Hill (694m), with a smooth 'up-glacier' slope to the southwest and south, and a steeper rough 'plucked' down-glacier slope generally to the west, northwest, north, and northeast.
2. Ferry Hill, formed by the over-riding Wakatipu glacier, is recognised in the NZ Geopreservation Inventory as being one of the four best examples of roche moutonnée in Central Otago and one of the most easily seen and appreciated. It is of national scientific, aesthetic or educational value and is assessed to be vulnerable to significant damage by human related activities.
3. The cone-like peak landform of Ferry Hill.

#### Important hydrological features:

4. The unnamed streams along the western side of the PA.
5. The irrigation race around the eastern and southern lower flanks of Ferry Hill.

#### Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
  - a. Swathes and scattered pockets of grey shrubland dominated by matagouri and mingimingi occupy the bluffs, rocky slopes and gullies on the landform. Some of these shrublands are interspersed with hawthorn, sweet briar and elderberry.
7. Other distinctive vegetation types include:
  - a. Open pasture and scattered scrub throughout the elevated steep slopes and crest of Ferry Hill.
  - b. Grazed pasture with scattered shelterbelts (including poplars) and clusters of pine and willow trees throughout the lower and more gently sloping flanks of Ferry Hill and the saddle between Pt 781 and Ferry Hill.

- c. Amenity and shelter plantings around the few scattered dwellings on the northern and western sides of Ferry Hill.
- 8. Existing elements that require management: Animal pest species include feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
- 9. Plant pest species include wilding conifers, hawthorn, buddleia, elderberry, sycamore, broom and gorse.

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

- 10. Grazed pasture which is the dominant land use across the PA. Associated with this activity is a network of farm tracks, fencing and farm buildings sheds.
- 11. Short stretches of unformed road: at the north end of Hansen Road (south) linking to Waipuna (Lake Johnson); at the southern end of Hansen Road (north) extending southwards along the western side of Ferry Hill.
- 12. The very sparse scattering of rural and rural living dwellings (including consented but unbuilt platforms) and farm buildings in rural zoned areas around the edges of the PA ONF.
- 13. Infrastructure is evident within the PA and includes: Aurora distribution lines over the saddle near Lake Johnson (one crossing the river at Tucker Beach).
- 14. The Urban Growth Boundary (UGB) associated with Queenstown which adjoins the southern and eastern sides of the PA.
- 15. Other neighbouring land uses which have an influence on the landscape character of the area due to their scale, character and/or proximity include: the urban residential and commercial development adjoining the south and eastern edges of the area (taking in Frankton and Quail Rise); Frankton Road (SH 6A); and the rural living development at Tucker Beach and Hansen Road on the northern and north-western lower slopes of Ferry Hill (Wakatipu Basin Lifestyle Precinct zone).

**Commented [BG1]:** OS142.22 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG2]:** OS 103.1 Tim Williams on behalf of Katherine and David Coulter.  
OS 142.23 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG3]:** OS 142.5 Maree Baker-Galloway on behalf of the Hansen Family Partnership.  
OS 145.5 Maree Baker-Galloway on behalf of Jon Waterston.

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

- 16. Archaeological features relating to historic farming in the area around lake Johnson.

**Mana whenua features and their locations:**

- 17. 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.

### 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:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.

#### Important historic attributes and values:

19. The general area as a site of early gold mining.
20. Early farming around Waipuna (Lake Johnson).

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

21. The descriptions and photographs of the area in tourism publications.
22. The identity of Ferry Hill as part of the dramatic backdrop to Frankton and the western side of the Whakatipu Basin.

#### Important recreation attributes and values:

23. SH6 as a key scenic route in close proximity.

### 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:

24. The area's natural landforms, land type, and hydrological features (described above), which are highly legible and highly expressive of the landscape's formative glacial processes (excepting the water race which is man-made).
25. Indigenous rocky outcrop, steep slope and gully plantings which reinforce the legibility and expressiveness values throughout the area.

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

26. Engaging and attractive short to long-range views from the Frankton Arm, Frankton (including the airport), SH6 and Kelvin Peninsula to the cone-like peak of Ferry Hill (in combination with the roche moutonnée landforms of Pt781 and Te Tapanui (Queenstown Hill) which are within the West Whakatipu Basin PA ONL). In many of these views the open pastoral character of the

smooth and more rough roche moutonnée slopes forms a bold contrast with the urban context. In longer range views from many of the more distant locations on the south side of the feature, there is a clear appreciation of the roche moutonnée landform profile and the waters of the Frankton Arm in the foreground of view, along with the often-snow-capped mountains of Ben Lomond and Coronet Peak in the background add to the appeal. In closer range views (e.g. Frankton and SH6), intervening landforms, vegetation and/or built development curbs the field of view in places. Despite the limited expanse of the feature visible, the contrast established by the natural landform within an urban context adds to the memorability and appeal of such views.

27. Attractive mid and long-range views from the Fitzpatrick Basin, Dalefield, Hawthorn Triangle, the elevated flanks and foothills associated with Slope Hill and sections of Queenstown Trail coinciding with this part of the Whakatipu Basin, to the distinctive cone-like peak of Ferry Hill. In closer range views, the expanse of the PA ONF is curtailed by intervening landform and vegetation; however, there is an increased appreciation of the localised rocky outcrops, scarps, and hummocky terrain of the landforms adding to their appeal. In some views, there is an appreciation of the band of urban (Quail Rise) and rural living development (Tucker Beach) throughout the lower and gentler slopes of Ferry Hill and along the north side of the Waipuna (Lake Johnson) saddle along with the poplar shelterbelts, scattered shade trees and the odd rural dwelling across the north side of Ferry Hill. Nevertheless, from this orientation, the large-scale and distinctive sculptural form of the landform and its generally undeveloped character makes it memorable.
28. Attractive mid and long-range views from Ladies Mile to the southeast and east sides of Ferry Hill. From this orientation, the distinguishing roche moutonnée landform profile is clearly legible and there is an awareness of the transition from the smooth 'ice up' character to the rough 'plucked' character indicating the direction of travel of the glacier that sculpted this landform.
29. Engaging and seemingly 'close-range' views from planes approaching or exiting Queenstown airport via the Frankton Arm. Such views offer an appreciation of the roche moutonnée and the broader glacial landscape context within which the PA ONF is set.
30. In all of the views, the dominance of more 'natural' landscape elements, patterns, and processes evident within the ONF, along with the generally subservient nature of built development within the PA and the contrast with the surrounding 'developed' landscape character, underpins the high quality of the outlook.

#### **Naturalness attributes and values:**

31. The 'seemingly' undeveloped character of Ferry Hill PA ONF set within an urban or rural living context, which conveys a relatively high perception of naturalness. While modifications related to pastoral and infrastructure uses are visible, the very low number of buildings, the relatively modest scale of tracks and the limited visibility of infrastructure limits their influence on the character of the area as a natural landscape element.
32. The irregular patterning and proliferation of grey shrubland, exposed rock faces and scrub in places, adds to the perception of naturalness.

#### **Memorability attributes and values:**

33. The appealing and engaging views of the largely undeveloped and legible roche moutonnée landform. The juxtaposition of the landscape feature within an urban or rural living context, along with its location on a key scenic highway route and the airport approach path, along with the magnificent mountain and lake context within which it is seen in many views, are also factors that contribute to its memorability.

**Transient attributes and values:**

- 34. Seasonal snowfall and the ever-changing patterning of light and weather across the roche moutonnée slopes.
- 35. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (poplars and willows in particular).

**Remoteness and wildness attributes and values:**

- 36. A sense of the remoteness across the western side of the landform that is set well apart from urban and rural living development and strongly associates with the broader undeveloped ONL mountain context associated with Pt 781 and Sugar Loaf.

**Aesthetic qualities and values:**

- 37. The experience of all of the values identified above from a wide range of public viewpoints.
- 38. More specifically, this includes:
  - a. The highly attractive and memorable composition created by the generally undeveloped roche moutonnée landform, juxtaposed beside an urban or rural living context.
  - b. At a finer scale, the following aspects contribute to the aesthetic appeal:
    - i. The distinctly rugged character of the west, northwest, north and northeast sides of the roche moutonnée landforms and the more coherent appearance of the southwest and south of each as a consequence of the landform and vegetation character and patterns.
    - ii. The generally open and pastoral character of Ferry Hill.
    - iii. The cone-like peak landform of Ferry Hill.
    - iv. The very limited level of built modification evident through the ONF.

**Commented [BG4]:** OS 142.25 Maree Baker-Galloway on behalf of the Hansen Family Partnership.  
OS 145.19 Maree Baker-Galloway on behalf of Jon Waterston.

**Summary of Landscape Values**  
Physical • Associative • Perceptual (Sensory)

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

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

- 39. **High physical values** due to the high-value landforms, vegetation features, habitats, hydrological features and mana whenua features in the area.

40. **High associative values** relating to:

- a. The mana whenua associations of the area
- b. The historic associations of the area
- c. The strong shared and recognised values associated with the area.

41. **High perceptual values** relating to:

- a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
- b. The high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Frankton, the scenic route of SH 6, sections of the Queenstown Trail network, the Ladies Mile corridor, the western side of the Whakatipu Basin, and the airport approach path, along with the area's transient values, play an important role.
- c. The identity of the roche moutonnée as a natural and dramatic landscape backdrop to Frankton and the western side of the Whakatipu Basin.
- d. A sense of remoteness and wildness associated with the western side of the PA.

## Landscape Capacity

The landscape capacity of the PA ONF Ferry Hill for a range of activities is set out below.

- i. **Commercial recreational activities – unlikely to be** landscape capacity in more than a few locations for small scale and low key activities that integrate with, and complement/enhance existing recreation features; are located to optimise the screening and/or camouflaging benefit of 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 ONF values.
- ii. **Visitor accommodation and tourism related activities – unlikely to be** landscape capacity in more than a few locations for visitor accommodation associated with existing consented platforms (including on the low lying southern margins of the PA adjacent Hansen Road) and which: are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be small scale and have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate). **No** landscape capacity for visitor accommodation elsewhere in the PA. **Very likely to be** landscape capacity in any locations for tourism related activities within the PA **no landscape capacity.**
- iii. **Urban expansions – Very likely to be** landscape capacity in any locations.
- iv. **Intensive agriculture – Very likely to be** landscape capacity in any locations.
- v. **Earthworks – Unlikely to be** landscape capacity in more than a few locations for earthworks associated with farm or public access tracks, that protect naturalness and expressiveness

**Commented [BG5]:** OS 77.5 Michael Bathgate on behalf of Kai Tahu ki Otago.

**Commented [BG6]:** Consequential amendment arising from OS 74.2.

**Commented [BG7]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG8]:** OS 142.26 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

attributes and values, and are sympathetically designed to integrate with existing natural landform patterns.

- vi. **Farm buildings – Unlikely to be** landscape capacity in more than a few locations for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – Very likely to be landscape capacity in any locations.**
- viii. **Transport infrastructure – unlikely to be** landscape capacity in more than a few locations for trails that are located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement ~~and protect the area's ONE values~~. **Unlikely to be** landscape capacity in any locations for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – Unlikely to be landscape** capacity other than a few locations for infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent and/or co-located with existing infrastructure. In the case of the National Grid unlikely to be landscape capacity in other than a few locations 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 – very unlikely to be** landscape capacity in any locations for large scale renewable energy developments. Unlikely to be landscape capacity in more than a very few locations for discreetly located and small-scale renewable energy generation.
- xi. **Production forestry – Very likely to be landscape capacity in any locations.**
- xii. **Rural living – Unlikely to be** landscape capacity in any locations for rural living development which is located to optimise the screening and/or filtering benefit of natural landscape elements; is designed to be small scale and have a 'low-key' rural character; integrates landscape restoration and enhancement (where appropriate); and enhances public access (where appropriate).

**Commented [BG9]:** Typographical correction.

**Commented [BG10]:** Consequential amendment arising from OS 74.2.

**Commented [BG11]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [BG12]:** OS 142.30 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG13]:** OS 70.10 Ainsley McLeod on behalf of Transpower New Zealand Limited.

**Commented [BG14]:** OS 142.30 Maree Baker-Galloway on behalf of the Hansen Family Partnership.

**Commented [BG15]:** OS 90.1 Will Hodgson. OS 145.24 Maree Baker Galloway on behalf of Jon Waterstone.

## APPENDIX [G]

### 21.22.18 PA ONL Cardrona Valley: Schedule of Landscape Values

#### 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 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. 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 Alpine Resort 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 tourism-related development 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. Cardrona Alpine Resort and the Soho Basin Ski Area on the upper eastern slopes of Mount Cardrona comprise a significant built development 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, skifields 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 19<sup>th</sup> 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).

**Commented [JH16]:** Typographical correction to align with standard Schedule format.

**Commented [JH17]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH18]:** OS 178.17 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH19]:** Amendment by JHLA.

**Commented [JH20]:** Amendment by JHLA.

**Commented [JH21]:** Amendment by JHLA.

**Commented [JH22]:** Amendment by JHLA.

**Commented [JH23]:** OS 166.46 RealNZ Limited (although not submitted wording per se).

**Commented [JH24]:** OS 113.9 Anderson Branch Creek Ltd

**Commented [JH25]:** OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH26]:** OS 178.34 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH27]:** Amendment by JHLA.

**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.

**Commented [JH28]:** OS 77.44 Kai Tahu ki Otago OS188.44 Te Rūnunga o Ngāi Tahu

**Important historic attributes and values:**

- 29. The very strong associations of the valley with 19<sup>th</sup> 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 contrasting 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.

**Commented [JH29]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**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, punctuated with exposed rock outcrops at higher altitudes.

**Commented [JH30]:** OS 166.47 RealNZ Limited

**Commented [JH31]:** OS 166.47 RealNZ Limited

**Commented [JH32]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Important recreation attributes and values:**

- 35. Very popular destination for trout fishing, mountain biking, hiking, horse trekking, snowsportskiing 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 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 network at 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.

**Commented [JH33]:** OS 166.48 RealNZ Limited although not submitted wording per se.

**Commented [JH34]:** OS 166.48 RealNZ Limited

**Commented [JH35]:** OS 185.2 Cardrona Distillery Ltd

**Commented [JH36]:** OS 178.35 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP.

**Commented [JH37]:** OS 113.11 Anderson Branch Creek Ltd (although not submitted wording per se).

**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.

**Commented [JH38]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**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. 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. The Cardrona Alpine Resort is reasonably difficult to see from the road and the Mount Cardrona Station Special Zone is largely screened by rising topography.

**Commented [JH39]:** OS 130.5 The Roberts Family Trust

43. Spectacular panoramic views from the skifield roads, Cardona 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, 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.

**Commented [JH40]:** OS 113.13 Anderson Branch Creek Ltd (although not submitted wording per se).

**Commented [JH41]:** OS 178.45 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP

**Commented [JH42]:** OS 178.20 Soho Ski Area Limited and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).

**Commented [JH43]:** Amendment by JHLA.

**Commented [JH44]:** OS 166.49 RealNZ Limited OS 178.20 Soho Ski Area Limited and Blackmans Creek holdings No.1 LP

**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.

**Commented [JH45]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH46]:** Term amended by JHLA to be consistent with OS 166.49.

**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 Ski Area when viewing the surrounding landscape.

**Commented [JH47]:** OS 166.50 RealNZ Limited although not submitted wording per se.

**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.

**Commented [JH48]:** Term amended by JHLA to be consistent with OS 166.49.

**Commented [JH49]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

- 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. the historic buildings and scattered station homestead clusters in the valley and Cardona 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.

**Commented [JH50]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

**Commented [JH51]:** OS 67 Upper Clutha Environmental Society - text added, taken from body of submission (as it improves the description of land use patterns and features). Not submitted changes to wording per se.

### 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

**Commented [JH52]:** OS 89.2 Cardrona Village Limited (supports notified capacity ratings)

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

- i. **Commercial recreational activities – likely to be** landscape capacity for these activities in various locations 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 – likely to be** landscape capacity in various locations 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; enhance public access; ~~and protect the area's ONL values.~~ **Unlikely to be** landscape capacity in any locations for tourism-related activities outside of the Settlement Zone and Mount Cardrona ~~Station Special Zone~~ ~~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 – very unlikely to be** landscape capacity.
- iv. **Intensive agriculture – likely to be** landscape capacity in various locations on the valley floor that maintains scenic views from roads.
- v. **Earthworks – likely to be** landscape capacity in other than a few locations for earthworks and trails that protect historic, naturalness and expressiveness attributes and values, and are sympathetically designed to integrate with existing natural landform patterns. **Likely to be** landscape capacity in various locations for public walking and cycle trails.
- vi. **Farm buildings – likely to be** landscape capacity in other than a few locations for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction – unlikely to be** landscape capacity in any locations for gravel extraction in the Cardrona River riverbed only that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure – likely to be** landscape capacity in other than a few locations for modestly scaled and low key 'rural' roading on the valley floor that is positioned to optimise the integrating benefits of landform and vegetation patterns. **Unlikely to be** landscape capacity in

**Commented [JH53]:** OS 113.15 Anderson Branch Creek Limited (although not submitted wording per se).

**Commented [JH54]:** Full sub-zone name added by JHLA.

**Commented [JH55]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH56]:** OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

**Commented [JH57]:** OS 74.2. John May and Longview Environmental Trust.

**Commented [JH58]:** Wording added from ODP by JHLA. This zone is not shown in the PDP mapping.

**Commented [JH59]:** OS 185.004 Cardrona Distillery Ltd

**Commented [JH60]:** OS 153.7 Cardrona Valley Farms Ltd

**Commented [JH61]:** OS 67.6 Upper Clutha Environmental Society (supports capacity rating).

**Commented [JH62]:** OS 99.1 Upper Clutha Tracks Trust (supports capacity)

**Commented [JH63]:** OS 73.25 Bike Wanaka Inc. OS 99.1 Upper Clutha Tracks Trust

- any locations 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 – likely to be** landscape capacity in a few locations 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, likely to be landscape capacity in a few locations 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 – very unlikely to be** landscape capacity in any locations for commercial scale renewable energy generation. **Likely to be** landscape capacity in a few locations for discreetly located and small-scale renewable energy generation.
- xi. Production Forestry – Unlikely to be landscape capacity in any locations for small scale production forestry on the valley floor.
- xii. **Rural living – Likely to be** landscape capacity in any locations 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. **Unlikely to be** landscape capacity in other than a very few locations 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 systemsGondolas – likely to be landscape capacity in any locations to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas, provided they are positioned in a way that is sympathetic to the landform, are located and designed to be recessive in the landscape, and protect the area's ONL values.
- Commented [JH64]:** OS 178.43 Soho Ski Area Ltd and Blackmans Creek Holdings No.1 LP (although not submitted wording per se).
- Commented [JH65]:** OS 70.36 Transpower NZ Ltd
- Commented [JH66]:** Typographical error (as 3.3.38 and 3.3.41 refers to 'forestry').
- Commented [JH67]:** OS 67.7 Upper Clutha Environmental Society (although not submitted capacity sought).
- Commented [JH68]:** OS 74.2 John May and Longview Environmental Trust.
- Commented [JH69]:** Amendment by JHLA to be consistent with BGLA wording for (xiii)
- Commented [JH70]:** OS 74.2. John May and Longview Environmental Trust.