

Figure 12: Topographic Map showing visibility analysis of: Cardrona Ski Field access road, Waiorau Snow Farm access road and Roaring Meg Pack Track.

TABLE 1: ANALYSIS OF LANDSCAPE COMPONENTS

LANDSCAPE COMPONENTS	GEOLOGY	ECOLOGY	LANDSCAPE CHARACTER	SENSITIVE VIEWING AREAS	ABSORPTION CAPACITY	LAND MANAGEMENT
<p>Cardrona Valley Floor</p> 	Fan Alluvium	<p>Improved pastureland - grazed or rough pasture. Browntop, sweet vernal, Chewings fescue, ryegrass, cocksfoot, white clover, St Johns Wort, wody mullein, thistles, porcupine shrub, matagouri, sweet brier, hawthorn, Poplar, Willow, Pinus, Elderberry, broom</p> <p>Rabbits, hares, hedgehogs, possums, cats, ferrets, mice, rats starlings, skylark, black bird, MAGPIES redpolls, harrier hawk, McCann's skinks, common skinks, spiders, cicadas, grass hoppers, moths</p>	<p>Generally flat land that runs the length of the Cardrona Valley along which the Cardrona Valley Road Runs – includes the Cardrona River which has Willows and Poplars along its banks.</p> <p>More verdant pasture contrasting against the golden flanks of the valley sides.</p> <p>Some gravel extraction activities as well as Monster mountain Rally, Farming, forestry areas of Residential Character.</p>	<ul style="list-style-type: none"> • Cardrona Valley Road in vicinity of site. • Base of Cardrona Valley Ski field Road. • Entrance of Waiorau Snow Farm Road • Roaring Meg Pack Track (mid to lower reaches) 	<p>Low absorption capacity except for area adjacent to old homestead.</p>	<ul style="list-style-type: none"> • Maintain open rural character. • Protect from development through a no build zone and include in 'Cardrona Scenic Protection Area' • Enhance with native planting • Enhance wetland • Allow Entrance Design • Allow road, pedestrian and stock access in designated areas • Remove hawthorn, pines, willows, broom and elder.
<p>Escarpment Face</p> 	Fan Alluvium	<p>Pastureland - grazed or rough pasture. Browntop, sweet vernal, Chewings fescue, ryegrass, cocksfoot, white clover, St Johns Wort, wody mullein, thistles, porcupine shrub, matagouri, sweet brier, hawthorn, broom</p> <p>Rabbits, hares, hedgehogs, possums, cats, ferrets, mice, rats starlings, skylark, black bird, magpies, grey warblers, redpolls, harrier hawk, common skinks, McCann's skinks, spiders, cicadas, grass hoppers, moths</p>	<p>Steep unkempt terrace riser consisting of alluvial soil covered in long pasture, with Willows and poplars scattered along the base.</p> <p>Shrubland species such as brier rose and matagouri are located on the face, with the gullies filled with mainly exotic species such as hawthorn and broom.</p> <p>A woolshed (recently re-dad) is situated on a small terrace mid way up the terrace face.</p>	<ul style="list-style-type: none"> • Cardrona Valley Road in vicinity of site. • Base of Cardrona Valley Ski field Road. • Entrance of Waiorau Snow Farm Road. • Roaring Meg Pack Track (mid to lower reaches) 	<p>Low absorption capacity except for small pocket adjacent to existing woolshed.</p>	<ul style="list-style-type: none"> • Maintain rural character - kept as green road corridor. • Protect from development through a no build zone and include in 'Cardrona Scenic Protection Area' (with the exception of an access in to the site) • Noxious weeds removed • Enhance with native planting; or • Fence and maintain with stock.
<p>Lower Terrace 550-580masl</p>	Fan alluvium terrace	<p>Improved pastureland - grazed or rough pasture. Browntop, sweet vernal, Chewings fescue, ryegrass, cocksfoot, white clover, St Johns Wort, wody mullein, thistles, porcupine shrub, matagouri, sweet brier, Pinus radiata</p>	<p>Old alluvial fan elevated above the Cardrona Valley floor.</p> <p>Landscape character consists of open golden grassland with occasional fence lines. Undulations running across the fan create a</p>	<ul style="list-style-type: none"> • Lower reaches of Cardrona Valley Ski field access • Entrance of Waiorau Snow Farm Road • Roaring Meg Pack Track (mid to lower reaches) 	<p>Low absorption capacity along terrace edge.</p> <p>Potential for buildings to break the skyline when viewed from Cardrona Valley Road.</p> <p>High absorption set back from terrace edge and away from Pringles</p>	<ul style="list-style-type: none"> • Dense development • Buffer area along terrace top and alongside Pringles Creek Subdivision. • Exotic Planting from restricted palette. • Natural drainage patterns



Rabbits, hares, hedgehogs, possums, cats, ferrets, mice, rats starlings, skylark, black bird, magpies, redpolls, harrier hawk, common skinks, McCann's skinks, spiders, cicadas, grass hoppers, moths

variation in ground level of up to a couple of metres are evident when walking through the site.



Natural drainage patterns in the form of ephemeral streams are very evident. Currently large piles of rocks can be seen similar to cairns across the surface – created by clearing the pasture.


A Stand of Pine Trees in the northern corner creates a reference point from the surrounding landscape.

Creek Subdivision.

- protected and enhanced.
- Areas of three storey dwellings creating a hub centrally.
- Feature colours i.e. on trims however natural colours still dominant.
- Fencing post and wire, stone, post and rail
- Buffering along terrace edge with low shrubs, walking/bride track.

LANDSCAPE COMPONENTS	GEOLOGY	ECOLOGY	LANDSCAPE CHARACTER	SENSITIVE VIEWING AREAS	ABSORPTION CAPACITY	LAND MANAGEMENT
<p>Mid Terrace 580-605masl</p>	<p>Fan alluvium terrace boulders on surface</p>	<p>Improved pastureland - grazed or rough pasture. Browntop, sweet vernal, Chewings fescue, ryegrass, cocksfoot, white clover, St Johns Wort, wody mullein, thistles, porcupine shrub, matagouri, sweet brier, <i>Pinus radiata</i></p> <p>Rabbits, hares, hedgehogs, possums, cats, ferrets, mice, rats starlings, skylark, black bird, magpies, redpolls, harrier hawk, common skinks, McCann's skinks, spiders, cicadas, grass hoppers, moths</p>	<p>Old alluvial fan elevated above the Cardrona Valley floor.</p> <p>Landscape character consisting of open golden grassland with occasional fence lines. Undulations running across the fan create a variation in ground level of up to a couple of metres are evident when walking through the site.</p> <p>Natural drainage patterns in the form of ephemeral streams are very evident. Currently large piles of rocks can be seen similar to cairns across the surface – created by clearing the pasture.</p> <p>Large boulders follow the paths of the ephemeral streams.</p>	<ul style="list-style-type: none"> Cardrona Valley Road in vicinity of site. Base of Cardrona Valley Ski field Road. Entrance of Waiorau Snow Farm Road. Roaring Meg Pack Track (mid to lower reaches) 	<p>Medium absorption capacity (set back from Pringles Creek Boundary)</p> <p>Single storey development at medium density.</p>	<ul style="list-style-type: none"> Less dense development Larger tracts of open space fenced off from stock and mown or kept as hay. Buffer area along Pringles Creek Subdivision. Transition from Exotic planting into native grasses and shrubs in upper section. Large tracts of open space Natural drainage patterns protected and enhanced.
<p>Upper Terrace 605-640masl</p>	<p>Fan alluvium terrace boulders on surface.</p>	<p>Native grassland, hard tussock, narrow leaved snow tussock, matagouri, tree daisy, Cottonwood, <i>Hebe anomala</i> <i>Coprosma cheesemannii</i>. Isolated rocks and pasture grass provide excellent habitat for skinks.</p>	<p>Alluvial fan tapering to form a spur in the upper reaches.</p> <p>The gradient becomes steeper in the upper margins. The Landscape character remains that of open golden grassland with occasional fence lines, however more</p>	<ul style="list-style-type: none"> Mount Cardrona Road – especially in the northern section when at similar elevations and also when directly above the site. Waiorau Snow Farm Road. Roaring Meg Pack Track. 	<p>Low absorption capacity.</p>	<ul style="list-style-type: none"> Landscape developed only in lower reaches and otherwise protected from development. Land utilised as farmland Possibility of seats and styles provided as well as formed walking or bride

		<p>Hard tussock, <i>Raoulia subsericea</i>, Patotara, <i>Coprosma petriei</i> Cat's ear, tussock hawkweed, Woolly mullein, St Johns Wort, snow tussock, matagouri, tree daisy, cottonwood, <i>Hebe anomala</i>, <i>Coprosma cheesemani</i>.</p> <p>Rabbits, hares, hedgehogs, possums, cats, ferrets, mice, rats starlings, skylark, black bird, redpolls, harrier hawk, common skinks, McCann's skinks, spiders, cicadas, grass hoppers, moths, butterflies</p>	<p>associated with Cardrona Mountain than the valley floor</p>			<ul style="list-style-type: none"> • Natural drainage patterns protected and enhanced. • Water Little and Cardrona Water races protected.
<p>Upper Terrace and Upper Slopes 640-</p> 	<p>Fan Alluvium terrace and Schist in the upper reaches.</p>	<p>Tall tussockland, hard tussock, blue tussock, snowberry, <i>Viola cunninghamii</i>, <i>Wahlenbergia albomarginata</i>, <i>Lycopodium fastigiatum</i>, <i>Huperzia australiana</i>, <i>Celmisia lyallii</i>, <i>Pimelea oreophila</i>, <i>Luzula rufa</i>, Speargrass.</p> <p>Rabbits, hares, mice, starlings, skylark, black bird, redpolls, harrier hawk, common skinks, McCann's skinks, spiders, cicadas, grass hoppers, moths, butterflies</p>	<p>Steeper Gradient with a wider and more naturalized character- large rocky outcrop, scree slopes, slips and narrow mountain streams. Associated more with Mount Cardrona than valley floor.</p> <p>Tussock, native grass and herb fields create golden coloured slopes that are covered in snow during winter.</p>	<ul style="list-style-type: none"> • Mount Cardrona Road. • Waiorau Snow Farm Road • Roaring Meg Pack Track 	<p>Low absorption capacity</p>	<ul style="list-style-type: none"> • Landscape protected from development. • Land utilised as farmland • Possibility of seats and styles provided as well as formed walking or bridle tracks. • Natural drainage patterns protected and enhance indigenous vegetation.

LANDSCAPE COMPONENTS	GEOLOGY	ECOLOGY	LANDSCAPE CHARACTER	SENSITIVE VIEWING AREAS	ABSORPTION CAPACITY	LAND MANAGEMENT
<p>Homestead Valley</p> 	<p>Alluvium and alluvial terrace</p>	<p>Improved pastureland - grazed or rough pasture. Browntop, sweet vernal, Chewings fescue, ryegrass, cocksfoot, white dove, St Johns Wort, woolly mullein, thistles, porcupine shrub, matagouri, sweet brier, hawthorn</p> <p>Rabbits, hares, hedgehogs, possums, cats, ferrets, mice, rats starlings, skylark, black bird, redpolls, harrier hawk, common skinks, McCann's Skinks, spiders, cicadas, grass hoppers, moths, butterflies</p>	<p>A small valley that starts to open at approximately 650 masl, widening in its lower reaches to open out at right angles to Cardrona Valley Road.</p> <p>Some sheds, a cemetery and an old (burnt out) homestead are located on its lower reaches adjacent to Cardrona Valley Road. Further back from the road, the valley floor has a rich green, verdant floor, showing the path of an ephemeral stream. Matagouri and sweet brier located on its flanks.</p>	<ul style="list-style-type: none"> • Lower Reaches of Cardrona Ski field Road 	<p>Low absorption capacity (with the exception of a pocket of medium absorption capacity surrounding the burnt out homestead).</p>	<ul style="list-style-type: none"> • Landscape protected from development • Noxious weeds removed. • Fenced off for regeneration, or active native revegetation; <p>And/Or</p> <ul style="list-style-type: none"> • Maintained as farmland with stock access to low lands • Pedestrian walkway

Creeks and Gullies



Alluvium

Pastureland - grazed or rough pasture. Browntop, sweet vernal, Chewings fescue, ryegrass, cocksfoot, white clover, St Johns Wort, woolly mullein, thistles, porcupine shrub, matagouri, sweet brier, sedges, rushes, *Carex gaudichaudiana*, *Carex coriacea*, *Hydrocotyle montana*, *Gonocarpus micranthus*, self heal, timothy, hawksbeard, white clover, mosses, liverwort, hawthorn, broom, elderberry

Rabbits, hares, hedgehogs, possums, cats, ferrets, mice, rats starlings, skylark, black bird, redpolls, harrier hawk, common skinks, McCann's skinks, spiders, cicadas, grass hoppers, moths, koaro, brown trout, and possibly other galaxiid species, mayfly larvae

The gullies and creeks have a rougher texture than the surrounding terraces, and often appear overgrown with weeds and exotics, although pasture grass is still present. Some areas are fenced off from stock.

- Cardrona Valley Road when adjacent to the site.

Low absorption capacity.

- Maintained as farmland and/ or bullet points below.
- Fenced off for regeneration and/or active native revegetation.
- Landscape protected from development.
- Noxious weeds removed
- Will provide an enhanced network of habitat for wildlife – invertebrates, birds and skinks.

TABLE 2: ZONE VISIBILITY COMPARISON TABLE

VIEWING AREA	EXISTING ZONE	PLAN CHANGE AREA
<p>CARDRONA VALLEY ROAD</p>	<p>The existing zone is very prominent when viewed from the north (traveling from Wanaka towards the site). Issues regarding skyline, location on prominent slope, ridgeline when approaching and parallel to the Zone. The bulk of building, location and earthworks/retaining walls mean view is adverse with Zone appearing out of context to the historical scale and form of development in the Cardrona Valley.</p> <p>The combined bulk of buildings visible from the North will result in up to 30 – 40 vertical metres of built form from the valley Floor up the Homestead Valley Escarpment face and on top of the MCS Village Terrace. This will have a significant adverse effect on the natural character of the landscape and the legibility of the ONL. This adverse effect is compounded by the close proximity of the viewer.</p> <p>No skyline or ridgeline issues are associated with views from Cardrona Valley Road south of the Zone.</p>	<p>Views of the Plan Change Area compared to the existing Zone are significantly reduced and no longer adverse. Although there will be areas where part of the Zone will be visible these views are less prominent as the skyline issues are addressed, ridgeline issues reduced. Visually prominent development areas adjacent to Cardrona Valley Road and on the Cardrona and Homestead Valley escarpments have been removed.</p> <p>Visibility from the south (near horse trekking business) onwards. The distance (2.5 kilometres) reduces the prominence from this viewpoint; however mitigation (planting in the Pringles Buffer Area) can further reduce visibility. No skyline or ridgeline issues are associated with views from Cardrona Valley Road south of the Zone.</p>
<p>CARDRONA SKIFIELD ACCESS</p>	<p>The Existing Zone has similar prominence and significant adverse visual effects from the initial access from Cardrona Valley Road as the Ski field Access Road is located through the Existing Zone. Similarly, the scale, bulk and location of the buildings along the Homestead escarpment, Homestead Valley and Cardrona Valley Floor will create a dominance of built form and hard surfacing which will compromise the natural character of the area. This adverse effect is compounded by the close proximity of the viewer.</p> <p>Once parallel to the site (viewing distance of approximately 250 metres), there will be a visual effect associated with the development that has been located along the MCS Village Terrace. Views of development start when at slightly higher elevation on Cardrona Ski field Road compared to height of development, at a distance of approximately 500metres.</p> <p>Views from higher on the Cardrona Valley Ski field Road will be obtained when traveling down the mountain. From the upper areas (such as Scurrs Corner) all development on the MCS Village Terrace is visible at a distance of up to 4.3 kilometres (most views over 2.5 kilometres distance). This distance and lack of ridgeline/skyline/prominent slope aids in reducing the prominence of visibility.</p>	<p>The Plan Change Area has a reduced visual impact from the beginning of Cardrona Valley Ski Field Road due to the removal of built form from the majority of this area (the exception being limited built form where the Homestead was located (on the floor of Homestead Valley).</p> <p>The Plan Change area will be more visible in the upper reaches when at a similar elevation looking across where the length of the MCS Village Terrace and development on this will be visible.</p> <p>When above the Plan Change Area, the development view will be truncated due to the viewing angle and the slope of the topography. Visibility will be associated with the vehicle trip back down the mountain. From here, the Plan Change Area will be more visible than the existing Zone, however distance at which the site is viewed will aid in reducing the visual impact.</p> <p>Views from higher on the Cardrona Valley Ski field Road will be obtained when traveling down the mountain. From the upper areas (such as Scurrs Corner) all development on the MCS Village Terrace is visible. The amount of development visible will be approximately 3 times the amount provided by the existing Zone which has increased the visual effect. MCS Village Terrace is visible at a distance of up to 4.3 kilometres (most views over 2.5 kilometres distance). This distance and lack of ridgeline/skyline/prominent slope aids in reducing the prominence of this visibility.</p>
<p>WAIORAU SNOW FARM ROAD</p>	<p>The existing zone will be prominent when approaching Cardrona Valley Road along the Cardrona Valley floor in the lower reaches of the Waiorau Snowfarm Road. From here, development along the top of the escarpment and in the vicinity of the Woolshed will appear out of scale with the built form in the Cardrona Valley and highly prominent (when viewed at a distance of 100 – 250 metres). It will adversely affect the natural character of the Cardrona Valley Escarpment.</p> <p>From the second switchback the existing Zone will be prominent, with development along the</p>	<p>The relocation of development from the escarpment face and Cardrona Valley Floor up on to the MCS Village Terrace reduces the high visibility from the lower reaches.</p> <p>In the upper reaches of the Waiorau Snowfarm Road, the tilting of the MCS terrace towards the opposite valley side will make the development visible. The increase of land area for development and the height of development up the MCS Village terrace results in the development being highly visible.</p>

	<p>Cardrona Valley Escarpment Edge potentially 12metres high.</p> <p>The distance between the upper reaches of the Waiorau Snowfarm Road, distance (3 kilometres or more) aids in reducing the visual effect of the existing Zone.</p>	<p>The upper slope of the MCS Village terrace is more sensitive to development, with a decreased capacity between 580 to about 600masl. The upper region of the MCS Village Terrace (above 600masl) appears more natural and associated with the outstanding and natural mountain landscape, whereas the mid and lower terrace appears more connected to the domestication of the valley floor.</p> <p>The distance involved (approx 3kilometres or more) and the location of the Plan Change Area at a lower elevation that is not on a skyline, ridgeline or prominent slope does aid in the integration of development with the landscape and the reduction in prominence.</p>
ROARING MEG PACK TRACK	<p>The view from the Roaring Meg Pack Track is very similar to that from the Waiorau Snow farm in terms of elevation viewed, however as the Pack Track is further south, the MCS Village Terrace is more central, and the Homestead Valley area is largely screened by the Terrace landform. For this reason, the development on the MCS Village Terrace is more prominent from this view point.</p>	<p>The increase in prominence of the MCS Village Terrace results in the Plan Change Area being visually prominent although not on a skyline or ridgeline. The view is an adverse visual effect partially mitigated through the distance involved. The overall effect will be a loss of natural character associated with the MCS Village Terrace, although planting within the proposed Zone will soften this view.</p>
PAPER ROAD ON MCS VILLAGE TCE	<p>The visibility of the existing Zone starts where the paper road climbs up on to the MCS Village Terrace.</p> <p>The paper road is situated at a higher elevation to the development of the existing zone, with the viewing distance between 700 metres (at the Pringles end of the terrace) up to 180 metres (at the Cardrona Ski field end).</p> <p>The view of the development on the MCS Village Terrace will decrease the naturalness of the terrace and the open space qualities of the environment. Development is likely to start abruptly with no buffer area/ height difference.</p>	<p>The visibility of the existing Zone starts where the paper road climbs up on to the MCS Village Terrace.</p> <p>The paper road runs through the proposed zone area therefore any member of the public using this road would have a reduced experience of natural character and rural outlook. The developers have applied to the Council to have this Road closed and alternatively offer access to open space areas as well as walking tracks linking the Plan Change Area to Pringles Creek and the Cardrona Village.</p>
PAPER ROAD ON CARDRONA VALLEY FLOOR	<p>Development is located closer to the edge of the Cardrona Valley Escarpment with a potential height of 8-12 metres. There will be skyline issues along the ridgeline at its northern end.</p> <p>The development behind the edge of the terrace is not visible until one walks the line of the paper road as it travels up on to an alternate terrace on the opposite side of the Cardrona Valley. This view is not adverse as the development area is contained by the surrounding topography.</p>	<p>Development area has been pulled back from the edge of the Cardrona Valley Terrace and the height of development has been reduced to 4.5metres. Planting has been proposed along the Cardrona Valley Escarpment on the face and within the small gully systems which will provide visual mitigation. The aim is for only roofline and top of walls to be visible.</p> <p>The development behind the edge of the terrace is not visible until one walks the line of the paper road as it travels up on to an alternate terrace on the opposite side of the Cardrona Valley. This view is not adverse as the development area is contained by the surrounding topography.</p>
PRINGLES CREEK SUBDIVISION	<p>The visibility of the Existing Zone is restricted to views of the development that would be located on the MCS Village Terrace. Other areas are obscured by topography. Only residences on the periphery of Pringles Creek Subdivision with a boundary adjoining the Study Area will have views of the MCS Village Terrace, and these views will largely be restricted by the existing topography to areas along their northern boundary. The exception is with regard to the Roberts residence which is located at the North Western edge of the Pringles Subdivision. This house will have a clear view across the MCS Village terrace .</p>	<p>Any increase of development on the MCS Village Terrace will result in an increase in prominence from the houses on the periphery of the Pringles Creek subdivision; however only the Roberts house will see development from their house. Mitigation in the Pringles Creek Buffer Area would be required to screen the Plan Change Area and provide privacy.</p>