

QUEENSTOWN LAKES DISTRICT COUNCIL

SUBMISSION ON A VARIATION TO THE PROPOSED DISTRICT PLAN

UPPER CLUTHA LANDSCAPE VARIATION

UCLV=Upper Clutha Landscape Variation

SP=Strategic Policy SO=Strategic Objective

PALS=Priority Area Landscape Schedule(s)

BALS=Balance Area Landscape Schedule(s)¹

1. Introduction

1. This submission addresses issues in relation to the twelve RCL landscape schedules contained in the UCLV. I have no issue with the ONL landscape schedule also part of the variation.
2. I am fully supportive of the Council's decision to include the BALS in the district plan by means of this variation.
3. The BALS have been prepared professionally, and are the result of exceptional work by landscape experts. All parties to this hearing accept that the methodology used is identical to that used for the PALS, resulting in landscape schedules that are of the same quality, detail and form.
4. I am not disputing any of the wording in the BALS.
5. The matters addressed in this submission are legal matters relating to the incorporation into the district plan of the BALS contained in the variation. In my submission this is not consistent with matters held in the Court's decisions and because of this the variation in the form proposed does not satisfy S.5 or S.7 of the Act, especially S.7[c]².

2. Landscape Schedule Regime

6. I have read the Council's opening legal submissions and note the claim that amendments to Chapter 3 are out of scope³.
7. The Court has incorporated a landscape schedule regime into the district plan in order to control the effects of development in the Rural Zone. In my submission for the variation to be consistent with this regime the BALS must be specifically listed and referenced in Chapter 3 (per my Appendix A) rather than hidden away at the back of the district plan.
8. Scope to amend the SO's and SP's in Chapter 3⁴ flows from the Court's decisions⁵. It is incumbent on the Council to follow the

¹ The 12 RCL BALS included in the variation. I prefer Balance Area Landscape Schedule to Non-Priority Area Landscape Schedule because this terminology implies of a lower order or of less importance..

² Especially S.7[c]. S.7 relates to Rural Character Landscapes

³ I also note that the S.42 report and conferencing claim that my submission is out of scope where it seeks to amend the SO's and SP's.

district plan blueprint for landscape schedules set out in those decisions, unless there is a valid planning or legal reason not to do so. In my submission there isn't. In my submission the Council has publicly notified a variation that is inconsistent with the Court's decisions.

9. I am not relitigating findings made by the Environment Court here⁶, but rather am supporting findings made by the Environment Court. On the other hand the Council is, bizarrely, ignoring some of those findings.
10. In its decisions the Court found that in order to satisfy S.7[c] landscape schedules (not just Priority Area landscape schedules) were a sound basis and an essential tool for assessing development capacity in the Rural Zone.
11. The Court held that landscape schedules are high level tools and so must be specifically listed in Chapter 3.
12. The Court undertook a thorough and exhaustive process at the district plan hearings over several years. The Council has, inexplicably, ignored the findings of the Court in relation to how the BALS should appear in the district plan. In my submission the commissioners must rely on those decisions, and in doing so has no option but to recommend amendments to the Chapter 3 SP's and SO's in the manner proposed in this submission, or similar amendments with the same intent.
13. The Court held that landscape values could only be protected by the inclusion of landscape schedules⁷ into the district plan. The S.32 report states this in paragraph 3.2:
"The Environment Court has previously identified that it is difficult to protect the landscape values of ONL/Fs, and maintain the landscape character, and maintain or enhance visual amenity values of RCLs without first identifying those values."
14. The Court's decision to require landscape schedules in the district plan delighted the Environmental Society⁸ which had been fighting for many years for effective district plan provisions that controlled the density and style of development in the Rural Zone. The identification of development capacity is central to the Court's landscape schedule regime.
15. The purpose of today's variation is to extend that landscape schedule regime to the entire RCL in the Upper Clutha basin. This is entirely consistent with the Court's decisions providing that the twelve new RCL landscape schedules are not categorised as Priority Areas.

⁴ And any consequential amendments

⁵ Judge Hassan's division PDP decisions 2.1 to 2.12 between December 2019 and October 2021

⁶ QLDC opening legal submissions paragraph 3.8

⁷ The landscape schedules are based on Values Identification Frameworks

⁸ The Upper Clutha Environmental Society

16. In relation to extension of the landscape schedule regime to cover the entire Upper Clutha RCL the Court said⁹:

“By way of background to this choice of a very large PA, QLDC explains how it has undertaken to complete a landscape study of the entire RCL. In essence, it has given this undertaking to the Upper Clutha Environmental Society Inc (UCESI). That is in the context of UCESI's withdrawal of a High Court appeal. We observe that QLDC's election to take this approach represents an effective reversal of the position it took in the hearing for Decision 2.2. Nevertheless, QLDC is now of the view that the entire Upper Clutha RCL should be listed as a PA so as to be subject to the Values Identification Framework process.”¹⁰.

17. It can be seen that the Council decided to treat the entire Upper Clutha RCL as a Priority Area.

18. There is a long discussion in decision 2.5 in relation to this issue. The upshot was that the Court held that while *“it was also QDLC's prerogative to have decided to undertake an Upper Clutha Landscape Study”¹¹* the RCL balance areas could not be included in the plan as Priority Areas¹²:

“It was open to QLDC to respond to the directions in Decision 2.2 in the manner it has in its 10 July 2020 memorandum (including that the entire Upper Clutha RCL be identified as a Priority Area). Whether or not it will be so identified is a matter for the court to determine on the evidence before it.”

19. The reason the Court held that the Balance Areas should not be Priority Areas¹³ was because the Court was wedded to its regime (described in Decision 2.2) where only Upper Clutha RCL areas that were currently under development pressure should be Priority Areas. The Court also made great play of the fact that preparing the BALS would impose too much work on the Council, saying¹⁴:

“It can be realistically anticipated that such a task, if timetabled, could take several years.”

20. In my submission the Court made an excellent decision to instigate the landscape schedule regime for Priority Areas. It was logical for the Court to refuse to accept the BALS as Priority Areas because these areas were not under development pressure at that time.

21. In retrospect it is clear that the Council should not have asked the Court to categorise the Balance Areas as Priority Areas¹⁵. But at no

⁹ Decision 2.5 paragraph 14

¹⁰ The Values Identification Framework process is used to write the landscape schedule.

¹¹ Decision 2.5 paragraph 46. Council's opening legal submissions confirm this in para.12

¹² Decision 2.5 paragraph 44

¹³ Decision 2.5 paragraph 47

¹⁴ Decision 2.5 paragraph 60

¹⁵ The Upper Clutha Environmental Society had nothing to do with this categorisation. Its position all along was simply that landscape schedules should be prepared for the entire Upper Clutha RCL.

stage did the Court rule out incorporating landscape schedules prepared for the Balance Areas appearing in the PDP. Nor did it them rule out from appearing in Chapter 3. It held only that they couldn't be categorised as Priority Areas.

22. The Council should have categorised the additional landscape schedules as balance or non-priority areas (as it has done in the UCLV) so that they were not at odds with the Court's Priority Area regime.

23. The main reason the Court decided not to require landscape schedules that covered the entire RCL was because it was concerned about the amount of time and resources needed to prepare them¹⁶. But for this, the Court would have supported preparation of Non-Priority RCL landscape schedules and it is reasonable to assume that the Court would have supported these being listed in Chapter 3 in a manner similar to the PALS, so long as they were identified as BALS.

24. In relation to evidence supporting preparation of landscape schedules across the whole Queenstown Lakes District the Court said¹⁷:

"Rather, on all these matters, we find in favour of leaving these matters to QLDC's discretionary judgment as the planning authority."

25. The Court's decisions recognise throughout that the Council has the prerogative to write the district plan as it sees fit. The decisions make it clear that landscape schedules are of strategic importance and so must be specifically listed in Chapter 3 (see below). Council's prerogative cannot extend to ignoring the Court's decisions on how the landscape schedules should appear in the district plan. It cannot exclude landscape schedules from Chapter 3 and instead hide them away at the back of the plan.

26. In Decision 2.2, which was the decision that decided on the landscape schedule regime, the Court specifically stated that the Council was entitled, as the planning authority, to prepare landscape schedules for other RCL areas should it choose to do so¹⁸:

"This decision provides for these Values' Identification Frameworks SPs only in relation to what will be specified Priority Areas....Nor do our findings limit QLDC's ability, as the planning authority, to seek Sch 1 plan changes for other ONF/L and RCL areas."

27. It can be seen here that the Court links the preparation of additional non-Priority Area landscape schedules to the SP's in Chapter 3.

¹⁶ This is no longer an issue

¹⁷ Decision 2.2 paragraph 164

¹⁸ Decision 2.2 paragraph 369

28. The UCLV, mistakenly, seems to interpret the Court's position, described above, as ruling out listing details of the BALS in Chapter 3. This is not the case. The Court's only concern was that the BALS should not be categorised as Priority Area schedules.
29. It follows that the BALS must be clearly differentiated from the PALS. This is consistent with the approach I have taken in this submission and in my Appendix A.
30. It is possible the commissioners will wish to include a paragraph in Chapter 3 further spelling out the difference between the PALS and BALS in addition to the amendments in Appendix A. I would be supportive of this.
31. Protection of landscape values will only be accorded if the BALS appear in the district plan in the same way as the PALS appear in the plan.
32. The amendments suggested in my submission are expressly sanctioned by the Court's decisions in order to satisfy S.6(b) and S.7(c). In decision 2.2¹⁹ it states (underline added):

166. In principle, in the development of a district plan, there should be an iterative relationship between landscape assessment and landscape capacity assessment in calibrating the plan's response to ss6(b) and 7(c), RMA as follows:

(a) landscape assessments serve to elicit values sought to be protected, for s6(b) purposes, or maintained or enhanced for s7(c) purposes so as to help test the settings in the district plan for enablement of subdivision, use and development in ONF/Ls and RCLs;

(b) landscape capacity assessments serve to test the capacity of initially identified values to tolerate land use change or development, particularly as may be anticipated over the life of the district plan;

(c) both landscape assessment and landscape capacity assessment serve to ensure judgments on what the district plan seeks to protect, for s6(b) purposes, or maintain or enhance for s7(c) purposes, are properly informed.

33. The Court makes no distinction here between PA and BA.

3. Scope

34. The out of scope argument promulgated by the Council²⁰ in its opening legal submissions derives from the fact that, inexplicably, the 12 BALS contained in the publicly notified UCLV have not been listed in the SO's and SP's in Chapter 3. This non-listing seems to

¹⁹ Decision 2.2 para.166

²⁰ And planning experts who say changes to Chapter 3 SO's and SP's are out of scope-Council's opening submission para. 3.8. This is a legal matter; the planner's opinions have no weight.

rely on the fact that the areas covered by the BALS are in some way less important or different to those covered by the PALS.

35. Neither of these reasons is true. The RCL areas covered by the BALS often have higher landscape values than the areas covered by the PALS. (I happen to live in one of the BALS areas.)²¹ The boundaries between Priority Areas and Balance Areas are tenuous and subject to change. A single fast-track subdivision application would be likely to turn an RCL area from being a BA to a PA.

36. I commented on both of the above issues in my submission on Areas of Interest.

37. The Court makes reference to the entire Upper Clutha RCL in Decision 2.2 saying²² (bracket added):

“The position is similar for the Upper Clutha RCL insofar as the DV (Decision Version of the PDP) fails to give any helpful direction on landscape character and values, and associated landscape capacity for residential development change. Rather, it leaves these matters at significant risk because the DV’s objectives, policies and assessment matters would leave a great deal to discretionary judgment, case-by-case.”

38. The Court does not differentiate between Priority Areas and Balance Areas in assessing the existing “significant risk” in the Upper Clutha RCL. This is a pattern in the decisions; Decision 2.2 paragraph 274 is another example.

39. I accept that the amendments I propose to the Chapter 3 objectives and policies in Appendix A of this submission (and any consequential amendments) were not detailed in the publicly notified UCLV. The question arises would anybody reading the notified version of the UCLV suffer prejudice because of this?

40. As the council’s opening submission explains²³:

“there must be no real risk that people directly affected by additional changes proposed in the submission have been denied an effective response to those additional changes on the plan change process; “To override the reasonable interests of people and communities by a submissional side-wind would not be robust, sustainable management of natural resources.”

41. In my submission no prejudice at all will result. Neither will the “reasonable interests” of people who have an interest in this process be overridden. Nor will the legal rights of the public be affected.

42. This is because anybody making a relevant and informed submission on the UCLV must first have been intimately familiar with the Court’s decisions in relation to landscape schedules. Such submitters would have been well aware that the Court considered

²¹ Ms. Gilbert may have a view on this

²² Decision 2.2 paragraph 309

²³ Paragraph 3.1(b)

landscape schedules of such strategic importance that they warranted inclusion in Chapter 3²⁴. Indeed the variation already adds one additional landscape schedule to Chapter 3 so this likelihood has been flagged. It was always likely (in my submission mandatory) that the UCLV would result in amendments that would list the twelve BALS in Chapter 3.

43. Council's opening legal submissions makes the point that the BALS "are proposed to be inserted into Chapter 21 Rural Zone of the PDP in the same way as the PA landscape schedules"²⁵. If PALS and BALS are to be treated the same way in Chapter 21 then they should be treated the same way in Chapter 3.

44. There is an attempt to explain the different treatment of the BALS in the PDP in paragraph 1.2 of the S.32 report:

"The intention is that the PA and non-PA schedules proposed for inclusion in the PDP through this Variation will sit alongside the PA schedules confirmed by Council's 6 June 2024 decisions. The two variations are therefore distinct, and do not overlap, despite the approach taken to developing this Variation drawing on the earlier Variation, where relevant."

45. The twelve BALS do not "sit alongside the Priority Area schedules" in Chapter 3—they don't appear there at all.

46. The two variations are in no way "distinct". They are identical in methodology and purpose; they are complementary.

47. In my submission there is no credible evidence or reason that supports treating the BALS differently to the PALS in terms of how they appear in the district plan.

48. The only argument that might possibly justify the BALS being treated differently would be if it could be demonstrated, through evidence, that none of the areas covered by the BALS would ever come under development pressure during the approximate 15 year lifetime of the district plan.

49. This is fanciful. I have commented in my Areas of Interest submission on one of the BALS areas that, after only a few years, should now almost certainly be categorised as a Priority Area rather than a Balance Area due to development pressure.²⁶

4. Chapter 3-Strategic Direction

50. Chapter 3 is the central issue in this submission. I have already shown above that the Court has recognised the Council's right to

²⁴ It is likely that most, if not all, of these submitters would have been surprised to see that the 12 BALS were not listed in Chapter 3.

²⁵ QLDC opening legal submission paragraph 1.4.

²⁶ Ms. Gilbert could assess this as a landscape expert if necessary.

prepare additional RCL schedules and link these to the SP's in Chapter 3.

51. The Court expressly found that the information contained in the landscape schedules should be recognised in the SP's²⁷:

"We agree with Mr Ferguson that landscape assessments and landscape capacity assessments are both important and should be recognised in the new Strategic Policies."

52. The S.32 report describes the importance of the variation to Chapters 3 and 6²⁸ (I have amended this [in blue] because it is inaccurate):

1.3 The objective of the Upper Clutha Landscape Schedules Variation is to:

(b) implement the requirements of the PDP relating to Upper Clutha BA's through the introduction of twelve landscape schedules to better achieve the objectives and policies of Chapters 3 (Strategic Direction) and 6 (Landscapes-Rural Character) by providing detailed descriptions of the values to be maintained or enhanced for Upper Clutha RCL'S that are not PA's

53. In several other places the s.32 report explains that central to the variation is achieving the landscape outcomes required by Chapter 3. For instance:

In paragraph 3.1:

"This Variation relates to strategic issues 2 and 4 in Chapter 3 Strategic Direction of the PDP...."

In paragraph 5.12 (underlined added)

"The schedules provide clarity on what is sought to be maintained, or enhanced within each identified non-PA RCL schedule area, by identifying the landscape character and visual amenity values. This provides more detail to support the policy framework. The schedules provide certainty that the landscape outcomes set out in Chapter 3 of the PDP will be achieved."

54. In paragraph 6.27:

"The following chapters of the PDP are relevant to this Variation:

a. Strategic Direction-Chapter 3"

55. At conferencing some of the planning experts expressed concern about how the BALS "fit with the higher order of the PDP"²⁹. They are correct. This is the core issue addressed in this submission. But to address this issue Ms. Frew recommends only that an amendment be made to the 21.23 Preamble "to assist with the

²⁷ Decision 2.2 Paragraph 165

²⁸ S.32 report Paragraph 1.3

²⁹ Frew rebuttal evidence para. 5.8

implementation of Chapter 3 and 6 policies”³⁰. This is entirely inadequate; the BALS must be listed in Chapter 3 (SP3.3.39) in order that their higher order importance is clear.

56. The variation, in its current form, but including the suggested Frew amendment, does not “provide certainty that the landscape outcomes set out in Chapter 3 of the PDP will be achieved” (see quote above). This is because the BALS are not specifically named, listed and referenced in the same manner as the PALS in Chapter 3, despite serving an identical purpose.
57. Counsel for the Council states that, like the PALS, the BALS “provide a high level starting point for a landscape assessment”³¹ yet they are missing in action in the high level Chapter 3.
58. In my submission minor amendments are required to Chapter 3 of the district plan so that the BALS are referenced in a manner identical to that of the PALS. The necessary amendments are detailed by means of blue text in my Appendix A. These minor amendments do not in any way change the intent of the objectives and policies with regard to the Priority Areas.
59. The BALS are listed by name in SP3.3.39 in the same way that the PALS are listed. This is consistent with the Court’s decisions where the central finding was that landscape schedules are a necessary high level planning tool for assessing rural resource consent applications.
60. Chapter 3 is the Strategic Direction chapter in the district plan. Failing to list the BALS by name will mean that anybody reading the district plan will have to read all the way down to Chapter 21 before they would find a description of the areas covered by the BALS.
61. In my submission the amendments in Appendix A are required in order to make the district plan consistent with the landscape schedule blueprint in the Court’s decisions. The Court’s decisions give scope for these amendments.
62. While, in my submission I don’t think this is necessary, another option would be to make the minor amendments³² in Appendix A using Clause 16 of Schedule 1. The key “Neutral” test here requires that the legal rights of the public must not be affected. These rights would clearly not be affected as there are already links proposed (albeit grossly inadequate) between Chapter 3 and the BALS in Chapter 21. The amendments simply make the high order nature of the BALS more explicit and correct the inconsistent treatment of landscape schedules in the district plan.
63. Under the current form of the variation lawyers for resource consent applicants will inevitably argue that the BALS have only minor

³⁰ Frew rebuttal evidence paras 5.6 and 5.9

³¹ Council opening legal submissions para. 5.10

³² There are 13 pages of SP’s and SO’s in Chapter 3. Appendix A only makes a significant change to one SP, SP3.3.39, and some minor housekeeping amendments related to this

strategic importance because, unlike the PALS, they are not listed by name in Chapter 3. Instead their details are hidden away at the back of the plan. For this reason lawyers will argue that the information contained in the BALS should be given little weight. The extensive and excellent work undertaken by the Council in preparing the BALS will be largely wasted.

64.As the Council's opening legal submissions state:

“the Panel must consider:

(a) Whether the Variation is designed to accord with, and assist a territorial authority to carry out its functions, to achieve the purpose of the RMA;

65.In my submission the variation in its current form does not achieve the purpose of the RMA. It does not represent sustainable management. It will result in planning outcomes that do not satisfy either S.5 or S.7 (especially S.7[c]) of the Act.

Julian Haworth 25 August 2026

3 Strategic Direction

APPENDIX A

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. distinctive lakes, rivers, alpine and high country 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;
- j. indigenous biodiversity and ecosystems.

3.1A Strategic Issues

The following Strategic Issues are overarching. While not intended to be an exhaustive list or description of issues to be addressed in the District's pursuit of sustainable management, these Strategic Issues are identified as warranting to be addressed at the present time and during the lifetime of the Plan (and beyond) to enable the retention of the special qualities listed at a. - j. of 3.1 Purpose:

- a. Strategic Issue 1: Economic prosperity and equity, including strong and robust town centres, and the social and economic wellbeing and resilience of the District's communities may be challenged if the District's economic base lacks diversification.
- b. Strategic Issue 2: Growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding natural features and outstanding natural landscapes.
- c. Strategic Issue 3: High growth rates can challenge the qualities that people value in their communities.
- d. Strategic Issue 4: Some resources of the District's natural environment, particularly its outstanding natural features and outstanding natural landscapes and their landscape values, require effective identification and protection in their own right as well as for their significant contribution to the District's economy.
- e. Strategic Issue 5: The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.
- f. Strategic Issue 6: Tangata Whenua status and values require recognition in the District Plan.

3.1B Interpretation and Application of this Chapter

- 3.1B.1 For the purpose of plan development, including plan changes, the Strategic Objectives and Strategic Policies in this Chapter provide direction for the development of the more detailed provisions contained elsewhere in the District Plan in relation to the Strategic Issues.

- 3.1B.2 For the purpose of plan implementation (including in the determination of resource consent applications and notices of requirement):
- a. the Strategic Objectives and Strategic Policies in this Chapter may provide guidance on what the related objectives and policies in other chapters of the Plan are seeking to achieve in relation to the Strategic Issues;
 - b. the relevant objectives and policies of the plan (including Strategic Objectives and Strategic Policies in this Chapter) are to be considered together and no fixed hierarchy exists between them.
- 3.1B.3 In this plan, the notation 'SO' means 'Strategic Objective'. The notation 'SP' means 'Strategic Policy'.
- 3.1B.4 The following relationships apply as between Strategic Objectives and Strategic Policies of this Chapter:
- a. Where it is intended that a Strategic Objective elaborates on another Strategic Objective, that is specified in italicised text in brackets immediately following the Strategic Objective that is elaborated on. Unless otherwise specified, where a Strategic Objective enumerated to three digits (e.g. 3.2.1) ('Three Digit Strategic Objective') is followed by one or more Strategic Objectives enumerated to four digits (e.g. 3.2.1.1. 3.2.1.2) ('Four Digit Strategic Objective'), those Four Digit Strategic Objectives elaborate on that Three Digit Strategic Objective;
 - b. Many Strategic Policies in Chapter 3 implement more than one Strategic Objective. This is reflected in how Strategic Policies are grouped. The relationship(s) intended between individual Strategic Policies and the relevant Strategic Objective(s) is specified in the italicised text in brackets following each such Strategic Policy.
- 3.1B.5 In this Chapter:
- a. 'Exception Zone' means any of the following, to the extent that the Zone (or Sub-Zone) is depicted on the planning maps:
 - i. The Ski Area Sub-Zone;
 - ii. The Rural Residential Zone and Rural Lifestyle Zone (Chapter 22);
 - iii. The Gibbston Character Zone (Chapter 23);
 - iv. The Jacks Point Zone (Chapter 41).
 - b. 'Landscape capacity':
 - i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means the capacity of a landscape or feature to accommodate subdivision and development without compromising its identified landscape values;
 - ii. in relation to a landscape character area in a Rural Character Landscape, means the capacity of the landscape character area to accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values;
 - c. 'Landscape values' in relation to any Outstanding Natural Feature, Outstanding Natural Landscape or Rural Character Landscape includes biophysical, sensory and associative attributes (and 'values' has a corresponding meaning);
 - d. 'Rural Living' means residential-type development in a Rural Character Landscape or on an Outstanding Natural Feature or in an Outstanding Natural Landscape, including

of the nature anticipated in a Rural Residential or Rural Lifestyle Zone but excluding residential development for farming or other rural production activities;

- e. 'Priority Area':
 - i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means an area listed in SP 3.3.36 and shown on the maps [held on [QLDC reference file]];
 - ii. in relation to the Upper Clutha Rural Character Landscape, means an area listed in SP 3.3.39 and shown on the maps in Schedule 21 [held on [QLDC reference file]].
- f. 'Best practice landscape methodology' in relation to the identification of landscape values or related landscape capacity or their assessment includes a methodology produced or recommended by a reputable professional body for landscape architects.

3.1B.6 The following Strategic Objectives and Strategic Policies (or specified parts thereof) do not apply to the consideration or determination of any applications for any subdivision, use or development within any of the Exception Zones except insofar as the receiving environment includes an Outstanding Natural Feature or Outstanding Natural Landscape (or part thereof) that is outside the Exception Zone:

- a. SO 3.2.1.7.a, SO 3.2.1.8.a, SO 3.2.5.1, SO 3.2.5.2; and
- b. SP 3.3.2.a, SP 3.3.21.a, SP 3.3.23.a, SP 3.3.29, SP 3.3.30, SP 3.3.31.

For avoidance of doubt, the above identified Strategic Objectives and Strategic Policies apply to plan development, including Plan Changes.

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 places, facilities and services are realised across the District.
- 3.2.1.2 The Queenstown and Wānaka town centres¹ are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.
- 3.2.1.3 The Frankton urban area (including the Remarkables Park mixed use centre) functions primarily as a major commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.
- 3.2.1.4 The key function of the commercial core of Three Parks is focused on large format retail development.

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

- 3.2.1.5 Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wānaka town centres², Frankton and Three Parks, are sustained.
- 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 are enabled provided those uses are consistent with:
- the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;
 - the maintenance of the landscape character of Rural Character Landscapes and the maintenance or enhancement of their visual amenity values; and
 - the maintenance of significant nature conservation values.
- 3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that:
- the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;
 - the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and
 - significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.
- 3.2.1.9 *[subject to ongoing discussions]*
- 3.2.2 Urban growth is managed in a strategic and integrated manner. (addresses Issue 2)**
- (SO 3.2.1.9 also elaborates on SO 3.2.2).*
- 3.2.2.1 Urban development occurs in a logical manner so as to:
- promote a compact, well designed and integrated urban form;
 - build on historical urban settlement patterns;
 - achieve a built environment that provides desirable, healthy and safe places to live, work and play;
 - minimise the natural hazard risk, taking into account the predicted effects of climate change;
 - protect the District's rural landscapes from sporadic and sprawling urban development;
 - ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
 - contain a high quality network of open spaces and community facilities; and
 - be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure.

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

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

(SO 3.2.2.1 also elaborates on SO 3.2.3).

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

3.2.3.2 Built form integrates well with its surrounding urban environment.

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

(SO 3.2.1.7 and 3.2.1.8 also elaborate on SO 3.2.4).

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 where possible, and protected from inappropriate subdivision, use and development.

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.

3.2.4.6 The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.

3.2.4.7 The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.

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

(SO 3.2.1.7, 3.2.1.8 and 3.2.2.1 also elaborate on SO 3.2.5).

Outstanding Natural Features and Outstanding Natural Landscapes

3.2.5.1 The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.

3.2.5.2 Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- a. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or
- b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.

- 3.2.5.3 In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.
- 3.2.5.4 In each Exception Zone located within or part within Outstanding Natural Features and Outstanding Natural Landscapes, any application for subdivision, use and development is provided for:
- to the extent anticipated by that Exception Zone; and
 - on the basis that any additional subdivision, use and development not provided for by that Exception Zone protects the landscape values of the relevant Outstanding Natural Feature or Outstanding Natural Landscape.

Rural Character Landscapes

- 3.2.5.5 Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that:
- landscape character is maintained; and
 - visual amenity values are maintained or enhanced.
- 3.2.5.6 In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.
- 3.2.5.7 In Rural Character Landscapes of the Upper Clutha Basin:
- Priority and Upper Clutha Balance Areas of Rural Character Landscapes are identified; and
 - associated landscape character and visual amenity values and related landscape capacity are identified.

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*)

(SO 3.2.1.1 – 3.2.1.8, 3.2.2.1, 3.2.3.1, and 3.2.3.2 also elaborate on SO 3.2.6)

- 3.2.6.1 The accessibility needs of the District's residents and communities to places, services and facilities are met.
- 3.2.6.2 A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.
- 3.2.6.3 The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for residents of the District is recognised and provided for through appropriate location and sound design.

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 wāhitūpuna, 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 Wānaka town centres 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 SO 3.2.1, 3.2.1.1 and 3.2.1.2)*
- 3.3.2** In rural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the District's landscapes provided that those activities are located and designed and are of a nature that:
- a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and
 - b. maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes.
- (relevant to SO 3.2.1, 3.2.1.1, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, and 3.2.5.6)*

Town Centres and other Commercial and Industrial Areas

- 3.3.3** Provide a planning framework for the Queenstown and Wānaka 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 SO 3.2.1, 3.2.1.2, 3.2.6, 3.2.6.2 and 3.2.6.3)*
- 3.3.4** Avoid new commercial zoning of land that is likely to undermine the role of the Queenstown and Wānaka town centres as the primary focus for the District's economic activity. *(relevant to SO 3.2.1, 3.2.1.2)*
- 3.3.5** Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes. *(relevant to SO 3.2.1, 3.2.1.3)*
- 3.3.6** Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District. *(relevant to SO 3.2.1, 3.2.1.3)*
- 3.3.7** Avoid additional commercial zoning that is likely to 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 SO 3.2.1, 3.2.1.3)*
- 3.3.8** Provide a planning framework for the commercial core of Three Parks that enables large format retail development. *(relevant to SO 3.2.1, 3.2.1.4)*
- 3.3.9** Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. *(relevant to SO 3.2.1, 3.2.1.3 and 3.2.1.5)*
- 3.3.10** Support the role settlement commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose. *(relevant to SO 3.2.1, 3.2.1.5)*

- 3.3.11** Avoid commercial rezoning that is likely to undermine the key local service and employment function role that the centres outside of the Queenstown and Wānaka town centres, Frankton and Three Parks fulfil. *(relevant to SO 3.2.1, 3.2.1.5)*
- 3.3.12** Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification. *(relevant to SO 3.2.1, 3.2.1.1, 3.2.1.2, 3.2.1.3, 3.2.1.4, 3.2.1.5, 3.2.1.6 and 3.2.1.9)*

Climate Change

- 3.3.13** Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change. *(relevant to SO 3.2.2, 3.2.2.1 and 3.2.6, 3.2.6.2)*

Urban Development

- 3.3.14** Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements. *(relevant to SO 3.2.2, 3.2.2.1)*
- 3.3.15** Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs. *(relevant to SO 3.2.1, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.3.24, 3.2.5, 3.2.5.1 - 3.2.5.7)*
- 3.3.16** Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. *(relevant to SO 3.2.1, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.3.24, 3.2.5, 3.2.5.1 - 3.2.5.7)*

Heritage

- 3.3.17** Identify heritage items and ensure they are protected from inappropriate development. *(relevant to SO 3.2.2, 3.2.2.1, and 3.2.3.1)*

Natural Environment

- 3.3.18** Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas (SNAs). *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.4.6 and 3.2.4.7)*
- 3.3.19** Protect SNAs and encourage enhanced indigenous biodiversity outcomes. *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1, 3.2.4.2, 3.2.4.3, 3.2.4.4, 3.2.4.6 and 3.2.4.7)*
- 3.3.20** 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 is safeguarded; and natural character is maintained or enhanced as far as practicable. *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1, 3.2.4.3, 3.2.4.4)*

Rural Activities

- 3.3.21** Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:

- a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or
- b. maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.

(relevant to SO 3.2.1, 3.2.1.7, and 3.2.5, 3.2.5.1 - 3.2.5.7)

3.3.22 Provide for rural living opportunities in areas identified on the District Plan web mapping application as appropriate for rural living developments. *(relevant to SO3.2.1, 3.2.1.8, 3.2.5, 3.2.5.1 - 3.2.5.7)*

3.3.23 Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and
- b. the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.5, 3.2.5.1 - 3.2.5.7)

3.3.24 *[subject to ongoing discussions]*

3.3.25 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 SO3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1 and 3.2.4.4)*

3.3.26 Avoid 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 SO 3.2.4, 3.2.4.2)*

3.3.27 Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. *(relevant to SO 3.2.4, 3.2.4.5)*

Outstanding Natural Features and Landscapes and Rural Character Landscape

3.3.28 Identify the District's Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan web mapping application. *(relevant to SO3.2.5, 3.2.5.1)*

3.3.29 For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:

- a. for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP3.3.36-3.3.38 and otherwise through the landscape assessment methodology in SP3.3.45 and through best practice landscape assessment methodology; and
- b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology.

(relevant to SO 3.2.5, 3.2.5.1)

3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes. *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4 and 3.2.5.6)*

- 3.3.31** Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change. *(relevant to SO 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.2 – 3.2.5.4)*
- 3.3.32** Identify the District's Rural Character Landscapes on the District Plan web mapping application. *(relevant to SO3.2.5, 3.2.5.5, 3.2.5.7)*
- 3.3.33** For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:
- a. for Priority and Upper Clutha Balance Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP 3.3.39-3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and
 - b. through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design.
- (relevant to SO 3.2.5, 3.2.5.5 – 3.2.5.7)*
- 3.3.34** For any Priority or Upper Clutha Balance Area of any Rural Character Landscape where landscape character and visual amenity values and related landscape capacity are identified in Schedule 21.23, ensure that new subdivision and development for the purposes of Rural Living:
- a. maintains that landscape character;
 - b. enhances any visual amenity value that Schedule 21.23 specifies to be enhanced; and
 - c. otherwise maintains those identified visual amenity values.
- (relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.5)*
- 3.3.35** In any Rural Character Landscape that has not achieved the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:
- a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context:
 - i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping;
 - ii. the landscape character and visual amenity values of that landscape character area are identified; and
 - iii. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.23 are met; and
 - b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values identified in relation to that landscape character area and the wider landscape context.
- (relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.5)*

Values Identification Framework for Priority Areas for Outstanding Natural Features and Outstanding Natural Landscapes

- 3.3.36** Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]:

- a. parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.
 - b. parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hāwea South and North Grandview, Lake McKay Station and environs and Mata au-Clutha River. [Added in Variation]
- (relevant to SO 3.2.5, 3.2.5.1)

3.3.37 For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:

- a. the landscape attributes (physical, sensory and associative);
 - b. the landscape values; and
 - c. the related landscape capacity.
- (relevant to SO 3.2.5, 3.2.5.1)

3.3.38 To achieve SP 3.3.37 for each Priority Area:

- a. identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;
 - b. describe in accordance with SP 3.3.43, and then rate, those attributes; and
 - c. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. urban expansions;
 - iv. intensive agriculture;
 - v. earthworks;
 - vi. farm buildings;
 - vii. mineral extraction;
 - viii. transport infrastructure;
 - ix. utilities and regionally significant infrastructure;
 - x. renewable energy generation;
 - xi. forestry;
 - xii. rural living.
- (relevant to SO 3.2.5, 3.2.5.1)

Values Identification Framework for Priority Areas for Rural Character Landscapes

3.3.39 Identify in Schedule 21.23 the following Rural Zone Priority Areas and Upper Clutha Balance Areas within the Upper Clutha Rural Character Landscapes shown on maps held on [QLDC reference file]:

- a. Cardrona River/Mt Barker Road RCL PA;
- b. Halliday Road/Corbridge RCL PA;
- c. West of Hāwea River RCL PA;
- d. Church Road/Shortcut Road RCL PA;
- e. Maungawera Valley RCL PA.
- f. [East of Wanaka-Mt Aspiring Road BA](#)
- g. [Studholme Road BA](#)

- h. Riverbank Road BA
- i. Wanaka airport environs BA
- j. Northern end of Criffel and Pisa Range BA
- k. East of Luggate BA
- l. Sheepskin Creek BA
- m. Kane Road and Luggate Tarras highway BA
- n. Hawea moraine BA
- o. Hawea terrace BA
- p. Crosshill BA
- q. Quartz Creek and Maungawera BA

(relevant to SO 3.2.5, 3.2.5.7)

3.3.40 For the Priority Areas and Upper Clutha Balance Areas listed in SP 3.3.39, according to SP 3.3.41, describe in Schedule 21.23 at an appropriate landscape scale:

- a. the landscape attributes (physical, sensory and associative);
- b. the landscape character and visual amenity values; and
- c. the related landscape capacity.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.41 To achieve SP 3.3.40 for each Priority and Upper Clutha Balance Area:

- a. identify and describe key public routes and viewpoints both within and in proximity to the Priority Areas and Upper Clutha Balance Areas (including waterbodies, roads, walkways and cycleways);
- b. identify the key physical, sensory and associative attributes that contribute to the landscape character and visual amenity values ;
- c. describe in accordance with SP 3.3.43, and then rate, those attributes;
- d. assess and record the relationship between the Priority Area or Upper Clutha Balance Area and the wider Rural Character Landscape context;
- e. assess and record the relationship between the Priority Area or Upper Clutha Balance Area and the Outstanding Natural Features within the Upper Clutha Basin;
- f. assess and record the relationship between the Priority Area or Upper Clutha Balance Area and the Outstanding Natural Landscapes that frame the Upper Clutha Basin; and
- g. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. urban expansions;
 - iv. intensive agriculture;
 - v. earthworks;
 - vi. farm buildings;
 - vii. mineral extraction;
 - viii. transport infrastructure;
 - ix. utilities and regionally significant infrastructure;
 - x. renewable energy generation;
 - xi. forestry;
 - xii. rural living.

(relevant to SO 3.2.5, 3.2.5.7)

- 3.3.42** The Council shall notify a proposed plan change to the District Plan by 30 June 2022 to implement SPs 3.3.36, 3.3.37, 3.3.39 and 3.3.40. *(relevant to SO 3.2.5, 3.2.5.1 and 3.2.5.7)*

Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes

- 3.3.43** In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:

- a. Physical attributes:
 - i. geology, geomorphology and topography;
 - ii. ecology;
 - iii. vegetation cover (exotic and indigenous);
 - iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;
 - v. land use (including settlements, buildings and structures; and
- b. Sensory (or experiential) attributes:
 - i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;
 - ii. aesthetic values including memorability and naturalness;
 - iii. wild or scenic values;
 - iv. transient values including values at certain times of the day or year;
 - v. experiential attributes, including the sounds and smells associated with the landscape; and
- c. Associative attributes:
 - i. whether the attributes identified in (a) and (b) are shared and recognised;
 - ii. cultural and spiritual values for Tangata Whenua;
 - iii. historical and heritage associations; and
 - iv. recreational values.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

- 3.3.44** Where any or any part of an Outstanding Natural Feature, Outstanding Natural Landscape or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area:

- a. is more or less important than the identified Priority Areas in terms of:
 - i. the landscape attributes and values, in the case of an Outstanding Natural Feature or Outstanding Natural Landscape;
 - ii. landscape character and visual amenity values, in the case of a Rural Character Landscape; or
- b. is more or less vulnerable to subdivision, use and development.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

Landscape Assessment Methodology

- 3.3.45** Landscape assessments shall:

- a. for Outstanding Natural Features and Outstanding Natural Landscapes:

- i. identify landscape attributes and values; and
 - ii. assess effects on those values and on related landscape capacity;
- b. for Rural Character Landscapes:
 - i. define a relevant landscape character area and its wider landscape context;
 - ii. identify the landscape character and visual amenity values of that landscape character area and within its wider landscape context; and
 - iii. assess effects on that character and those values and on related landscape capacity;
- c. in each case apply a consistent rating scale for attributes, values and effects.

Note: QLDC may, from time to time, promulgate and update guidelines that provide assistance in the application of best practice landscape assessment methodologies by publication on the QLDC website. Access will be via this link *[URL link to be added]*.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

3.3.46 The Landscape Assessment Methodology required by SP 3.3.45 is to be implemented when assessing:

- a. a proposed plan change affecting the rural environment;
- b. a resource consent application for the subdivision, use or development of land where:
 - i. the application is for a restricted discretionary, discretionary or non-complying activity; and
 - ii. the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or
- c. a notice of requirement where the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or
- d. a resource consent where the proposal (or part thereof) is in an Exception Zone in 3.1B.5 and gives rise to landscape effects on the receiving environment that includes an Outstanding Natural Feature or Outstanding Natural Landscape on land with Rural zoning outside that Exception Zone.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

Rural Zone Landscape Monitoring

3.3.47 The Council shall monitor the efficiency and effectiveness of the Rural Zone provisions and whether SO 3.2.5 is being achieved at intervals of not more than two and a half years, as follows:

- a. for those areas identified in Schedule 21.22 or 21.23, from *[insert date that any area is added to a schedule is made operative]*; and
- b. for those areas not identified in Schedule 21.22 or 21.23, from *[insert date determinative decision on Topic 2 issued]*.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

3.3.48 Procedures for monitoring shall include:

- a. keeping records, including compiling photographs, gathering information and undertaking or commissioning research addressing resource consent decisions granted for restricted discretionary, discretionary and non-complying activities,

- including evaluation of the commentary in those decisions to assess the implementation of the relevant provisions of Chapters 3, 4, 6 and 21;
- b. for those areas identified in Schedule 21.22, whether subdivision, use and development has protected the identified landscape values, having regard to (d) below;
 - c. for those areas identified in Schedule 21.23, whether subdivision, use and development has maintained the identified landscape character, and maintained or enhanced visual amenity values;
 - d. where the following activities have been approved, evaluating whether SO 3.2.5 is being achieved and related landscape capacity has not been exceeded as it relates to the areas surrounding that development:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. intensive agriculture;
 - iv. earthworks;
 - v. farm buildings;
 - vi. mineral extraction;
 - vii. transport infrastructure;
 - viii. utilities and regional significant infrastructure;
 - ix. renewable energy generation;
 - x. forestry;
 - xi. rural living;
 - e. identification of areas that are subject to particular development pressure including field reports to evaluate the implementation of the relevant provisions of Chapters 3, 4, 6 and 21.
- (relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)*

Cultural Environment

- 3.3.49** Avoid significant adverse effects on wāhitūpuna within the District. *(relevant to SO3.2.7, 3.2.7.1)*
- 3.3.50** Avoid remedy or mitigate other adverse effects on wāhitūpuna within the District. *(relevant to SO3.2.7, 3.2.7.1)*
- 3.3.51** Manage wāhitūpuna 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 SO3.2.7, 3.2.7.1 and 3.2.7.2)*