

# LANDSCAPES & RURAL CHARACTER 6

## 6 Landscapes and Rural Character

Please note: Variations to parts of this chapter have been decided by Council on 7 March 2019 as part of Stage 2 of the PDP. You can view the Stage 2 Decisions, appeals and section 274 notices on our website. The appeal and section 274 periods for the Stage 1 and 2 Decisions have closed.

*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
Chapter Title	Real Journeys Limited ENV-2018-CHC-131	
Section 6.2	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56  Soho Ski Area Ltd & Blackmans Creek No.1 LP ENV-2018-CHC-104  Darby Planning Limited ENV-2018-CHC-150  Treble Cone Investments Limited ENV-2018-CHC-107  Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138  Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Policy 6.3.14, Objective 21.2.1, Policy 21.2.1.1      Strategic Objective 3.2.1.8, Policy 6.3.2, Rule 21.21.1.6, Rule 21.21.2.6   Policy 6.3.2           Rule 21.21.2.6  <del>Strategic Objective 3.2.1.8, 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</del>
Section 6.3 - All policies in chapter 6	M & C Burgess ENV-2018-CHC-136  SYZ Investments Limited ENV-2018-CHC-130	Strategic Objectives 3.2.5, 3.2.5.1 and 3.2.5.2, Strategic Policies 3.3.29, 3.3.30, 3.3.31 and 3.3.32, Rule 21.21    Strategic Objectives 3.2.5, 3.2.5.1 and 3.2.5.2, Strategic Policies 3.3.29, 3.3.30, 3.3.31 and 3.3.32, Rule 21.21
Policy 6.3.1	Seven Albert Town Property Owners ENV-2018-CHC-095  Upper Clutha Environmental Society Incorporated	Rule 21.21.1.4 f

# LANDSCAPES & RURAL CHARACTER 6

	ENV-2018-CHC-56	
Policy 6.3.2	Real Journeys Limited ENV-2018-CHC-131  Te Anau Developments Limited ENV-2018-CHC-106  Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (further particulars received)	
Policy 6.3.3	Darby Planning Limited ENV-2018-CHC-150  <del>Coneburn Preserve Holdings Limited &amp; Others ('Jacks Point')</del> <del>ENV-2018-CHC-137</del> (relief withdrawn)  Bill and Jan Walker Family Trust & others ENV-2018-CHC-099  Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited</del> <del>ENV-2018-CHC-103</del> (relief withdrawn)	
Policy 6.3.4	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  Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.2, Strategic Policies 3.3.13, 3.3.14 and 3.3.15, Objective 4.2.1, Policy 4.2.1.3, Policy 4.2.1.4, Policy 4.2.2.13, Policy 4.2.2.21, Policy 4.2.2.22  Strategic Objective 3.2.2, Strategic Policies 3.3.13, 3.3.14 and 3.3.15, Objective 4.2.1, Policy 4.2.1.3, Policy 4.2.1.4, Policy 4.2.2.13, Policy 4.2.2.21, Policy 4.2.2.22  Strategic Policy 3.3.14  Strategic Objective 3.2.2, Strategic Policies 3.3.13, 3.3.14 and 3.3.15, Objective 4.2.1, Policy 4.2.1.3, Policy 4.2.1.4, Policy 4.2.2.13, Policy 4.2.2.21, Policy 4.2.2.22
Policy 6.3.7	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  Queenstown Park Limited ENV-2018-CHC-127	Section 21.1, Objective 21.2.1, Policy 21.2.1.1  Section 21.1, Objective 21.2.1, Policy 21.2.1.1  Section 21.1, Objective 21.2.1, Policy 21.2.1.1  Section 21.1, Objective 21.2.1, Policy 21.2.1.1
Policy 6.3.8	New Zealand Tungsten Mining Limited ENV-2018-CHC-151	Policy 33.2.1.6

# LANDSCAPES & RURAL CHARACTER 6

<p><b>Policy 6.3.9</b></p>	<p>Soho Ski Area Ltd &amp; Blackmans Creek No.1 LP ENV-2018-CHC-104</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>Rule 21.21.3.3</p> <p>Rule 21.21.3.3</p> <p>Rule 21.21.3.3</p>
<p><b>Policy 6.3.10</b></p>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>New Zealand Tungsten Mining Limited ENV-2018-CHC-151</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	<p>Strategic Objective 3.2.5.1, Strategic Policy 3.3.30</p> <p>Policy 6.3.17</p>
<p><b>Policy 6.3.11</b></p>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p>	
<p><b>Policy 6.3.12</b></p>	<p>Federated Farmers of New Zealand Inc ENV-2018-CHC-53</p> <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>Willowridge Developments Limited ENV-2018-CHC-115</p> <p>Remarkables Park Limited ENV-2018-CHC-126</p> <p>New Zealand Tungsten Mining Limited ENV-2018-CHC-151</p> <p>Queenstown Park Limited</p>	<p>Strategic Objective 3.2.5.1, Rule 21.21.1.1</p> <p>Rule 21.21.1.1</p> <p>Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1</p> <p>Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1</p> <p>Rule 21.21.1.1</p> <p>Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1</p> <p>Policy 4.2.1.5, Policy 4.2.2.14, Rule 21.21.1.1</p> <p>Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policy 3.3.30, Rule 21.21.1.1</p> <p>Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1, Rule 21.21.1.4</p> <p>Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policy 3.3.30,</p>

# LANDSCAPES & RURAL CHARACTER 6

	<p>ENV-2018-CHC-127</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	<p>Rule 21.21.1.1</p> <p>Policy 6.3.17</p>
<b>Policy 6.3.14</b>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p> <p>Allenby Farms Limited ENV-2018-CHC-148</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Lesley and Jerry Burdon ENV-2018-CHC-091</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Real Journeys (trading as Canyon Food &amp; Brew Company) ENV-2018-CHC-146</p> <p>Queenstown Park Limited ENV-2018-CHC-127</p>	<p>Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10</p>
<b>Policy 6.3.15</b>	<p>New Zealand Tungsten Mining Limited ENV-2018-CHC-151</p>	
<b>Policy 6.3.16</b>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Remarkables Park Limited ENV-2018-CHC-126</p> <p>Queenstown Park Limited ENV-2018-CHC-127</p>	<p>Rule 21.21.2.6</p> <p>Rule 21.21.2.6</p> <p>Rule 21.21.2.6</p> <p>Rule 21.21.2.6</p>
<b>Policy 6.3.17</b>	<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received)</p>	

# LANDSCAPES & RURAL CHARACTER 6

<p><b>Policy 6.3.18</b></p>	<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received)</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	<p>Policy 6.3.17</p>
<p><b>Policy 6.3.19</b></p>	<p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</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 &amp; Brew Company) ENV-2018-CHC-146</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114</p> <p><del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del></p>	<p>Strategic Objective 3.2.5.2, Strategic Policy 3.3.32, Rule 21.21.2</p> <p>Strategic Objective 3.2.5.2, Strategic Policy 3.3.32, Rule 21.21.2</p> <p>Strategic Objective 3.2.5.2, Strategic Policy 3.3.32, Rule 21.21.2</p> <p>Policy 6.3.3</p> <p>Policy 6.3.17</p>
<p><b>Policy 6.3.20</b></p>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p><del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del></p>	<p>Policy 6.3.3</p>
<p><b>Policy 6.3.21</b></p>	<p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p><del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del></p>	<p>Rule 21.21.1.6, Rule 21.21.2.6</p> <p>Policy 6.3.3</p>
<p><b>Policy 6.3.22</b></p>	<p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p>	<p>Policy 6.3.3</p>

# LANDSCAPES & RURAL CHARACTER 6

	<p><del>Mt Christina Limited</del>  <del>ENV-2018-CHC-103</del>          (relief withdrawn)</p>	
Policy 6.3.23	<p>Bill and Jan Walker Family Trust &amp; others          ENV-2018-CHC-099</p> <p>Real Journeys Limited          ENV-2018-CHC-131</p> <p>Real Journeys (trading as Canyon Food &amp; Brew Company)          ENV-2018-CHC-146</p> <p>Waterfall Park Developments Limited          ENV-2018-CHC-124</p> <p><del>Mt Christina Limited</del>  <del>ENV-2018-CHC-103</del>          (relief withdrawn)</p>	<p>Rule 21.21.2.3 c</p> <p>Rule 21.21.2.3 c</p> <p>Policy 6.3.3</p>
Policy 6.3.24	<p>Bill and Jan Walker Family Trust &amp; others          ENV-2018-CHC-099</p> <p>Queenstown Airport Corporation Limited          ENV-2018-CHC-093          (further particulars received)</p> <p>Waterfall Park Developments Limited          ENV-2018-CHC-124</p> <p>Mt Christina Limited          ENV-2018-CHC-103</p>	<p>Policy 6.3.3</p>
Policy 6.3.25	<p>Bill and Jan Walker Family Trust &amp; others          ENV-2018-CHC-099</p> <p>Queenstown Airport Corporation Limited          ENV-2018-CHC-093          (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><del>Mt Christina Limited</del>  <del>ENV-2018-CHC-103</del>          (relief withdrawn)</p>	<p>Policy 6.3.3</p> <p>Policy 6.3.17</p>
Policy 6.3.26	<p>Federated Farmers of New Zealand Inc          ENV-2018-CHC-53</p> <p>Darby Planning Limited          ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust &amp; others          ENV-2018-CHC-099</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 &amp; Brew Company)          ENV-2018-CHC-146</p> <p>Waterfall Park Developments Limited</p>	<p>Rule 21.21.1.1, Rule 21.21.1.4</p> <p>Rule 21.21.2.2, Rule 21.21.2.3</p> <p>Rule 21.21.2.2, Rule 21.21.2.3</p>

# LANDSCAPES & RURAL CHARACTER 6

	<p>ENV-2018-CHC-124</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p> <p><del>Mt Christina Limited</del> <del>ENV-2018-CHC-103</del> (relief withdrawn)</p>	<p>Policy 6.3.3</p> <p>Policy 6.3.17</p>
<b>Policy 6.3.27</b>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p><del>Mt Christina Limited</del> <del>ENV-2018-CHC-103</del> (relief withdrawn)</p>	<p>Section 6.2, Policy 6.3.3</p>
<b>Policy 6.3.28</b>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p> <p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p><del>Mt Christina Limited</del> <del>ENV-2018-CHC-103</del> (relief withdrawn)</p>	<p>Policy 6.3.3</p>
<b>Policy 6.3.29</b>	<p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p> <p><del>Mt Christina Limited</del> <del>ENV-2018-CHC-103</del> (relief withdrawn)</p>	<p>Policy 6.3.3</p>
<b>Policy 6.3.30</b>	<p>Queenstown Wharves GP Limited ENV-2018-CHC-142</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p>	<p>Strategic Policy 3.3.19, Policy 21.2.10.4, Objective 21.2.12, Policy 21.2.12.7, Policy 21.2.12.8</p> <p>Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8</p> <p>Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8</p>
<b>Policy 6.3.31</b>	<p>Queenstown Wharves GP Limited ENV-2018-CHC-142</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited)</p>	<p>Objective 21.2.12, Policy 21.2.12.8</p> <p>Objective 21.2.12, Policy 21.2.12.8</p>

# LANDSCAPES & RURAL CHARACTER 6

	ENV-2018-CHC-138	
<b>Policy 6.3.32</b>	Queenstown Wharves GP Limited ENV-2018-CHC-142  Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Policy 12.2.5.2, Policy 12.2.5.3, Policy 12.2.5.6, Objective 21.2.12, Policy 21.2.12.7, Policy 21.2.12.8  Policy 12.2.5.2, Policy 12.2.5.3, Policy 12.2.5.6, Objective 21.2.12, Policy 21.2.12.7, Policy 21.2.12.8  Policy 12.2.5.2, Policy 12.2.5.3, Policy 12.2.5.6, Objective 21.2.12, Policy 21.2.12.7, Policy 21.2.12.8
<b>Policy 6.3.33</b>	Queenstown Wharves GP Limited ENV-2018-CHC-142  Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8  Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8  Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8

***This table identifies new provisions sought to be added:***

<b>Appellant Court Number</b>	<b>Provision/s Sought to be Added into Chapter 6</b>
<del>Halfway Bay Lands Limited ENV-2018-CHC-119 (relief withdrawn)</del>	<del>Amend the objectives and policies in chapter 6 to recognise and provide for the significant benefits of tourism and associated industry.</del>
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Insert new policy based on ODP policy 4.2.5.17.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Insert new policy, based on ODP policy 5.2.1.7.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Insert new policy, based on ODP policy 5.2.1.8.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Insert new policy, based on ODP objective 5.2.1.1.5.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Insert new policy, based on ODP policy 4.2.5.9.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Insert new policy, based on ODP policy 4.2.5.3. Delete policy 6.3.16 as a consequence.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	That the Landscape Lines shown on the ODP maps are rolled-over in their exact current form.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	That the Landscape Lines additional to the ODP lines (ie the PDP ONL and ONF) are shown in the PDP as dotted lines (except two locations at Dublin Bay/Mount Brown, Waterfall Hill/Waterfall Creek).  That a note be added to all PDP maps with dotted lines, stating that solid lines are not



# LANDSCAPES & RURAL CHARACTER 6

	subject to change, and dotted lines are purely indicative until their exact location has been determined through the Environment Court process.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	That in the two areas where the Society will give landscape evidence in the Court (Dublin Bay/Mount Brown, Waterfall Hill/Waterfall Creek) the Court holds where the Landscape Lines should be situated, and that these lines then appear as solid lines in the PDP.
Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	That an Upper Clutha Basin Land Use Planning Study is commissioned by Council. That Council initiate a variation to incorporate recommendations from the Study into the PDP, in the same way as provisions in the PDP Stage 2 Wakatipu Variation are proposed to be incorporated.
Aurora Energy Limited ENV-2018-CHC-108	Insert reference to Significant Electricity Distribution Infrastructure in Policies 6.3.17, 6.3.18, 6.3.24 and 6.3.25.
Allenby Farms Limited ENV-2018-CHC-148	Insert new policy in chapter 6 which encourages the benefits of enhanced access and recreation opportunities.
Darby Planning Limited ENV-2018-CHC-150	Insert new objective/policy to recognise the benefits of specifically identifying/scheduling the individual characteristics of each ONG/ONL in the District which contributes to that feature/landscape being outstanding.
Darby Planning Limited ENV-2018-CHC-150	Insert exclusion from Policies 6.3.19 – 6.3.29 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	Insert new policy as follows: <u>Policy 6.3.1.xx - Recognise the distinctive character of the Wakatipu Basin and the amenity benefits of rural living development in this area.</u>
Queenstown Airport Corporation Limited ENV-2018-CHC-093	Insert new policy: <u>Provide a separate regulatory regime for regionally significant infrastructure within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated.</u>
Remarkables Park Limited ENV-2018-CHC-126	Insert new policy to recognise that retirement or reduction of farming activities may be appropriate in ONLs.
Queenstown Park Limited ENV-2018-CHC-127	Insert a new policy that expressly recognises that tourism activities may establish in the Rural Zone.
Queenstown Park Limited ENV-2018-CHC-127	Insert a new policy that expressly recognises that diversification of land use in rural area can deliver environmental benefits while also maintaining or compliment rural character.
Queenstown Park Limited ENV-2018-CHC-127	Insert a new policy that recognises that some commercial development may be appropriate in the Rural Zone to support existing and proposed non-farming activities (for example, food and beverage, recreation, retail and cultural activities).
Queenstown Park Limited ENV-2018-CHC-127	Insert a new policy as follows: <u>Tourism and associated activities may need to be located within Outstanding Natural Landscapes for functional reasons.</u>

***This table identifies relief sought in Stage 2***

Appellant	Relief sought
Wakatipu Equities Ltd ENV-2019-CHC-065	Amend 6.2: <u>While acknowledging these rural areas have established rural living and development, and that landscape character and amenity values are derived from that evolved land</u>

# LANDSCAPES & RURAL CHARACTER 6

Appellant Court Number	Relief sought
<p>Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067</p> <p>Slopehill Joint Venture ENV-2019-CHC-074</p> <p>MacColl D ENV-2019-CHC-075</p> <p>Barnhill Corporate Trustee ENV-2019-CHC-086</p> <p>Morven Ferry Ltd ENV-2019-CHC-088</p>	<p><del>use and a substantial amount of further subdivision and development has already been approved in these areas</del>, the landscape values of these areas are vulnerable to degradation from further <u>inappropriate</u> subdivision and development. Areas where rural living development is at or is approaching the finite capacity of the landscape need to be identified if the District's distinctive rural landscape values are to be sustained. Areas where the landscape can accommodate <u>further</u> sensitive and sympathetic rural living developments similarly need to be identified, <u>and development enabled where landscape character and amenity values can be maintained or enhanced.</u></p>
<p>Boxer Hill Trust ENV-2019-CHC-038</p>	<p>Amend notified 6.4.1.3 by reinstating the Gibbston Character Zone, Rural Lifestyle Zone, and Rural Residential Zone in the list of exemptions from assessment under the landscape categories, and including the Wakatipu Basin Lifestyle Precinct in the list of exemptions.</p>
<p>Mt Christina Ltd ENV-2019-CHC-079</p>	<p>Clarify how the policies established to manage the various landscapes of the District relate to other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.</p> <p>Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1, dependent on whether or not they are considered to apply to the various subzones within the rural zone.</p>
<p>Glendhu Bay Trustees Ltd ENV-2019-CHC-081</p>	<p>Clarify how the policies established to manage the various landscapes of the District relate to the other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.</p> <p>Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1.</p>
<p>Darby Planning Partnership Ltd ENV-2019-CHC-085</p>	<p>Clarify how the policies established to manage the various landscapes of the District relate to the other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.</p> <p>Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1, dependent on whether or not they are considered to apply to the Wakatipu Basin and the Ski Area Sub Zones.</p>

# LANDSCAPES & RURAL CHARACTER 6

Appellant Court Number	Relief sought
Lake Hayes Cellar Ltd ENV-2019-CHC-087 Lake Hayes Ltd ENV-2019-CHC-089	Clarify how the policies established to manage the various landscapes of the District relate to the other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.  Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1, dependent on whether or not they are considered to apply to the Rural Zones and Wakatipu Basin.
Treble Cone Investments Ltd ENV-2019-CHC-091 Blackmans Creek No. 1 LP and Soho Ski Area Ltd ENV-2019-CHC-094	Clarify how the policies established to manage the various landscapes of the District relate to the other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.  Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1, dependent on whether or not they are considered to apply to the Ski Area Sub Zones.
Henley Downs Farm Holdings ENV-2019-CHC-095	Clarify how the policies established to manage the various landscapes of the District relate to the other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.  Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1, dependent on whether or not they are considered to apply to the Open Space and Recreation Zone.

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

Chapter Title and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Chapter title: <del>Landscapes and Rural Environment Character</del>	Real Journeys Limited ENV-2018-CHC-131	

## 6.1 Purpose

The purpose of this chapter is to provide greater detail as to how the landscape, particularly outside urban settlements, will be managed in order to implement the strategic objectives and policies in Chapter 3. This chapter needs to be read with particular reference to the objectives in Chapter 3, which identify the outcomes the policies in this chapter are seeking to achieve. The relevant Chapter 3 objectives and policies are identified in brackets following each policy.

Landscapes have been categorised to provide greater certainty of their importance to the District, and to respond to regional policy and national legislation. Categorisations of landscapes will provide decision makers with a basis to consider the appropriateness of activities that have adverse effects on those landscapes.

## 6.2 Values

# LANDSCAPES & RURAL CHARACTER 6

The District’s landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to tangata whenua.

The landscapes consist of a variety of landforms created by uplift and glaciations, which include mountains, ice-sculpted rock, scree slopes, moraine, fans, a variety of confined and braided river systems, valley floors and lake basins. These distinct landforms remain easily legible and strong features of the present landscape.

Indigenous vegetation also contributes to the quality of the District’s landscapes. While much of the original vegetation has been modified, the colour and texture of indigenous vegetation within these landforms contribute to the distinctive identity of the District’s landscapes.

The open character of rural land is a key element of the landscape character that can be vulnerable to degradation from subdivision, development and non-farming activities. The prevalence of large farms and landholdings contributes to the open space and rural working character of the landscape. The predominance of open space over housing and related domestic elements is a strong determinant of the character of the District’s rural landscapes.

Some rural areas, particularly those closer to the Queenstown and Wanaka urban areas and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale farming activities.

While acknowledging these rural areas have established rural living and development, and a substantial amount of further subdivision and development has already been approved in these areas, the landscape values of these areas are vulnerable to degradation from further subdivision and development. Areas where rural living development is at or is approaching the finite capacity of the landscape need to be identified if the District’s distinctive rural landscape values are to be sustained. Areas where the landscape can accommodate sensitive and sympathetic rural living developments similarly need to be identified.

The lakes and rivers both on their own and, when viewed as part of the distinctive landscape, are a significant element of the national and international identity of the District and provide for a wide range of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reason for the District’s importance as a visitor destination, as well as one of the reasons for residents to belong to the area. Managing the landscape and recreational values on the surface of lakes and rivers is an important District Plan function.

Section 6.2 Values and relief sought	Appellant Court Number	Consequentially Provisions	Affected
<p>Amend the fourth and fifth paragraphs of Section 6.2: ... The open <u>space values and open</u> character of rural land <u>are is a</u> key elements of the landscape character that can be vulnerable to degradation from subdivision, development, <u>farming</u> and non-farming activities...</p> <p>Some rural areas, particularly those closer to the Queenstown and Wanaka urban areas and within parts of the Wakatipu Basin <u>and the Upper Clutha Basin</u>, have an established pattern of housing on smaller landholdings...</p>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</p>	<p>Policy 6.3.14, Objective 21.2.1, Policy 21.2.1.1</p>	

# LANDSCAPES & RURAL CHARACTER 6

<p>Amend the sixth paragraph of Section 6.2: While acknowledging these rural areas have established rural living and development, and a substantial amount of further subdivision and development has already been approved in these areas, <del>the landscape values of these areas are vulnerable to degradation from further subdivision and development. Areas where rural living development is at or is approaching the finite capacity of the landscape need to be identified if the District's distinctive rural landscape values are to be sustained.</del> Areas where the landscape can accommodate sensitive and sympathetic rural living developments <del>similarly</del> need to be identified.</p> <p>Amend Section 6.2 to include the following wording:</p> <p><u>Recognise that diversification of rural land use beyond historical agricultural use can provide for positive social cultural and environmental benefits (strategic objective 3.2.1.8).</u></p> <p><u>Ski Area Subzones are excluded from the provisions of Chapter 6 applying to outstanding natural landscapes and features. These areas are recognised for their significant contribution to the District's economic and social wellbeing, and for enhancing people's appreciation of and access to the natural environment.</u></p>	<p>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP ENV-2018-CHC-104</p> <p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Treble Cone Investments Limited ENV-2018-CHC-107</p>	<p>Strategic Objective 3.2.1.8, Policy 6.3.2, Rule 21.21.1.6, Rule 21.21.2.6</p> <p>Policy 6.3.2</p>
<p><del>Amend Section 6.2 to include the following wording:</del></p> <p><del>Recognise that diversification of rural land use beyond historical agricultural use can provide for positive social cultural and environmental benefits (strategic objective 3.2.1.8).</del></p>	<p>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</p>	<p><del>Strategic Objective 3.2.1.8, 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</del></p>
<p>Amend the last paragraph of Section 6.2: The lakes and rivers both on their own and, when viewed as part of the distinctive landscape, are a significant element of the national and international identity of the District and provide for a wide range of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reason for the District's importance as a visitor destination, as well as one of the reasons for residents to belong to the area. <del>Managing the landscape and recreational values on the surface of lakes and rivers is an important District Plan function.</del></p>	<p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p>	
<p>Amend the sixth paragraph of Section 6.2: While acknowledging these rural areas have established rural living and development, and a substantial amount of further subdivision and development has already been approved in these areas, <del>the landscape values of these areas are vulnerable to degradation from further subdivision and development. Areas where rural living development is at or is approaching the finite capacity of the landscape need to be identified if the District's distinctive rural landscape values are to be sustained.</del> Areas where the landscape can</p>	<p>Waterfall Park Developments Limited ENV-2018-CHC-124</p>	<p>Rule 21.21.2.6</p>

# LANDSCAPES & RURAL CHARACTER 6

accommodate sensitive and sympathetic rural living developments similarly need to be identified.		
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## 6.3 Policies

Section 6.3 Policies and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete all strategic policies in proposed Chapter 6 and consider replacing with Section 4.2 of the Operative District Plan, with minor amendments such as replacing “visual amenity landscapes” with “rural landscape category”.	M & C Burgess ENV-2018-CHC-136  SYZ Investments Limited ENV-2018-CHC-130	Strategic Objectives 3.2.5, 3.2.5.1 and 3.2.5.2, Strategic Policies 3.3.29, 3.3.30, 3.3.31 and 3.3.32, Rule 21.21

### Rural Landscape Categorisation

6.3.1 Classify the Rural Zoned landscapes in the District as:

- a. Outstanding Natural Feature (ONF);
- b. Outstanding Natural Landscape (ONL);
- c. Rural Character Landscape (RCL) (3.2.5.1, 3.2.5.2, 3.3.29, 3.3.31).

Policy 6.3.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
If roads are to be included in landscape classification boundaries, applicable policies/objectives/rules from the landscapes chapter should be excluded from applying to roads in Chapter 6.	Seven Albert Town Property Owners ENV-2018-CHC-95	Rule 21.21.1.4 f
Amend Policy 6.3.1: <u>Classify</u> <u>Categorise</u> the Rural Zoned landscapes in the District as...	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

6.3.2 Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories. (3.2.1.1, 3.4.4.4, 3.3.21).

Policy 6.3.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.2: <u>Exclude identified Ski Area Sub-Zones, Rural Visitor Zones, and Resort Zones</u> and the area of the Frankton Arm located to the east of the Outstanding	Real Journeys Limited ENV-2018-CHC-131  Te Anau Developments Limited	

# LANDSCAPES & RURAL CHARACTER 6

Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories. (3.2.1.1, 3.4.4.4, 3.3.21).	ENV-2018-CHC-106 Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (as per further particulars received)	
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**6.3.3** Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).

Policy 6.3.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.3: Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone, <u>the Wakatipu Basin Lifestyle Precinct</u> and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).	Darby Planning Limited ENV-2018-CHC-150	
<del>Amend Policy 6.3.3: Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones, and Jacks Point Zone within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32)</del>	<del>Coneburn Preserve Holdings Limited &amp; Others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)</del>	
Amend Policy 6.3.3: Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	
Amend Policy 6.3.3: Provide a separate regulatory regime for the Gibbston Valley (identified as the	Waterfall Park Developments Limited ENV-2018-CHC-124	

# LANDSCAPES & RURAL CHARACTER 6

<p>Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone, the WB Precinct, and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).</p>		
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6.3.3A Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).

6.3.3B Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.

## Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone

6.3.4 Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32).

Policy 6.3.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 6.3.4	<p>Darby Planning Limited ENV-2018-CHC-150</p> <p>Bill and Jan Walker Family Trust &amp; others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124</p>	<p>Strategic Objective 3.2.2, Strategic Policies 3.3.13, 3.3.14 and 3.3.15, Objective 4.2.1, Policy 4.2.1.3, Policy 4.2.1.4, Policy 4.2.2.13, Policy 4.2.2.21, Policy 4.2.2.22</p> <p>Strategic Objective 3.2.2, Strategic Policies 3.3.13, 3.3.14 and 3.3.15, Objective 4.2.1, Policy 4.2.1.3, Policy 4.2.1.4, Policy 4.2.2.13, Policy 4.2.2.21, Policy 4.2.2.22</p> <p>Strategic Policy 3.3.14</p>
Delete Policy 6.3.4, or delete the work "Avoid" and replace with "Limit".	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objective 3.2.2, Strategic Policies 3.3.13, 3.3.14 and 3.3.15, Objective 4.2.1, Policy 4.2.1.3, Policy 4.2.1.4, Policy 4.2.2.13, Policy 4.2.2.21, Policy 4.2.2.22

6.3.5 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character. (3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).

6.3.6 Ensure the District's distinctive landscapes are not degraded by production forestry planting and harvesting activities. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.29, 3.3.31).



# LANDSCAPES & RURAL CHARACTER 6

**6.3.7** Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District’s landscape character. (3.2.1.7, 3.2.5.1, 3.2.5.2, 3.3.20).

Policy 6.3.7 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 6.3.7	Darby Planning Limited ENV-2018-CHC-150	Section 21.1, Objective 21.2.1, Policy 21.2.1.1
	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	Section 21.1, Objective 21.2.1, Policy 21.2.1.1
	Waterfall Park Developments Limited ENV-2018-CHC-124	Section 21.1, Objective 21.2.1, Policy 21.2.1.1
Delete Policy 6.3.7, or amend by adding, “..., <u>and that such farming activity may need to be supplemented by other non-farming activities on large sites.</u> ”	Queenstown Park Limited ENV-2018-CHC-127	Section 21.1, Objective 21.2.1, Policy 21.2.1.1

**6.3.8** Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District’s distinctive landscapes. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.30, 3.3.32).

Policy 6.3.8 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend policy 6.3.8: Avoid, <u>remedy or mitigate</u> indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District’s distinctive landscapes. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.30, 3.3.32).	Tungsten Mining Limited ENV-2018-CHC-151	Policy 33.2.1.6

**6.3.9** Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).

Policy 6.3.9 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.9 to also recognise benefits of development which result in increased access to landscapes and recreation opportunities (or provide separate policy).	Soho Ski Area Ltd & Blackmans Creek No.1 LP ENV-2018-CHC-104	Rule 21.21.3.3
Amend policy 6.3.9: Encourage subdivision and development proposals to promote <u>access to outstanding natural landscapes and outstanding natural features, and increased recreation opportunities</u> <del>indigenous biodiversity protection and regeneration</del> where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).	Darby Planning Limited ENV-2018-CHC-150	Rule 21.21.3.3
	Treble Cone Investments Limited ENV-2018-CHC-107	Rule 21.21.3.3

# LANDSCAPES & RURAL CHARACTER 6

Amend policy 6.3.9: Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, <del>particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.</del> (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).	Real Journeys Limited ENV-2018-CHC-131	
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**6.3.10** Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).

Policy 6.3.10 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Relocate Policy 6.3.10 to sit under the heading of "Managing Activities in Outstanding Natural Landscapes and an Outstanding Natural Features"; renumber policy from 6.3.10 to 6.3.18; and amend Policy 6.3.10:  Amend Policy 6.3.10: Ensure that subdivision and/or development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, <u>natural values</u> , character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	
Amend Policy 6.3.10: Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have <del>more than minor inappropriate</del> adverse effects on the <u>recognised/scheduled landscape quality, character and visual amenity values</u> of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).	Darby Planning Limited ENV-2018-CHC-150	
Amend Policy 6.3.10: <del>Ensure that Discourage</del> subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features <del>does not that area likely to have significant more than minor</del> adverse effects on the <del>landscape quality, character and visual amenity</del> of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).	Real Journeys Limited ENV-2018-CHC-131	Strategic Objective 3.2.5.1, Strategic Policy 3.3.30
Delete Policy 6.3.10	Tungsten Mining Limited ENV-2018-CHC-151	
Amend Policy 6.3.10: Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s), <u>except where location constraints and/or the nature of the infrastructure mean that this is not possible in all cases.</u> (3.2.5.1, 3.3.30).	Transpower New Zealand Limited ENV-2018-CHC-114	Policy 6.3.17

**6.3.11** Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32).

Policy 6.3.11 and relief sought	Appellant Court Number	Consequentially Affected Provisions

# LANDSCAPES & RURAL CHARACTER 6

Amend Policy 6.3.11: Encourage any landscaping to be ecologically viable and consistent with <u>rural the established</u> character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32).	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	
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## Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features

**6.3.12** Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).

Policy 6.3.12 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.12: Recognise that subdivision and development is inappropriate in <del>almost all</del> <u>some</u> locations <u>within</u> Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be <del>exceptional cases</del> where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site <u>that is</u> the subject of application.	Federated Farmers of New Zealand Inc ENV-2018-CHC-53	Strategic Objective 3.2.5.1, Rule 21.21.1.1
Amend Policy 6.3.12: Recognise that subdivision...and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see <del>from beyond the boundary of the site the subject of application.</del> (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	Rule 21.21.1.1
Amend Policy 6.3.12: Recognise that subdivision and development <del>is may be</del> inappropriate in <del>almost all locations in</del> Outstanding Natural Landscapes and on Outstanding Natural Features, <del>meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and</del> where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from <u>highly visible</u> beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).	Allenby Farms Limited ENV-2018-CHC-148  Lesley and Jerry Burdon ENV-2018-CHC-091	Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1  Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1
Amend Policy 6.3.12: <del>Recognise that subdivision and development is inappropriate in almost all locations in</del> <u>Ensure that subdivision and development within</u> Outstanding Natural Landscapes and on Outstanding Natural Features, <del>meaning successful applications will be exceptional cases where the landscape or feature can absorb the change</del> <u>protects the scheduled characteristics of that landscape or feature from inappropriate development by ensuring that</u> <del>and where</del> the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from <u>public places</u> beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).	Darby Planning Limited ENV-2018-CHC-150	Rule 21.21.1.1
Delete Policy 6.3.12	Real Journeys Limited ENV-2018-CHC-131	Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1

# LANDSCAPES & RURAL CHARACTER 6

	Remarkables Park Limited ENV-2018-CHC-126	Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policy 3.3.30, Rule 21.21.1.1
	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policy 3.3.30, Rule 21.21.1.1
Amend Policy 6.3.12 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	
Amend Policy 6.3.12 to remove the strong presumption against subdivision or development within ONL and ONF areas.	Willowridge Developments Limited ENV-2018-CHC-115	Policy 4.2.1.5, Policy 4.2.2.14, Rule 21.21.1.1
Amend Policy 6.3.12: Recognise that <u>successful applications for subdivision and development is inappropriate in almost all locations</u> in Outstanding Natural Landscapes and on Outstanding Natural Features, <del>meaning successful applications will be exceptional</del> <u>limited to cases where adverse effects to the landscape or feature can be adequately avoided, remedied or mitigated</u> <del>absorb the change</del> and where the buildings and structures and associated roading and boundary changes will <u>not be visually prominent</u> <del>be reasonably difficult to see from beyond the boundary of the site the subject of application.</del> (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).	Tungsten Mining Limited ENV-2018-CHC-151	Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Rule 21.21.1.1, Rule 21.21.1.4
Amend Policy 6.3.12: Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where: <u>a. the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site the subject of application; or</u> <u>b. measures to avoid such locations are constrained by functional, technical or operational needs of the National Grid</u> (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)	Policy 6.3.17

6.3.13 Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna. (3.2.3.1, 3.2.5.1, 3.2.7.1, 3.3.16, 3.3.30, 3.3.33 - 35, Chapter 5).

6.3.14 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).

Policy 6.3.14 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.14: Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves <u>farming activities</u> that may modify the landscape,	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

# LANDSCAPES & RURAL CHARACTER 6

providing the quality and character of the Outstanding Natural Landscape is not adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).		
Delete Policy 6.3.14.	Allenby Farms Limited ENV-2018-CHC-148  Lesley and Jerry Burdon ENV-2018-CHC-091	Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10
Amend Policy 6.3.14: Recognise that large parts of the District's Outstanding Natural Landscapes include <del>working farms and accept that viable farming involves</del> activities that may modify the landscape, providing the quality and <u>overall</u> character of the Outstanding Natural Landscape is not <u>inappropriately</u> adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).	Darby Planning Limited ENV-2018-CHC-150	Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10
Amend Policy 6.3.14: Recognise that large parts of the District's Outstanding Natural Landscapes include <del>working farms and accept that viable farming involves</del> activities that may modify the landscape, providing the quality and <u>overall</u> character of the Outstanding Natural Landscape is not <u>materially degraded adversely affected</u> . (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).	Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10
Amend Policy 6.3.14 to recognise and provide for diversification of land use in the Rural Zone and acknowledge that farming is not the only important or valued use of rural land.	Queenstown Park Limited ENV-2018-CHC-127	Section 21.1, Objective 21.2.1, Policy 21.2.1.10, Policy 21.2.1.11, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.2, Policy 21.2.9.3, Objective 21.2.10

**6.3.15** The landscape character and amenity values of Outstanding Natural Landscapes are a significant intrinsic, economic and recreational resource, such that new large scale renewable electricity generation or new large scale mineral extraction development proposals are not likely to be compatible with them. (3.2.5.1, 3.3.25, 3.3.30).

Policy 6.3.15 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 6.3.15	Tungsten Mining Limited ENV-2018-CHC-151	

**6.3.16** Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20-21, 3.3.30).

Policy 6.3.16 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 6.3.16	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56  Darby Planning Limited ENV-2018-CHC-150	Rule 21.21.2.6

# LANDSCAPES & RURAL CHARACTER 6

	Real Journeys Limited ENV-2018-CHC-131	Rule 21.21.2.6
	Remarkables Park Limited ENV-2018-CHC-126	Rule 21.21.2.6
	Queenstown Park Limited ENV-2018-CHC-127	Rule 21.21.2.6

**6.3.17** Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).

Policy 6.3.17 and relief sought	Appellant Court Number	Consequentially Affected Provisions
<p>Amend Policy 6.3.17 by renumbering and relocating under a new heading:</p> <p><u>Managing Regionally Significant Infrastructure</u></p> <p><b>6.3.35</b> Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, while acknowledging that <u>functional needs</u> location constraints and/or the nature of the infrastructure may mean that this is not possible <u>practicable</u> in all cases. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).</p>	<p>Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p> <p>(as per further particulars received)</p>	

**6.3.18** In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, avoid significant adverse effects and minimise other adverse effects on those landscapes and features. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).

Policy 6.3.18 and relief sought	Appellant Court Number	Consequentially Affected Provisions
<p>Amend Policy 6.3.18 by renumbering and relocating under a new heading:</p> <p><u>Managing Regionally Significant Infrastructure</u></p> <p><b>6.3.36</b> In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, avoid significant adverse effects and <u>minimise mitigate</u> other adverse effects on those landscapes and features. (3.2.1.9, 3.2.5.1, <del>3.3.25, 3.3.32</del>, <u>3.3.33, 3.3.38</u>).</p>	<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)</p>	
<p>Amend Policy 6.3.18:</p> <p>In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, seek to avoid significant adverse effects and <u>minimise remedy or mitigate</u> other adverse effects on those landscapes and features, <u>while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible</u> in all cases. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).</p>	<p>Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)</p>	Policy 6.3.17

# LANDSCAPES & RURAL CHARACTER 6

## Managing Activities in Rural Character Landscapes

6.3.19 Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.20- 24, 3.3.32).

Policy 6.3.19 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 6.3.19.	Darby Planning Limited ENV-2018-CHC-150  Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Strategic Objective 3.2.5.2, Strategic Policy 3.3.32, Rule 21.21.2  Strategic Objective 3.2.5.2, Strategic Policy 3.3.32, Rule 21.21.2  Strategic Objective 3.2.5.2, Strategic Policy 3.3.32, Rule 21.21.2
Amend Policy 6.3.19 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.19 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	
Amend Policy 6.3.19 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Policy 6.3.3
Amend Policy 6.3.19: The policy contemplates that subdivision and development is unsuitable in many areas in Outstanding Natural Landscapes and on Outstanding Natural Features and Rural Character Landscapes, without distinction between different kinds of development (e.g. infrastructure is treated the same way as residential or commercial development) or recognition of the functional need for infrastructure assets to sometimes be located in these environments. It is therefore inconsistent with and fail to give effect to the NPSET.	Transpower New Zealand Limited ENV-2018-CHC-114	Policy 6.3.17

6.3.20 Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change. (3.2.1.8, 3.2.5.2, 3.3.22, 3.3.24, 3.3.32).

Policy 6.3.20 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.20:  Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

# LANDSCAPES & RURAL CHARACTER 6

lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape is able to absorb or accommodate the change. (3.2.1.8, 3.2.5.2, 3.3.22, 3.3.24, 3.3.32).		
Delete Policy 6.3.20	Darby Planning Limited ENV-2018-CHC-150  Waterfall Park Developments Limited ENV-2018-CHC-124	
Amend Policy 6.3.20 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.20 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Policy 6.3.3

**6.3.21** Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects. (3.2.1.8, 3.2.5.2, 3.3.23, 3.3.32).

Policy 6.3.21 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 6.3.21.	Darby Planning Limited ENV-2018-CHC-150	Rule 21.21.1.6, Rule 21.21.2.6
Amend Policy 6.3.21 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.21 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Policy 6.3.3

**6.3.22** Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.21, 3.3.24-25, 3.3.32).

Policy 6.3.22 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.22 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	



# LANDSCAPES & RURAL CHARACTER 6

Amend Policy 6.3.22 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  Mt Christina Limited <del>ENV-2018-CHC-103</del> (relief withdrawn)	Policy 6.3.3
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**6.3.23** Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).

Policy 6.3.23 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.23 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.23: Ensure incremental changes from subdivision and development do not <u>significantly</u> degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).	Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Rule 21.21.2.3 c  Rule 21.21.2.3 c
Amend Policy 6.3.23 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  Mt Christina Limited <del>ENV-2018-CHC-103</del> (relief withdrawn)	Policy 6.3.3

**6.3.24** Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).

Policy 6.3.24 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.24 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.24 by renumbering and relocating under a new heading: <u>Managing Regionally Significant Infrastructure</u> <u>6.3.37</u> Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that <u>functional needs</u> location constraints and/or the nature of the infrastructure may mean that this is not <u>possible</u> practicable in all cases. (3.2.1.9, 3.2.5.2, <del>3.3.25</del> , <del>3.3.32</del> , <del>3.33</del> , 3.3.38).	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	
Amend Policy 6.3.24 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  Mt Christina Limited	Policy 6.3.3

# LANDSCAPES & RURAL CHARACTER 6

	ENV-2018-CHC-103 (relief withdrawn)	
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**6.3.25** In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).

Policy 6.3.25 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.25 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.25 by renumbering and relocating under a new heading: <u>Managing Regionally Significant Infrastructure</u> <u>6.3.38</u> In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the <u>rural character landscapes, character of the landscape</u> , such adverse effects shall be <u>minimized mitigated</u> . (3.2.1.9, <u>3.2.5.3, 3.3.33, 3.3.38</u> ) <del>3.2.5.2, 3.3.25, 3.3.32</del> .	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	
Amend Policy 6.3.25 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  Mt Christina Limited <del>ENV-2018-CHC-103</del> (relief withdrawn)	Policy 6.3.3
Amend Policy 6.3.25: In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be <u>remedied or mitigated to the extent practicable</u> <del>minimised</del> . (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).	Transpower New Zealand Limited ENV-2018-CHC-114	Policy 6.3.17

**6.3.26** Avoid adverse effects on visual amenity from subdivision, use and development that:

- is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or
- forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).

Policy 6.3.26 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.26: Avoid adverse effects on visual amenity from subdivision, use and development that <u>is highly visible from public places and other places that are frequented by the public (except any trail as defined in this Plan)</u> . : <u>a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or</u> <u>b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads.</u> (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).	Federated Farmers of New Zealand Inc ENV-2018-CHC-53	
Amend Policy 6.3.26: <del>Avoid</del> Ensure adverse effects on visual amenity from subdivision, use and development are <u>appropriately mitigated</u> that:	Darby Planning Limited ENV-2018-CHC-150	Rule 21.21.1.1, Rule 21.21.1.4

# LANDSCAPES & RURAL CHARACTER 6

<p>a. <del>is are</del> highly visible from public places <del>and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or</del></p> <p>b. <del>forms the foreground for an</del> <u>would detract from views to an</u> Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).</p>		
Amend Policy 6.3.26 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Delete Policy 6.3.26	Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	Rule 21.21.2.2, Rule 21.21.2.3  Rule 21.21.2.2, Rule 21.21.2.3
Amend Policy 6.3.26 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	
Amend Policy 6.3.26 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Policy 6.3.3
Amend Policy 6.3.26: <del>Avoid Mitigate inappropriate</del> adverse effects on visual amenity from subdivision, use and development that: a. is highly visible from public places <del>and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or</del> b. forms the foreground <del>of views to for</del> an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).	Waterfall Park Developments Limited ENV-2018-CHC-124	
Amend Policy 6.3.26: <del>Avoid, or seek to avoid in the case of the National Grid,</del> adverse effects on visual amenity from subdivision, use and development that: a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).	Transpower New Zealand Limited ENV-2018-CHC-114	Policy 6.3.17

**6.3.27** In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape quality or character. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.32).

Policy 6.3.27 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.27: <del>In the Wakatipu Basin, a</del> Avoid planting and screening, particularly along roads and boundaries that would degrade openness where <del>such openness</del> <u>open character</u> is an important part of <del>it's</del> the landscape's quality or character. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.32).	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

# LANDSCAPES & RURAL CHARACTER 6

Delete Policy 6.3.27.	Darby Planning Limited ENV-2018-CHC-150  Waterfall Park Developments Limited ENV-2018-CHC-124	
Amend Policy 6.3.27 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.27 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Section 6.2, Policy 6.3.3

*This table identifies relief sought in Stage 2*

Appellant Court Number	Relief sought
Wakatipu Equities Ltd ENV-2019-CHC-065 Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 Slopehill Joint Venture ENV-2019-CHC-074 MacColl D ENV-2019-CHC-075 Barnhill Corporate Trustee ENV-2019-CHC-086 Morven Ferry Ltd ENV-2019-CHC-088	Delete Policy 6.3.27

**6.3.28** In the Upper Clutha Basin, have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-26, 3.3.32).

Policy 6.3.28 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.28: <del>In the upper Clutha Basin, have</del> Have regard to the adverse effects from subdivision and development on the open space and/or open landscape character where it is open at present. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-26, 3.3.32).	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56	

# LANDSCAPES & RURAL CHARACTER 6

Amend Policy 6.3.28 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.28 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Policy 6.3.3

**6.3.29** Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.21, 3.3.24, 3.3.32).

Policy 6.3.29 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.29 to clarify that rural living zones, and including Ladies Mile, are excluded from assessment against this policy.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Policy 6.3.29 to clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment.	Waterfall Park Developments Limited ENV-2018-CHC-124  <del>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</del>	Policy 6.3.3

## Managing Activities on Lakes and Rivers

**6.3.30** Control the location, intensity and scale of buildings, jetties, moorings and infrastructure on the surface and margins of water bodies and ensure these structures maintain or enhance landscape quality and character, and amenity values. (3.2.1.1, 3.2.4.1, 3.2.4.3, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.26, 3.3.30, 3.3.32).

Policy 6.3.30 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.30: <del>Control</del> <u>Manage</u> the location, intensity and scale of buildings, jetties, moorings and infrastructure on the surface and margins of water bodies <del>and ensure these structures maintain or enhance to</del> <u>respond to</u> landscape quality and character, and amenity values. (3.2.1.1, 3.2.4.1, 3.2.4.3, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.26, 3.3.30, 3.3.32).	Queenstown Wharves GP Limited ENV-2018-CHC-142	Strategic Policy 3.3.19, Policy 21.2.10.4, Objective 21.2.12, Policy 21.2.12.7, Policy 21.2.12.8
Amend Policy 6.3.30: <del>Control</del> <u>Manage</u> the location, intensity and scale of buildings, jetties, moorings and infrastructure on the surface and margins of water bodies <u>recognising the importance of the lakes and rivers as a tourist, transport, recreational and landscape resource</u> and ensure these structures <u>do not have inappropriate adverse effects on</u> <del>maintain or</del>	Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8

# LANDSCAPES & RURAL CHARACTER 6

enhance landscape quality and character, and amenity values. (3.2.1.1, 3.2.4.1, 3.2.4.3, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.26, 3.3.30, 3.3.32).		
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**6.3.31** Recognise the character of the Frankton Arm including the established jetties and provide for these on the basis that the visual qualities of the District’s distinctive landscapes are maintained and enhanced. (3.2.4.3, 3.2.5.1, 3.3.30).

Policy 6.3.31 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.31: Recognise <del>that</del> the character of the Frankton Arm <del>including the</del> <u>includes</u> established jetties and <del>wharves provide for these on the basis that the visual qualities of the District’s distinctive landscapes are maintained and enhanced.</del> (3.2.4.3, 3.2.5.1, 3.3.30).	Queenstown Wharves GP Limited ENV-2018-CHC-142	
Amend Policy 6.3.31: Recognise the character of the Frankton Arm including the established jetties and provide for <del>these</del> <u>their expansion, upgrade, or addition</u> on the basis that the visual qualities of the District’s distinctive landscapes are <u>not adversely affected from inappropriate development</u> <del>maintained and enhanced.</del> (3.2.4.3, 3.2.5.1, 3.3.30).	Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Objective 21.2.12, Policy 21.2.12.8  Objective 21.2.12, Policy 21.2.12.8

**6.3.32** Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District’s distinctive landscapes. (3.2.1.1, 3.2.4.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.30, 3.3.32).

Policy 6.3.32 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 6.3.32: Recognise the urban character of Queenstown Bay and provide for structures and facilities <u>on the surface and margins of water bodies providing they protect, maintain or enhance the appreciation of the District’s distinctive landscapes.</u> (3.2.1.1, 3.2.4.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.30, 3.3.32).	Queenstown Wharves GP Limited ENV-2018-CHC-142	Policy 12.2.5.2, Policy 12.2.5.3, Policy 12.2.5.6, Objective 21.2.12, Policy 21.2.12.7, Policy 21.2.12.8
Amend Policy 6.3.32: Recognise the urban character of Queenstown Bay and provide for structures and facilities <u>providing they protect, maintain or enhance the appreciation of the District’s distinctive landscapes.</u> (3.2.1.1, 3.2.4.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.30, 3.3.32).	Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Policy 12.2.5.2, Policy 12.2.5.3, Policy 12.2.5.6, Objective 21.2.12, Policy 21.2.12.7, Policy 21.2.12.8

**6.3.33** Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures. (3.2.1.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.21, 3.3.30, 3.3.32).

Policy 6.3.32 and relief sought	Appellant Court Number	Consequentially Affected Provisions

# LANDSCAPES & RURAL CHARACTER 6

Delete Policy 6.3.33	Queenstown Wharves GP Limited ENV-2018-CHC-142	Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8
Amend Policy 6.3.33: Provide for appropriate commercial and recreational activities on the surface of water bodies <del>that do not involve construction of new structures.</del> (3.2.1.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.21, 3.3.30, 3.3.32).	Real Journeys Limited ENV-2018-CHC-131  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138	Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8  Strategic Policy 3.3.19, Policy 21.2.10.4, Policy 21.2.12.7, Policy 21.2.12.8