

## STRATEGIC DIRECTION 3

The following shows the amendments resulting from Environment Court interim decisions and as agreed through mediation, as identified in the Key. Refer to the Council's website for the statutory version of Chapter 3.

### As amended by Environment Court interim decisions:

- Topic 1 'A Resilient Economy' 5 August 2019;
- Topic 1 Erratum 26 August 2019;
- Topic 2 'Rural Landscapes' 19 December 2019.
- Topic 1 2<sup>nd</sup> interim decision 7 April 2020.
- Topic 2 interim decision 2.4 21 September 2020.
- Topic 2 interim decision 2.6 21 September 2020

### As amended by executed consent orders:

- Topic 3 Urban Development ENV-2018-000108, issued 20 August 2020
- Topic 4 Indigenous Vegetation and Biodiversity ENV-2018-000131, issued 25 March 2020

### Key for Chapter 3:

Decisions text is black.

All changes in underlined and ~~struck through~~ text.

Text highlighted blue is Topic 1 text

Text highlighted tan is Topic 2 text

Text highlighted orange is Topic 3 text

Text highlighted green is Topic 4

Topic 1 Subtopic 4, and Topic 2 Subtopic 11 Regionally Significant Infrastructure: provisions *subject to updated September 2019* consent documentation are in purple underlined and ~~struck through~~ text and highlighted grey [Not yet confirmed by the Court].

## 3 Strategic Direction

### 3.1 Purpose

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

- a. ~~dramatic 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;

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- 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.

Commented [CB3]: Topic 4. approved by Consent Order ENV-2018-000131

### 3.1A Strategic Issues

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

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. – i. of 3.1 Purpose:

- a. Strategic Issue 1: Economic prosperity and equity, including strong and robust town centres, requires economic diversification to enable and the social and economic wellbeing and resilience of the District's of people and 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: The District's natural environment, particularly its outstanding landscapes, has intrinsic qualities and values worthy of protection in their own right, as well as offering significant economic value to the District. 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.

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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 Strategic Policy.

3.1B.5 In 3.1.B.6 and SO 3.2.5.1A, 'Exception Zone' means any of the following, to the extent that the Zone (or Sub-Zone) is depicted on the planning maps:

- a. The Ski Area Sub-Zone;
- b. The Rural Residential Zone and Rural Lifestyle Zone (Chapter 22)
- c. The Gibbston Character Zone (Chapter 23);
- d. Jacks Point Special Zone (Chapter 41).

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 Landscape or Outstanding Natural Feature (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.x, SO 3.2.5.xx: and
- b. SP 3.3.1A.a, SP 3.3.20.a, 3.3.24.a, SP 3.3.29.x, SP 3.3.30, SP 3.3.30x.

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

3.1B.7 In this Chapter:

- a. '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 whilst maintaining its identified visual amenity values;
- b. 'Landscape values' in relation to any an Outstanding Natural Feature, Outstanding Natural Landscape or Rural Character Landscape includes

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biophysical, sensory and associative attributes (and 'values' has a corresponding meaning);

c. '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;

d. 'Priority Area':

i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means an area listed in SP x.x.x.x and shown on the maps in Schedule 21;

ii. in relation to the Upper Clutha Rural Character Landscape, means an area listed in SP x.x.x.x and shown on the maps in Schedule 21.

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

### 3.2 Strategic Objectives

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

- 3.2.1.1 The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.
- 3.2.1.2 The Queenstown and Wanaka town centres<sup>1</sup> 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.

<sup>1</sup> Defined by the extent of the Town Centre Zone in each case

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3.2.1.5 Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres<sup>2</sup>, 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 consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)~~

Agricultural land uses are enabled provided those uses are consistent with:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;
- b. the maintenance of the landscape character of Rural Character Landscapes and the maintenance or enhancement of their visual amenity values; and
- c. The maintenance of significant nature conservation values.

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

Diversification of land use in rural areas beyond traditional activities, including farming is enabled provided that:

- a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;
- b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and
- c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.

3.2.1.9 ~~Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs in a sustainable way, and to maintain the quality of the environment. (also elaborates on SO 3.2.2 following)~~

**Commented [SG8]:** Topic 1 Subtopic 4 (RSI): subject to consent documentation – updated to September 2019 version.

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

**Commented [CB9]:** Topic 3

(Strategic Objective 3.2.2.1 elaborates on Strategic Objective 3.2.2. SO 3.2.1.9 also elaborates on SO 3.2.2).

<sup>2</sup> Defined by the extent of the Town Centre Zone in each case

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

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District's rural landscapes from sporadic and sprawling urban development;
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g. contain a high quality network of open spaces and community facilities; and.
- h. be integrated with existing, and ~~planned future~~ proposed, infrastructure and appropriately manage effects on that infrastructure.  
(also elaborates on SO 3.2.3, 3.2.5 and 3.2.6 following)

**Commented [SP10]:** Topic 3: approved by Consent Order ENV-2018-000108

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

(Strategic Objective 3.2.3.1 elaborates on Strategic Objective 3.2.3. In addition, 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.

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

(Strategic Objectives 3.2.4.1 – 3.2.4B inclusive elaborate on Strategic Objective 3.2.4. In addition, SO 3.2.1.7 also elaborates 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 or indigenous plant or animal communities are maintained or enhanced.

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

*(Strategic Objectives 3.2.5.1 – 3.2.5.2A inclusive elaborate on Strategic Objective 3.2.5. In addition, SO 3.2.1.7, SO 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.x The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and landscape capacity are identified.

3.2.5.xx 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 Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected;

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 [x.x.x.y] [the intended new SP on assessment methodology] are protected.

Commented [CB13]: Confirmed by interim decision 2.6

3.2.5.xxx 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.

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

3.2.5.1A In each Exception Zone located within Outstanding Natural Features and Outstanding Natural Landscapes, any application for subdivision, use and development is provided for:

a. to the extent anticipated by that Exception Zone; and

b. on the basis that any additional subdivision, use and development not provided for by that Exception Zone protects landscape values.

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#### Rural Character Landscapes

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

Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:

a. landscape character is maintained; and

b. visual amenity values are maintained or enhanced.

3.2.5.iv 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.v In Rural Character Landscapes of the Upper Clutha Basin:

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- a. Priority Areas of Rural Zoned Rural Character Landscapes are identified, including by mapping; and
- b. associated landscape character and visual amenity values 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)

- 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.

Commented [CB15]: 3.2.6.1 – 3.2.6.3 2<sup>nd</sup> interim decision Topic 1. 7 April 2020.

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

*(Strategic Objectives 3.2.7.1 and 3.2.7.2 elaborate on Strategic Objective 3.2.7).*

- 3.2.7.1 Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wahi tupuna, are protected.
- 3.2.7.2 The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.

## 3.3 Strategic Policies

### Visitor Industry

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

3.3.1A 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.

### Town Centres and other Commercial and Industrial Areas



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- 3.3.2** Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. (relevant to S.O. 3.2.1.2).
- 3.3.3** Avoid new commercial zoning of land that is likely to ~~could~~ undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity. (relevant to S.O. 3.2.1.2).
- 3.3.4** Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes. (relevant to S.O. 3.2.1.3).
- 3.3.5** Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District. (relevant to S.O. 3.2.1.3).
- 3.3.6** Avoid additional commercial zoning that ~~will~~ 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 S.O. 3.2.1.3).
- 3.3.7** Provide a planning framework for the commercial core of Three Parks that enables large format retail development. (relevant to S.O. 3.2.1.4).
- 3.3.8** Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. (relevant to S.O. 3.2.1.3 and 3.2.1.5).
- 3.3.9** Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose. (relevant to S.O. 3.2.1.5).
- 3.3.10** Avoid commercial rezoning that ~~would~~ is likely to undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil. (relevant to S.O. 3.2.1.5).
- 3.3.11** Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification. (relevant to S.O. 3.2.1.1, 3.2.1.2, 3.2.1.5, 3.2.1.6 and 3.2.1.9).

### Climate Change

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

### Urban Development

- 3.3.13** Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wanaka and where required around other townships and Lake Hawea Township. (relevant to S.O. 3.2.2.1)

Commented [CB16]: Topic 1 erratum 26 August 2019.

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

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

### Heritage

**3.3.16** Identify heritage items and ensure they are protected from inappropriate development. (relevant to S.O. 3.2.2.1, and 3.2.3.1)

### Natural Environment

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

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

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

### Rural Activities

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

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 Landscape.

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

**3.3.22** Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments. (relevant to S.O. 3.2.1A, 3.2.1.7, 3.2.5.1 and 3.2.5.2)

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

**Commented [CB18]:** Topic 4: approved by Consent Order ENV-2018-000131

**Commented [CB19]:** Confirmed by interim decision 2.4

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

Ensure that the effects 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;

b. the maintenance of the landscape character of Rural Character Landscapes; and

c. the maintenance or enhancement of the visual amenity values of Rural Character Landscapes.

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

**Commented [SG20]:** Topic 2, Subtopic 11 (RSI): subject to consent documentation.

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

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

**Commented [CB21]:** Topic 4: approved by Consent Order ENV-2018-000131

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

### Landscapes

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

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

a. in Schedule 21.22 where applicable and otherwise through assessment processes; and

b. in accordance with the landscape assessment matters in SP[x.x.x.y] and sound landscape assessment methodology.

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

**3.3.30x** 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.

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- 3.3.31** Identify the District's Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2).
- 3.3.31X** For Rural Character Landscapes, identify landscape character to be maintained and visual amenity values to be maintained or enhanced and related landscape capacity:
- a. in Schedule 21.22 where applicable and otherwise through assessment processes;
  - b. in accordance with the landscape assessment matters in SP x.x.x.x and sound landscape assessment methodology; and
  - c. 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.
- 3.3.32x.** In any Priority Area of any Rural Character Landscape whose landscape character and visual amenity values are identified in Schedule 21.22, 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 21.22 specifies to be enhanced: and
  - C. otherwise maintains those identified visual amenity values.
- 3.3.32y** In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved all of the requirements of SP 3.3.32X, do not allow new subdivision or development for the purposes of Rural Living except where:
- a. according to the methodology in SP [x.x]:
    - i. a landscape character area for assessment purposes is identified at an appropriate 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 3.3.24 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 so identified in relation to that landscape character area.
- 3.3.XA** [to come new SPs for Values Identification Frameworks]
- 3.3.XB** [to come new SP(s) for Landscape Assessment Methodology]
- 3.3.XC** [to come revision of the monitoring SPs 3.3.32B and following]
- 3.3.32** Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)

### Cultural Environment

## STRATEGIC DIRECTION 3

- 3.3.33 Avoid significant adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)
- 3.3.34 Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)
- 3.3.35 Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū. (relevant to S.O.3.2.7.1 and 3.2.7.2)

### Regionally Significant Infrastructure

- 3.3.36 Provide for the functional needs of regionally significant infrastructure while managing its adverse effects on the environment. (relevant to S.O. 3.2.1.9)
- 3.3.37 Protect regionally significant infrastructure by managing the adverse effects of incompatible activities. (relevant to S.O. 3.2.1.9)

**Commented [SG22]:** Topic 1, Subtopic 4 (RSI): subject to draft consent documentation. Heading and two new policies.