

Chapter 3

Strategic Direction

This table identifies provisions subject to and consequentially affected by appeals:

Provision Subject To Appeal (identified in red text in the relevant chapter/s)	Appellant Court Number	Consequentially Affected Provisions
Strategic Purpose 3.1 (Issue 1)	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received)	
Strategic Purpose 3.1 (Issue 2)	Queenstown Park Limited ENV-2018-CHC-127	
Strategic Purpose 3.1 (Issue 4)	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	
Strategic Objective 3.2.1.1	Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (appeal withdrawn)	
Strategic Objective 3.2.1.2	Queenstown Park Limited ENV-2018-CHC-127 Remarkables Park Limited ENV-2018-CHC-126	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3 Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.3
Strategic Objective 3.2.1.3	Queenstown Airport Corporation Limited ENV-2018-CHC-093 FII Holdings Limited ENV-2018-CHC-084 Queenstown Park Limited ENV-2018-CHC-127 Remarkables Park Limited ENV-2018-CHC-126 Universal Developments Limited ENV-2018-CHC-101 (struck out)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.4 Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.4

<p>Strategic Objective 3.2.1.5</p>	<p>Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)</p>	
<p>Strategic Objective 3.2.1.7</p>	<p>M & C Burgess ENV-2018-CHC-136</p> <p>Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104</p> <p>Mt Cardrona Station Limited ENV-2018-CHC-83</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Treble Cone Investments Limited ENV-2018-CHC-107</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>SYZ Investments Limited ENV-2018-CHC-130</p>	<p>Section 6.2, Policies 6.3.10, 6.3.12, 6.3.19 and 6.3.20, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1</p> <p>Strategic Policy 3.3.20</p> <p>Strategic Policy 3.3.20</p> <p>Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Strategic Policy 3.3.20</p> <p>Strategic Policy 3.3.22, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11</p>
<p>Strategic Objective 3.2.1.8</p>	<p>M & C Burgess ENV-2018-CHC-136</p> <p>Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104</p> <p>Mt Cardrona Station Limited ENV-2018-CHC-83</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Treble Cone Investments Limited ENV-2018-CHC-107</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>SYZ Investments Limited ENV-2018-CHC-130</p>	<p>Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Rule 21.21.1.1, Rule 21.21.2, Rule 27.5.8, Rule 27.5.11</p> <p>Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Strategic Policy 3.3.32, Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.2</p>

	Queenstown Park Limited ENV-2018-CHC-127	Policies 6.3.12 and 6.3.19, Objective 21.2.9, Policy 21.2.9.3, Rule 21.21.2, Rule 21.21.1.1
Strategic Objective 3.2.1.9	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received)	Strategic Policy 3.3.25, Policy 6.3.24
Strategic Objective 3.2.2.1	Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)	
Strategic Objective 3.2.2.1.e	Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn) Queenstown Park Limited ENV-2018-CHC-127	Strategic Policies 3.3.14 and 3.3.15, Policies 4.2.1.4, 4.2.2.14 and 4.2.2.22
Strategic Objective 3.2.2.1.h	Darby Planning Limited ENV-2018-CHC-150 Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	
Strategic Objective 3.2.4	Queenstown Airport Corporation Limited ENV-2018-CHC-093	Policy 4.2.2.1, Policy 4.2.2.2, Policy 6.3.17, Policy 6.3.24, Policy 6.3.25
Strategic Objective 3.2.4.3	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5 Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5 Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5
Strategic Objective 3.2.5	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon ENV-2018-CHC-091 Queenstown Airport Corporation Limited ENV-2018-CHC-093 Queenstown Park Limited	 Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25 Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policies 3.3.29, 3.3.30, 3.3.31 and 3.3.32,

	ENV-2018-CHC-127	Policy 4.2.1.5, Objective 4.2.2B, Policy 4.2.2.14, Section 6.1
Strategic Objective 3.2.5.1	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p> <p>Allenby Farms Limited ENV-2018-CHC-148</p> <p>Lesley and Jerry Burdon ENV-2018-CHC-091</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>SYZ Investments Limited ENV-2018-CHC-130</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	<p>Rule 21.21.1.3</p> <p>Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1</p> <p>Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1</p> <p>Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1</p> <p>Policy 6.3.12</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p> <p>Policy 6.3.12</p> <p>Strategic Policy 3.3.30, Policy 6.3.10</p>
Strategic Objective 3.2.5.2	<p>M & C Burgess ENV-2018-CHC-136 (further particulars received)</p> <p>Slophil Properties Ltd ENV-2018-CHC-129 (struck out)</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p> <p>Real Journeys Limited ENV-2018-CHC-131</p>	<p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p>

	<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>SYZ Investments Limited ENV-2018-CHC-130 (further particulars received)</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	<p>Policy 6.3.19, Rule 21.21.2</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p>
Strategic Policy 3.3.1	<p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>Queenstown Park Limited ENV-2018-CHC-127</p> <p>Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (further particulars received)</p> <p>Trojan Helmet Limited ENV-2018-CHC-092 (further particulars received)</p>	
Strategic Policy 3.3.2	<p>Queenstown Park Limited ENV-2018-CHC-127</p> <p>Remarkables Park Limited ENV-2018-CHC-126</p>	<p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3</p> <p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3</p>
Strategic Policy 3.3.3	<p>Queenstown Park Limited ENV-2018-CHC-127</p>	<p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, 3.3.4 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3</p>

Strategic Policy 3.3.4	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3
Strategic Policy 3.3.6	FII Holdings Limited ENV-2018-CHC-084 Queenstown Park Limited ENV-2018-CHC-127 Universal Developments Limited ENV-2018-CHC-101 (struck out)	Strategic Policy 3.3.10, Policy 4.2.2.21 Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3 Strategic Policy 3.3.10, Policy 4.2.2.21
Strategic Policy 3.3.10	Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	
Strategic Policy 3.3.13	Clark Fortune McDonald & Associates ENV-2018-CHC-065	
Strategic Policy 3.3.14	Queenstown Park Limited ENV-2018-CHC-127 (relief withdrawn) Clark Fortune McDonald & Associates ENV-2018-CHC-065	Strategic Objective 3.2.2, Objective 4.2.1, Policies 4.2.1.3, 4.2.2.13, 4.2.2.21 and 4.2.2.22
Strategic Policy 3.3.15	Clark Fortune McDonald & Associates ENV-2018-CHC-065	
Strategic Policy 3.3.17	Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (further particulars received)	Strategic Objective 3.2.4, Strategic Policy 3.2.1.7, Strategic Policy 3.2.1.8, Objective 33.2.1, Policy 33.2.1.1, Objective 33.2.2
Strategic Policy 3.3.18	Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)	
Strategic Policy 3.3.19	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Policy 6.3.30, Objective 21.2.12 Policy 6.3.30, Objective 21.2.12
Strategic Policy 3.3.20	Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon ENV-2018-CHC-091 Darby Planning Limited ENV-2018-CHC-150	Strategic Objective 3.2.1.7 Strategic Objective 3.2.1.7 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1

	<p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p>	<p>Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1</p> <p>Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1</p> <p>Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1</p>
Strategic Policy 3.3.21	<p>Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104</p> <p>Mt Cardrona Station Limited ENV-2018-CHC-83</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Treble Cone Investments Limited ENV-2018-CHC-107</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>Kawarau Jet Services Holdings Limited ENV-2018-CHC-082</p> <p>Queenstown Park Limited ENV-2018-CHC-127</p>	<p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Policy 6.3.33, Objective 21.2.10, Policy 21.2.10.3, Policy 21.2.12.2, Policy 21.2.12.3</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policy 21.2.10.2</p>
Strategic Policy 3.3.23	<p>Allenby Farms Limited ENV-2018-CHC-148</p> <p>Lesley and Jerry Burdon ENV-2018-CHC-091</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p>	

	Queenstown Park Limited ENV-2018-CHC-127	Objective 21.2.8
Strategic Policy 3.3.24	<p>Allenby Farms Limited ENV-2018-CHC-148</p> <p>Lesley and Jerry Burdon ENV-2018-CHC-091</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p>Mt Christina Limited (Relief withdrawn) ENV-2018-CHC-103</p> <p>Queenstown Park Limited ENV-2018-CHC-127</p>	<p>Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6</p> <p>Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6</p> <p>Policy 6.3.3</p> <p>Policy 6.3.3</p> <p>Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6</p>
Strategic Policy 3.3.25	<p>Aurora Energy Limited ENV-2018-CHC-108</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received)</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	
Strategic Policy 3.3.26	<p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p>	

Strategic Policy 3.3.27	Federated Farmers of New Zealand Inc ENV-2018-CHC-53	Policy 21.2.1.14, Policy 21.2.2.3, Policy 34.2.1.1, Rule 34.4.2
Strategic Policy 3.3.29	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	
Strategic Policy 3.3.30	<p>Allenby Farms Limited ENV-2018-CHC-148</p> <p>Lesley and Jerry Burdon ENV-2018-CHC-091</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093</p> <p>SYZ Investments Limited ENV-2018-CHC-130</p> <p>Queenstown Park Limited ENV-2018-CHC-127</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	<p>Policy 6.3.12</p> <p>Policy 6.3.12</p> <p>Strategic Objective 3.2.5.1, Policy 6.3.10, Policy 6.3.12, Objective 21.2.1, Rule 21.21.1.1</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p> <p>Strategic Objective 3.2.5.1, Policy 6.3.10</p> <p>Strategic Objective 3.2.5.1, Policy 6.3.10</p>
Strategic Policy 3.3.31	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	
Strategic Policy 3.3.32	<p>M & C Burgess ENV-2018-CHC-136</p> <p>Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Queenstown Airport Corporation Limited</p>	<p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p>

ENV-2018-CHC-093	
Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Policy 6.3.19, Rule 21.21.2
SYZ Investments Limited ENV-2018-CHC-130	Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.2
Waterfall Park Developments Limited ENV-2018-CHC-124	
Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)	
Mt Christina Limited (relief withdrawn) ENV-2018-CHC-103	Section 6.2, Policy 6.3.10, Policy 6.3.12, Policy 6.3.19, Policy 6.3.20, Rule 21.21.1.1, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1

This table identifies new provisions sought to be added:

Appellant Court Number	Provision/s Sought to be Added into Chapter 3
M & C Burgess ENV-2018-CHC-136 (further particulars received)	Insert new provision in 3.2.1: <u>Subdivision, use and development of the rural environment occurs in a way that maintains or enhances rural amenity values.</u>
SYZ Investments Limited ENV-2018-CHC-130 (further particulars received)	
M & C Burgess ENV-2018-CHC-136 (further particulars received)	Insert new provisions under 3.2.5: <u>Recognise that different parts of the Rural Landscape classification have different characteristics, different amenity values and variable ability to absorb further development.</u>
SYZ Investments Limited ENV-2018-CHC-130 (further particulars received)	<u>Recognise that the Rural Landscape is a resource with significant economic and social values that can be derived from using and developing land in the Rural Landscape classification.</u>
M & C Burgess ENV-2018-CHC-136 (further particulars received)	Insert new provisions under heading Rural Activities: <u>Enable subdivision and development which avoids, remedies or mitigates adverse effects on the visual amenity values of the surrounding Rural Landscape.</u>
SYZ Investments Limited ENV-2018-CHC-130 (further particulars received)	<u>Avoid or appropriately mitigate adverse effects from subdivision and development that are: (i) Highly visible from public places which are frequented by members of the public generally (except any trail as defined in this Plan); and (ii) Visible from public formed roads.</u>

	<p><u>Avoid planting and screening, particularly along roads and boundaries, which would obstruct significant views or significant adversely affect visual amenity values.</u></p> <p><u>Encourage any landscaping to be sustainable and consistent with the established character of the area.</u></p> <p><u>Encourage development to utilise shared accesses and infrastructure and to locate within the parts of the site it will minimise disruption to the landform.</u></p> <p><u>Encourage subdivision, use or development to occur in those areas which have potential to absorb change while recognising the importance of natural landscapes.</u></p>
<p>M & C Burgess ENV-2018-CHC-136 (further particulars received)</p> <p>SYZ Investments Limited ENV-2018-CHC-130 (further particulars received)</p>	<p>Insert new provisions under 3.2.6:</p> <p><u>Enable appropriate residential activity in rural areas.</u></p> <p><u>Enable access to housing that is more affordable.</u></p> <p><u>Enable opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.</u></p> <p><u>In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability.</u></p> <p><u>Provide for increased residential density that enables family members to live together on the same site or near each other.</u></p>
<p>Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)</p>	<p>Amend the objectives and policies in Chapter 3 or insert new objectives and policies to ensure that rural living opportunities are provided for outside Outstanding Natural Landscapes and Features.</p>
<p>Slopehill Properties Ltd ENV-2018-CHC-129</p>	<p>Insert new objective or policy to enable residential units to be constructed outside, and in addition to, approved residential building platforms where the primary use is to accommodate family, as follows:</p> <p><u>Provide for increased residential density, including residential units outside approved building platforms in rural areas, that enables family members to live together on the same site or near each other.</u></p>
<p>Halfway Bay Lands Limited ENV-2018-CHC-119 (relief withdrawn)</p>	<p>Amend the objectives and policies in Chapter 3 to recognise and provide for the significant benefits of tourism and associated industry.</p>
<p>Darby Planning Limited ENV-2018-CHC-150</p>	<p>Insert new objectives and policies as follows:</p> <p>Strategic objectives <u>SO 3.2.1.x Natural and physical resources of the District are sustainably used to promote economic, social, and cultural wellbeing of people and communities.</u></p> <p>Strategic policies <u>Social, cultural and economic wellbeing</u></p> <p><u>3.3.x.x Provide for the economic wellbeing of the District's people and communities by enabling sustainable use and development of natural resources.</u></p> <p><u>3.3.x.x Provide for social and cultural wellbeing of the District's people and communities when undertaking subdivision, use and development of natural and physical resources.</u></p>
<p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137</p>	<p>Insert new Strategic Objective 3.2.3.2 as follows:</p> <p><u>Built form expresses the individual character and values of those communities and integrates well with its surrounding environment by quality urban design planning</u></p>

(relief withdrawn)	
Darby Planning Limited ENV-2018-CHC-150	Insert Policy 3.3.1 as a strategic objective.
Darby Planning Limited ENV-2018-CHC-150	Insert exclusion from Strategic Policies 3.3.24 and 3.3.32 for rural living zones and the Wakatipu Basin Lifestyle Precinct.
Darby Planning Limited ENV-2018-CHC-150 Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 Waterfall Park Developments Limited ENV-2018-CHC-124 Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)	Insert new Strategic Policy as follows: <u>3.3.2.xx – Recognise and provide for the amenity, social, cultural, and economic benefits of rural living development.</u>
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-036	That the PDP reflects in its provisions that there is sufficient land zoned in the Queenstown Lakes District for residential purposes to satisfy population growth until at least 2048 without the need to grant consent for any additional residential capacity in the Rural Zone.
Coneburn Preserve Holdings Limited & Others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	Insert a new Strategic Objective as follows: 3.2.1.x – The key functions of the Jacks Point Village and Education Innovation Campus provides for a mixed use hub.
Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	Insert a new Strategic Policy as follows: 3.3.x – Provide a planning framework for the mixed use community Jacks Point Village which contributes to the vibrant mixed use hub of the Jacks Point Zone (relates to SO 3.2.1.x)
Real Journeys Limited ENV-2018-CHC-131	Amend existing Policy 3.3.1 to include it as a Strategic Objective: Make provision for the visitor industry to maintain, and enhance, <u>upgrade and expand</u> attractions, facilities and services, <u>including supporting infrastructure within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.</u>
Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Insert a new Strategic Objective as follows: <u>The local, regional and national importance of the district's visitor industry is recognised and provided for by protecting established visitor attractions and facilitating appropriate growth in the industry</u>

<p>Real Journeys Limited ENV-2018-CHC-131</p>	<p>Insert a new Objective and associated Policy as follows:</p> <p><u>Objective</u> <u>Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and land as a strategic transportation resource.</u></p> <p><u>Policy</u> <u>Recognise and provide for the benefits associated with provision of a water based transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkage between Queenstown Park, Remarkables Park, and the Frankton Arm and Queenstown.</u></p>
<p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p>	<p>Insert a new Objective and associated Policy as follows:</p> <p><u>Objective</u> <u>Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and land as a strategic transportation resource.</u></p> <p><u>Policy</u> <u>Recognise and provide for the benefits associated with provision of a water based transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkages.</u></p>
<p>Real Journeys Limited ENV-2018-CHC-131</p>	<p>Add a new Policy 3.3.1.2 as follows: <u>Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services across the district</u></p>
<p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p>	<p>Insert a new Strategic Policy as follows: <u>Provide a planning framework that protects established visitor attractions.</u></p>
<p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p>	<p>Insert a new Strategic Policy as follows: <u>Provide a planning framework that protects established transport activities and services.</u></p>
<p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited)</p>	<p>Insert a new Strategic Policy as follows: <u>Enable a planning framework that provides for the integrated management of transport networks including both private and transportation systems.</u></p>

ENV-2018-CHC-138	
Queenstown Airport Corporation Limited ENV-2018-CHC-093	Insert a new subparagraph (i) into Policy 3.2.2.1 that seeks to restrict development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed (as per the Proposed Regional Policy Statement).
Queenstown Airport Corporation Limited ENV-2018-CHC-093	Insert the following new objectives into Chapter 3 or Chapter 4: <u>Manage urban growth issues on land in proximity to Queenstown Airport to ensure that the operational capacity and integrity of the Airport is not significantly compromised now or in the future.</u> <u>Maintain and promote the efficient operation of Queenstown Airport and set appropriate noise Limits in order to protect airport operations and to manage the adverse effects of aircraft noise on any Activity Sensitive to Aircraft Noise.</u>
Real Journeys Limited ENV-2018-CHC-131 (further particulars received) Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (further particulars received)	Insert new Objective: <u>The District's urban, rural and freshwater resources are distinguished in the district plan framework.</u> Insert new Policy: <u>Freshwater Environment</u> <u>Provide a planning framework that recognises District's freshwater environment as an important resource that is distinguishable from the urban and rural environments.</u>
Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133	Reinstate notified Objective 3.2.4.2
Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133	Reinstate notified Objective 3.2.4.3: <u>Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.</u>
Kawarau Jet Services Holdings Limited ENV-2018-CHC-082	Insert a new Strategic Policy, or make appropriate amendments, to provide a distinction between waterways close to main population centres and frequently used by commercial and recreational users, and those that are more remote and used less frequently.
Kawarau Jet Services Holdings Limited ENV-2018-CHC-082	Insert a new Strategic Objective as follows: <u>To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.</u>
Kawarau Jet Services Holdings Limited ENV-2018-CHC-082	Insert a new Strategic Policy as follows: <u>To provide for the significant socioeconomic benefits of tourism activities across the district by:</u> <u>(i) Maintaining and enhancing the district's natural character;</u> <u>(ii) Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of land and water;</u> <u>(iii) Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land use or development;</u> <u>(iv) Enabling the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated;</u> <u>(v) Providing for the use and development of natural and physical resources for tourism activity where residual adverse effects can be appropriately offset or compensated;</u> <u>(vi) Providing for activities and development which support tourism activities.</u>

Remarkables Park Limited ENV-2018-CHC-126 (relief withdrawn)	Insert the following provisions in Strategic Objective 3.2.2, Strategic Policies 3.3.13 and 3.3.14, and/or insert the following provisions in a new policy: <ul style="list-style-type: none"> express provision for exceptions to the restriction on urban development outside the urban growth boundary; and/or acknowledgement that it may be appropriate for there to be urban components to development in Rural Zones.
Friends of Wakatipu Gardens ENV-2018-CHC-098	Insert new Policy 3.2.3.xx: <u>Special character areas are recognised and protected from inappropriate development by ensuring development is sympathetic to those special character values.</u>
Friends of Wakatipu Gardens ENV-2018-CHC-098 (further particulars received)	Insert new Strategic Objective 3.2.3.2: <u>Built form expresses the individual character and values of those communities and integrates well with its surrounding environment by quality urban design planning.</u>
Friends of Wakatipu Gardens ENV-2018-CHC-098 (further particulars received)	Insert new Strategic Policies: Social, cultural and economic wellbeing <u>3.3.x.x Provide for the economic wellbeing of the District's people and communities by enabling sustainable use and development of natural resources.</u> <u>3.3.x.x Provide for social and cultural wellbeing of the District's people and communities when undertaking subdivision, use and development of natural and physical resources</u>
Queenstown Park Limited ENV-2018-CHC-127	Insert a new policy under the heading "Rural Activities" that recognises and encourages diversification of land use in the Rural Zones.
Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (as per further particulars received)	Insert a new Strategic Objective as follows or to similar effect: <u>Well located rural visitor zones complement visitor accommodation opportunities and increase recreation opportunities.</u>
Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	Insert new Strategic Objective 3.2.1.10: <u>3.2.1.10 The functional needs of regionally significant infrastructure that supports the wellbeing of the community is provided for and protected from incompatible activities.</u>
Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	Insert new heading and new Strategic Policy 3.3.36: <u>Regionally Significant Infrastructure</u> <u>3.3.36 Ensure regionally significant infrastructure is protected and not compromised, now or in the future, by incompatible activities.</u>
Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	Insert new Strategic Policy 3.3.37: <u>Regionally Significant Infrastructure</u> <u>3.3.37 Provide for the functional needs of regionally significant infrastructure while appropriately managing adverse effects.</u>
Trojan Helmet Limited ENV-2018-CHC-092 (as per further particulars received)	Insert new Strategic Objective: <u>3.2.1.7 Well located and designed resort zones provide commercial recreation and related visitor infrastructure and opportunities to serve the District's visitors and locals.</u>
Trojan Helmet Limited ENV-2018-CHC-092	Insert new Strategic Policy under new heading: <u>Resorts</u>

(as per further particulars received)	<u>3.3.17 Provide for resort settlements in appropriate locations that incorporate and integrate outdoor commercial recreation, visitor accommodation and residential activities, and associated recreational and ancillary commercial activities while minimising adverse effects on natural, heritage, landscape and visual amenity values and retaining a predominance of and integrating development with open space.</u>
---------------------------------------	---

Note: the annotations in this chapter reflect the Council's interpretation of the provisions affected by appeals.

3.1

Purpose

This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District’s special qualities:

- a. dramatic alpine landscapes free of inappropriate development;
- b. clean air and pristine water;
- c. vibrant and compact town centres;
- d. compact and connected settlements that encourage public transport, biking and walking;
- e. diverse, resilient, inclusive and connected communities;
- f. a district providing a variety of lifestyle choices;
- g. an innovative and diversifying economy based around a strong visitor industry;
- h. a unique and distinctive heritage;
- i. distinctive Ngāi Tahu values, rights and interests.

The following issues need to be addressed to enable the retention of these special qualities:

- a. **Issue 1: Economic prosperity and equity, including strong and robust town centres, requires economic diversification to enable the social and economic wellbeing of people and communities.**

Strategic Purpose 3.1 (Issue 1) and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Purpose 3.1 (Issue 1): Issue 1: Economic prosperity and equity, including strong and robust town centres, requires economic diversification <u>and supporting infrastructure</u> to enable the social and economic wellbeing of people and communities.	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	

- b. **Issue 2: growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding landscapes.**

Strategic Purpose 3.1 (Issue 2 and relief sought	Appellant Court Number	Consequentially Affected Provisions

Amend Strategic Purpose 3.1(Issue 2): Issue 2: growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding landscapes.	Queenstown Park Limited ENV-2018-CHC-127	
---	---	--

- c. Issue 3: High growth rates can challenge the qualities that people value in their communities.
- d. **Issue 4: The District's natural environment, particularly its outstanding landscapes, has intrinsic qualities and values worthy of protection in their own right, as well as offering significant economic value to the District.**

Strategic Purpose 3.1 (Issue 4) and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Purpose 3.1(Issue 4): Issue 4: The District's natural environment, particularly its outstanding landscapes, has intrinsic qualities and values worthy of protection in their own right, as well as offering significant economic value to the District. Tourism is the largest contributor to the District's economy and this relies heavily on protecting the rural landscapes of the District.	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

- e. Issue 5: The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.
- f. Issue 6: Tangata Whenua status and values require recognition in the District Plan.

This chapter sets out the District Plan's strategic Objectives and Policies addressing these issues. High level objectives are elaborated on by more detailed objectives. Where these more detailed objectives relate to more than one higher level objective, this is noted in brackets after the objective. Because many of the policies in Chapter 3 implement more than one objective, they are grouped, and the relationship between individual policies and the relevant strategic objective(s) identified in brackets following each policy. The objectives and policies in this chapter are further elaborated on in Chapters 4 – 6. The principal role of Chapters 3 - 6 collectively is to provide direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan. In addition, they also provide guidance on what those more detailed provisions are seeking to achieve and are accordingly relevant to decisions made in the implementation of the Plan.

3.2

Strategic Objectives

3.2.1 The development of a prosperous, resilient and equitable economy in the District. (addresses Issue 1)

3.2.1.1 The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.

Strategic Objective 3.2.1.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.1 as follows or to similar effect: The significant socioeconomic benefits of well designed and appropriately located visitor industry zones, facilities and services is realised across the District.	Ngai Tahu Tourism Limited ENV-2018-CHC-134 (appeal withdrawn)	

3.2.1.2 The Queenstown and Wanaka town centres¹ are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.

Strategic Objective 3.2.1.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Objective 3.2.1.2	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3
Amend Strategic Objective 3.2.1.2 to recognise Remarkables Park Zone as a Town Centre.	Remarkables Park Limited ENV-2018-CHC-126	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.3

3.2.1.3 The Frankton urban area functions as a commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.

Strategic Objective 3.2.1.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.3 to recognise Queenstown Airport's functions and role in the Frankton Area	Queenstown Airport Corporation Limited ENV-2018-CHC-093	
Amend Strategic Objective 3.2.1.3 to also recognise the mixed business use and residential contributions of Frankton.	FII Holdings Limited ENV-2018-CHC-084	

Amend Strategic Objective 3.2.1.3 to recognise the broader function of Frankton for visitors and residents.	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.4
Amend Strategic Objective 3.2.1.3 to recognise Remarkables Park Zone as a Town Centre.	Remarkables Park Limited ENV-2018-CHC-126	Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.4
Amend Strategic Objective 3.2.1.3 to recognise the mixed business use and residential contributions of Frankton.	Universal Developments Limited ENV-2018-CHC-101 (struck out)	

3.2.1.4 The key function of the commercial core of Three Parks is focused on large format retail development.

3.2.1.5 Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres ², Frankton and Three Parks, are sustained.

Strategic Objective 3.2.1.5 and relief sought (relief withdrawn)	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.5: Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres ², Frankton and Three Parks, are sustained and enhanced.	Coneburn Preserve Holdings Limited & Others ('Jacks Point') ENV-2018-CHC-137	

3.2.1.6 Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.

3.2.1.7 **Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)**

Strategic Objective 3.2.1.7 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.7: Agricultural <u>and rural living</u> land uses <u>that maintain consistent with the maintenance of the district's outstanding natural landscape character of rural landscapes</u> and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)	M & C Burgess ENV-2018-CHC-136 SYZ Investments Limited ENV-2018-CHC-130	Section 6.2, Policies 6.3.10, 6.3.12, 6.3.19, 6.3.20, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1 Strategic Policy 3.3.22, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11
Amend Strategic Objective 3.2.1.7: Agricultural <u>and tourism</u> land uses <u>that maintain consistent with the maintenance of the district's outstanding natural landscape character of rural landscapes</u> and significant nature conservation values are enabled. (also elaborates on S.O.3.2.4 and 3.2.5 following)	Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104 Mt Cardrona Station Limited ENV-2018-CHC-83 Darby Planning Limited	Strategic Policy 3.3.20 Strategic Policy 3.3.20

	ENV-2018-CHC-150	Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4
	Treble Cone Investments Limited ENV-2018-CHC-107	
	Real Journeys Limited ENV-2018-CHC-131	Strategic Policy 3.3.20

3.2.1.8 **Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)**

Strategic Objective 3.2.1.8 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.8: Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)	M & C Burgess ENV-2018-CHC-136	Strategic Policy 3.3.22, Policy 6.3.12, Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.1.1, Rule 21.21.2, Rule 27.5.8, Rule 27.5.11
	Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104	
	Mt Cardrona Station Limited ENV-2018-CHC-83	
	Darby Planning Limited ENV-2018-CHC-150	Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4
	Treble Cone Investments Limited ENV-2018-CHC-107	
	Real Journeys Limited ENV-2018-CHC-131	
	Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	

	SYZ Investments Limited ENV-2018-CHC-130	Strategic Policy 3.3.32, Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.2
Amend Strategic Objective 3.2.1.8: Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)	Queenstown Park Limited ENV-2018-CHC-127	Policies 6.3.12 and 6.3.19, Objective 21.2.9, Policy 21.2.9.3, Rule 21.21.2, Rule 21.21.1.1

3.2.1.9 **Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment.** (also elaborates on S.O. 3.2.2 following)

Strategic Objective 3.2.1.9 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.9: Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	Strategic Policy 3.3.25, Policy 6.3.24

¹ Defined by the extent of the Town Centre Zone in each case

² Defined by the extent of the Town Centre Zone in each case

3.2.2 Urban growth is managed in a strategic and integrated manner.
(addresses Issue 2)

3.2.2.1 Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District’s rural landscapes from sporadic and sprawling development;

- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g. contain a high quality network of open spaces and community facilities; and.
- h. be integrated with existing, and planned future, infrastructure.

(also elaborates on S.O. 3.2.3, 3.2.5 and 3.2.6 following)

Strategic Objective 3.2.2.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.2.1 by inserting: <u>i. protect the on-going operation, maintenance, upgrading and development of the National Grid.</u>	Transpower New Zealand Limited ENV-2018-CHC-114	
Amend Strategic Objective 3.2.2.1.e: protect the District’s rural landscapes from urban sprawl sporadic and sprawling development;	Coneburn Preserve Holdings Limited & others (‘Jacks Point’) ENV-2018-CHC-137 (relief withdrawn)	
Delete Objective 3.2.2.1.e	Queenstown Park Limited ENV-2018-CHC-127	Strategic Policies 3.3.14 and 3.3.15, Policies 4.2.1.4, 4.2.2.14 and 4.2.2.22
Amend Strategic Objective 3.2.2.1.h: be <u>coordinated with the design and development of integrated with existing, and planned future, infrastructure growth and redevelopment planning.</u>	Darby Planning Limited ENV-2018-CHC-150 Coneburn Preserve Holdings Limited & others (‘Jacks Point’) ENV-2018-CHC-137 (relief withdrawn)	

3.2.3 A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5)

3.2.3.1 The District’s important historic heritage values are protected by ensuring development is sympathetic to those values.

3.2.4 The distinctive natural environments and ecosystems of the District are protected. (addresses Issue 4)

Strategic Objective 3.2.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.4 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25

3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.

3.2.4.2 The spread of wilding exotic vegetation is avoided.

3.2.4.3 The natural character of the beds and margins of the District’s lakes, rivers and wetlands is preserved or enhanced.

Strategic Objective 3.2.4.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.4.3: The natural character of the beds and margins of the District’s lakes, rivers and wetlands is preserved or enhanced where possible, and otherwise protected from <u>inappropriate development</u> .	Real Journeys Limited ENV-2018-CHC-131	Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5
	Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5
	Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5

3.2.4.4 The water quality and functions of the District’s lakes, rivers and wetlands are maintained or enhanced.

3.2.4.5 Public access to the natural environment is maintained or enhanced.

3.2.5 The retention of the District’s distinctive landscapes. (addresses Issues 2 and 4)

Strategic Objective 3.2.5 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.5 and renumber Objective 3.2.5 to 3.2.4: The retention <u>safeguarding</u> of the District’s distinctive landscapes <u>from inappropriate development</u> .	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	
Clarify Strategic Objective 3.2.5 as it is unclear whether it is a heading or an objective.	Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon ENV-2018-CHC-091	
Amend Strategic Objective 3.2.5 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25
Delete Strategic Objective 3.2.5	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policies 3.3.29, 3.3.30, 3.3.31 and 3.3.32, Policy 4.2.1.5, Objective 4.2.2B, Policy 4.2.2.14, Section 6.1

3.2.5.1 The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.

Strategic Objective 3.2.5.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character <u>and integrity</u> of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Rule 21.21.1.3

subdivision, use and development that are more than minor and/or not temporary in duration.		
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse <u>inappropriate</u> effects of subdivision, use and development that are more than minor and/or not temporary in duration.	Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon ENV-2018-CHC-091	Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1 Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character <u>values</u> of Outstanding Natural Landscapes and Outstanding Natural Features are protected from <u>inappropriate</u> adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.	Darby Planning Limited ENV-2018-CHC-150	Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character <u>values</u> of Outstanding Natural Landscapes and Outstanding Natural Features are protected from <u>significant</u> adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 SYZ Investments Limited ENV-2018-CHC-130	Policy 6.3.12 Policy 6.3.12 Strategic Policy 3.3.30, Policy 6.3.10
Amend Strategic Objective 3.2.5.1 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of <u>inappropriate</u> subdivision, use and development that are more than minor and/or not temporary in duration.	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)	

3.2.5.2 **The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.**

Strategic Objective 3.2.5.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
<p>Amend Strategic Objective 3.2.5.2: The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by managing directing new subdivision, use or development or directing <u>new subdivision, use or development</u> to occur in those areas that have the potential to absorb change without materially detracting from those values.</p>	<p>Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>SYZ Investments Limited ENV-2018-CHC-130 (as per further particulars received)</p> <p>M & C Burgess ENV-2018-CHC-136 (as per further particulars received)</p>	<p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p>
<p>Amend Strategic Objective 3.2.5.2: The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by managing directing new subdivision, use or development or directing <u>new subdivision, use or development</u> to occur in those areas that have the potential to absorb change without materially detracting from those values.</p>	<p>Darby Planning Limited ENV-2018-CHC-150</p>	<p>Policy 6.3.19, Rule 21.21.2</p>
<p>Amend Strategic Objective 3.2.5.2 to clarify that it does not apply to rural living zones, including the Ladies Mile area.</p>	<p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p>	
<p>Amend Strategic Objective 3.2.5.2 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.</p>	<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093</p>	<p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p>
<p>Amend Strategic Objective 3.2.5.2 to clarify that it does not apply to rural living zones and the Wakatipu Basin Precinct.</p>	<p>Waterfall Park Developments Limited ENV-2018-CHC-124</p>	<p>Policy 6.3.3</p>
<p>Amend Strategic Objective 3.2.5.2: The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values, <u>except in circumstances where the functional,</u></p>	<p>Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)</p>	

technical or operational needs of the National Grid require a certain location or constrain the ability for change to be absorbed.

3.2.6 The District’s residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6)

3.2.7 The partnership between Council and Ngāi Tahu is nurtured. (addresses Issue 6).

3.2.7.1 Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wahi tupuna, are protected.

3.2.7.2 The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.

3.3 Strategic Policies

Visitor Industry

3.3.1 **Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to S.O. 3.2.1.1 and 3.2.1.2)**

Strategic Policy 3.3.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
<p>Amend Strategic Policy 3.3.1: Make provision for the visitor industry to maintain, and enhance, <u>upgrade and expand</u> attractions, facilities and services, <u>including supporting infrastructure within the Queenstown and Wanaka town centre areas and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.</u> (relevant to S.O. 3.2.1.1 and 3.2.1.2)</p>	<p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (as per further particulars received)</p>	

Amend Strategic Policy 3.3.1 to recognise the contribution of rural areas to the “Visitor Industry”.	Queenstown Park Limited ENV-2018-CHC-127	
Amend Strategic Policy 3.3.1: Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka Town centre areas <u>and resort settlements</u> , and elsewhere within the District’s urban areas and settlements at locations where this is consistent with the objectives and policies for the relevant zone.	Trojan Helmet Limited ENV-2018-CHC-092 (as per further particulars received)	

Town Centres and other Commercial and Industrial Areas

- 3.3.2 Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. (relevant to S.O. 3.2.1.2)

Strategic Policy 3.3.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.2: Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. (relevant to S.O. 3.2.1.2)	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3
Amend Strategic Policy 3.3.2 to recognise Remarkables Park Zone as a Town Centre.	Remarkables Park Limited ENV-2018-CHC-126	Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3

- 3.3.3 Avoid commercial zoning that could undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District’s economic activity. (relevant to S.O. 3.2.1.2)

Strategic Policy 3.3.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.3 to recognise that Frankton (and particularly the Remarkables Park Zone) function as a town centre.	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, 3.3.4 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3

- 3.3.4 Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes. (relevant to S.O. 3.2.1.3)

Strategic Policy 3.3.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions

Amend Strategic Policy 3.3.4 to recognise that Frankton (and particularly the Remarkables Park Zone) function as a town centre.	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3
---	---	---

3.3.5 Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District. (relevant to S.O. 3.2.1.3)

3.3.6 **Avoid additional commercial zoning that will undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton. (relevant to S.O. 3.2.1.3)**

Strategic Policy 3.3.6 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.6: Avoid <u>manage</u> additional commercial zoning that will <u>may</u> undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which <u>may</u> will undermine increasing integration between those areas and the industrial and residential areas of Frankton, <u>while ensuring sufficient development capacity for commercial and residential land is provided for over the short, medium, and long term.</u> (relevant to S.O. 3.2.1.3)	FII Holdings Limited ENV-2018-CHC-084 Universal Developments Limited ENV-2018-CHC-101 (struck out)	Strategic Policy 3.3.10, Policy 4.2.2.21 Strategic Policy 3.3.10, Policy 4.2.2.21
Amend Strategic Policy 3.3.6 to recognise that Frankton (and particularly the Remarkables Park Zone) function as a town centre.	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3

3.3.7 Provide a planning framework for the commercial core of Three Parks that enables large format retail development. (relevant to S.O. 3.2.1.4)

3.3.8 Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. (relevant to S.O. 3.2.1.3 and 3.2.1.5)

3.3.9 Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose. (relevant to S.O. 3.2.1.5)

3.3.10 Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil. (relevant to S.O. 3.2.1.5)

Strategic Policy 3.3.10 and relief sought (relief withdrawn)	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.10: Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton, Jacks Point Village and Three Parks fulfil. (relevant to S.O. 3.2.1.5)	Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137	

3.3.11 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business

Climate Change

3.3.12 Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.

Urban Development

3.3.13 Apply Urban growth Boundaries (UgBs) around the urban areas in the Wakatipu Basin (including Jack’s Point), Wanaka and Lake Hawea Township. (relevant to S.O. 3.2.2.1)

Strategic Policy 3.3.13 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.13	Clarke Fortune McDonald and Associates ENV-2018-CHC-065	

3.3.14 Apply provisions that enable urban development within the UgBs and avoid urban development outside of the UgBs. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)

Strategic Policy 3.3.14 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.14.	Queenstown Park Limited ENV-2018-CHC-127 (relief withdrawn) Clarke Fortune McDonald and Associates ENV-2018-CHC-065	Strategic Objective 3.2.2, Objective 4.2.1, Policies 4.2.1.3, 4.2.2.13, 4.2.2.21 and 4.2.2.22

3.3.15 Locate urban development of the settlements where no UgB is provided within the land zoned for that purpose. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)

Strategic Policy 3.3.15 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.15	Clarke Fortune McDonald and Associates ENV-2018-CHC-065	

Heritage

3.3.16 Identify heritage items and ensure they are protected from inappropriate development. (relevant to S.O. 3.2.2.1, and 3.2.3)

Natural Environment

3.3.17 Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, as Significant Natural Areas on the District Plan maps (SNAs). (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.3 and 3.2.4.4)

Strategic Policy 3.3.17 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.17: Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, as Significant Natural Areas on the District Plan maps (SNAs) <u>or through resource consent processes and ensure their protection.</u> (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.3 and 3.2.4.4)	Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (as per further particulars received)	Strategic Objective 3.2.4, Strategic Policy 3.2.1.7, Strategic Policy 3.2.1.8, Objective 33.2.1, Policy 33.2.1.1, Objective 33.2.2

3.3.18 **Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied.** (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.1.2, 3.2.4.3 and 3.2.4.4)

Strategic Policy 3.3.18 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.17: Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied <u>or, in the case of the National Grid, seek to avoid adverse effects of the National Grid on the values and attributes of these areas.</u> (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.1.2, 3.2.4.3 and 3.2.4.4)	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)	

3.3.19 **Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced.** (relevant to S.O. 3.2.1.8, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 and 3.2.5.2)

Strategic Policy 3.3.19 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.19: Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced <u>where possible, or otherwise mitigated.</u> (relevant to S.O. 3.2.1.8, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 and 3.2.5.2)	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Policy 6.3.30, Objective 21.2.12 Policy 6.3.30, Objective 21.2.12

Rural Activities

3.3.20 Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)

Strategic Policy 3.3.20 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.20	Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon ENV-2018-CHC-091	Strategic Objective 3.2.1.7 Strategic Objective 3.2.1.7
Amend Strategic Policy 3.3.20: Enable continuation of existing farming, <u>and other activities that rely on the rural land resource</u> and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)	Darby Planning Limited ENV-2018-CHC-150	Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1
Amend Strategic Policy 3.3.20: Enable continuation of existing farming, <u>tourism and transport activities</u> and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1

3.3.21 Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)

Strategic Policy 3.3.21 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.21: Recognise that commercial and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance <u>appropriately manage effects on</u> landscape quality, character and visual amenity values.	Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104 Mt Cardrona Station Limited ENV-2018-CHC-83 Darby Planning Limited	Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2 Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2

(relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)	ENV-2018-CHC-150 Treble Cone Investments Limited ENV-2018-CHC-107	Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2
Amend Strategic Policy 3.3.21: Recognise that Facilitate commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4
Amend Strategic Policy 3.3.21: Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. <u>Provide for a range of appropriate Recreational and Commercial Recreational activities in the rural areas and on the lakes and rivers of the District.</u>	Kawarau Jet Services Holdings Limited ENV-2018-CHC-082	Policy 6.3.33, Objective 21.2.10, Policy 21.2.10.3, Policy 21.2.12.2, Policy 21.2.12.3
Amend Strategic Policy 3.3.21: Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)	Queenstown Park Limited ENV-2018-CHC-127	Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policy 21.2.10.2

3.3.22 Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)

3.3.23 Identify areas on the District Plan maps that are not within Outstanding Natural Landscapes or Outstanding Natural Features and that cannot absorb further change, and avoid residential development in those areas. (relevant to S.O. 3.2.1.8 and 3.2.5.2)

Strategic Policy 3.3.23 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.23	Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon	

	ENV-2018-CHC-091 Darby Planning Limited ENV-2018-CHC-150 Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 Queenstown Park Limited ENV-2018-CHC-127	Objective 21.2.8
--	--	------------------

3.3.24 **Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character. (relevant to S.O. 3.2.1.8, 3.2.5.1 and 3.2.5.2)**

Strategic Policy 3.3.24 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.24 or amend to exclude rural living zones.	Allenby Farms Limited ENV-2018-CHC-148	Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6
Delete Strategic Policy 3.3.24	Lesley and Jerry Burdon ENV-2018-CHC-091 Queenstown Park Limited ENV-2018-CHC-127	Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6 Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6
Amend Strategic Policy 3.3.24 to clarify that it does not apply to rural living zones, including the Ladies Mile area.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Strategic Policy 3.3.24 to clarify that it does not apply to rural living zones or the Wakatipu Basin Precinct, including the site subject to appeal.	Waterfall Park Developments Limited ENV-2018-CHC-124 Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)	Policy 6.3.3 Policy 6.3.3

3.3.25 **Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)**

Strategic Policy 3.3.25 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.25: Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure and significant electricity distribution lines where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural	Aurora Energy Limited ENV-2018-CHC-108	

quality of the environment, where practicable. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)		
Amend Strategic Policy 3.3.25: Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable , through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	
Amend Strategic Policy 3.3.25: Provide for non-residential development with a functional, <u>technical or operational</u> need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational, <u>technical or operational</u> constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)	

3.3.26 **That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)**

Strategic Policy 3.3.26 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.26: That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	

3.3.27 **Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to S.O.3.2.4.2)**

Strategic Policy 3.3.27 and relief sought	Appellant Court Number	Consequentially Affected Provisions

Amend Strategic Policy 3.3.27: Prohibit Discourage the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to S.O.3.2.4.2)	Federated Farmers of New Zealand Inc ENV-2018-CHC-53	Policy 21.2.1.14, Policy 21.2.2.3, Policy 34.2.1.1, Rule 34.4.2
---	---	---

3.3.28 Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. (relevant to S.O.3.2.4.6)

Landscapes

3.3.29 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps. (relevant to S.O.3.2.5.1)

Strategic Policy 3.3.29 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.29: Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps <u>where these have been identified by the Court and indicate the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps where these have not yet been definitively identified by the Court.</u> (relevant to S.O.3.2.5.1)	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

3.3.30 Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)

Strategic Policy 3.3.30 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.30: Avoid, remedy or mitigate inappropriate adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)	Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon ENV-2018-CHC-091	Policy 6.3.12 Policy 6.3.12
Amend Strategic Policy 3.3.30: <u>Protect outstanding natural landscapes and outstanding natural features against inappropriate development by maintaining the scheduled outstanding values of the feature or landscape</u> Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)	Darby Planning Limited ENV-2018-CHC-150v	

Amend Strategic Policy 3.3.30: Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1) <u>Carefully manage land use change within the District's Outstanding Natural Landscapes and Outstanding Natural Features via the resource consent process to ensure the District's outstanding natural values are protected from inappropriate development and maintained or enhanced.</u>	Real Journeys Limited ENV-2018-CHC-131 SYZ Investments Limited ENV-2018-CHC-130	Strategic Objective 3.2.5.1, Policy 6.3.10, Policy 6.3.12, Objective 21.2.1, Rule 21.21.1.1 Strategic Objective 3.2.5.1, Policy 6.3.10
Amend Strategic Policy 3.3.30 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25
Delete Strategic Policy 3.3.30	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.5.1, Policy 6.3.10
Amend Strategic Policy 3.3.30: Provide for non-residential development with a functional, <u>technical or operational</u> need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational, <u>technical or operational constraints</u> , while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)	

3.3.31 **Identify the District's Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2)**

Strategic Policy 3.3.31 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.31: Identify the District's Rural Character Landscapes on the District Plan maps <u>where these have been identified by the Court and indicate the District's Rural Character Landscapes on the District Plan maps where these have not yet been definitively identified by the Court.</u> (relevant to S.O.3.2.5.2)	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

3.3.32 **Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)**

Strategic Policy 3.3.32 and relief sought	Appellant Court Number	Consequentially Affected Provisions

<p>Amend Strategic Policy 3.3.32: Only allow further land use change in areas of Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O 3.2.19 and 3.2.5.2)</p>	<p>M & C Burgess ENV-2018-CHC-136</p> <p>Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>SYZ Investments Limited ENV-2018-CHC-130</p>	<p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.2</p>
<p>Amend Strategic Policy 3.3.32 to clarify that it does not apply to rural living zones, including the Ladies Mile area.</p>	<p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p>	
<p>Amend Strategic Policy 3.3.32 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.</p>	<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093</p>	<p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p>
<p>Amend Strategic Policy 3.3.32 to clarify that it does not apply to rural living zones or the Wakatipu Basin Precinct, including the site subject to appeal.</p>	<p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</p>	<p>Section 6.2, Policy 6.3.10, Policy 6.3.12, Policy 6.3.19, Policy 6.3.20, Rule 21.21.1.1, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1</p>
<p>Amend Strategic Policy 3.3.32: Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded, <u>except in circumstances where the functional, technical or operational needs of the National Grid require a certain location or constrain the ability for change to be absorbed.</u> (relevant to S.O. 3.2.19 and 3.2.5.2)</p>	<p>Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)</p>	

Cultural Environment

3.3.33 Avoid significant adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)

3.3.34 Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)

3.3.35

Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū. (relevant to S.O.3.2.7.1 and 3.2.7.2)