

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Streams 1A
and 1B – Introduction,
Strategic Direction and
Urban Development

**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES
DISTRICT COUNCIL FILING REDRAFTED OBJECTIVES**

18 MARCH 2016

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MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of the Queenstown Lakes District Council (**Council**) in order to provide the Hearings Panel (**Panel**) with redrafted objectives.
2. At the presentation of the Council's case at the Strategic Directions hearing the Panel asked the Council to assist the Panel by providing redrafted objectives. These are provided at **Schedule 1** of this memorandum, for the Strategic Direction and Landscape chapters of the Proposed District Plan (**PDP**). Mr Paetz does not consider the Urban Development objectives need to be redrafted.
3. The document at Schedule 1 is a working draft and does not reflect the Council Officer's position. Any updated recommendations of Council Officer's will be provided to the Panel in its written right of reply, which we understand is to be filed 5 working days following the close of the hearing.

DATED this 18th day of March 2016



J G A Winchester / S J Scott
Counsel for the Queenstown Lakes District Council

SCHEDULE 1

Key:

Chapter version: Working Draft dated 18 March 2016

- Black underlined text for additions and ~~strike-through text~~ for deletions shows recommended changes to notified chapters, in version attached to s42A report, dated 19 February 2016.

- Further changes shown in purple underlined text for additions and ~~strike-through text~~ for deletions reflect Working Draft dated 18/03/2016, as directed to be provided by Panel at Hearing 1A and 1B.

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:

- Dramatic alpine landscapes free of inappropriate development
- Clean air and pristine water
- Vibrant and compact town centres
- Compact and connected settlements that encourage public transport, biking and walking
- Diverse, resilient, inclusive and connected communities
- A district providing a variety of lifestyle choices
- An innovative and diversifying economy based around a strong visitor industry
- A unique and distinctive heritage
- Distinctive Ngai Tahu values, rights and interests

This direction is provided through a set of Strategic Goals, Objectives and Policies which provide the direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan.

3.2 Goals, Objectives and Policies

3.2.1 Goal - Develop a prosperous, resilient and equitable economy.

3.2.1.1 Objective - ~~Recognise, develop and sustain the~~ The Queenstown and Wanaka ~~central business areas~~ town centres ~~are as~~ the hubs of New Zealand's premier alpine resorts and the District's economy.

Policies

3.2.1.1.1 Provide a planning framework for the Queenstown and Wanaka ~~central business areas~~ 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.

STRATEGIC DIRECTION 3

3.2.1.1.2 Avoid commercial rezoning that could ~~fundamentally~~ undermine the role of the Queenstown and Wanaka ~~central business areas~~ town centres as the primary focus for the District's economic activity.

3.2.1.1.3 Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services within the Queenstown and Wanaka ~~central business areas~~ town centres.

3.2.1.2 ~~Objective – Recognise, develop, sustain and integrate the~~ The key mixed use function of the wider Frankton commercial area, is enhanced, with better transport and urban design integration between comprising Remarkables Park, Queenstown Airport, and Five Mile and Frankton Corner.

Policies

3.2.1.2.1 Provide a planning framework for the wider Frankton commercial area that facilitates the integrated development of the various mixed use development nodes.

3.2.1.2.2 Recognise and provide for the varying complementary functions and characteristics of the various mixed use development nodes within the Frankton commercial area.

3.2.1.2.3 Avoid additional commercial rezoning that will undermine the function and viability of the Frankton commercial area, or which will undermine increasing integration between the nodes in the area.

3.2.1.3 ~~Objective - Recognise, develop~~ Enhance and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka ~~central business areas~~ town centres and Frankton.

Policies

3.2.1.3.1 Avoid commercial rezoning that would ~~fundamentally~~ undermine the key local service and employment function role that the ~~larger urban~~ centres outside Queenstown, ~~and Wanaka central business areas~~ and Frankton fulfil.

3.2.1.3.2 Reinforce and support the role that township commercial precincts and local shopping centres fulfil in serving local needs.

3.2.1.3.3 Avoid non-industrial activities not related to or supporting industrial activities occurring within areas zoned for Industrial activities.

3.2.1.4 ~~Objective – Recognise and provide for~~ The significant socioeconomic benefits of tourism activities across the District are provided and enabled.

3.2.1.4.1 Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied or mitigated.

3.2.1.5 ~~Objective - Enable the d~~ Development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.

Policies

3.2.1.5.1 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.

3.2.1.5.2 Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change and energy and fuel pressures.

3.2.1.6 ~~Objective - Recognise the potential for~~ Diversification of land use in rural areas providing to diversify their land use beyond the strong productive value of farming, provided a

STRATEGIC DIRECTION 3

~~sensitive approach is taken to adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated.~~

3.2.1.7 Objective - ~~Maintain and promote the e~~Efficient and effective operation, maintenance, development and upgrading of the District's infrastructure, including designated Airports, key roading and communication technology networks.

Policies

~~3.2.1.7.1 Safeguard the efficient and effective operation of regionally significant infrastructure from new incompatible activities.~~

3.2.2 Goal - The strategic and integrated management of urban growth

3.2.2.1 Objective - Ensure urban development occurs in a logical manner:

- ~~to that~~ promotes a compact, well designed and integrated urban form;
- ~~to that~~ manages the cost of Council infrastructure; and
- ~~to that~~ protects the District's rural landscapes from sporadic and sprawling development.

Policies

~~3.2.2.1.1 Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.~~

~~3.2.2.1.2 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.~~

~~3.2.2.1.3 Manage the form of urban development within the UGBs ensuring:~~

- ~~Connectivity and integration with existing urban development;~~
- ~~Sustainable provision of Council infrastructure; and~~
- ~~Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems~~

~~3.2.2.1.4 Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails.~~

~~3.2.2.1.5 Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.~~

~~3.2.2.1.6 Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.~~

~~3.2.2.1.7 That further urban development of the District's small rural settlements be located within and immediately adjoining those settlements.~~

3.2.2.2 Objective - ~~Manage d~~Development in areas affected by natural hazards is appropriately managed.

Policies

~~3.2.2.2.1 Ensure a balanced approach between enabling higher density development within the District's scarce urban land resource and addressing the risks posed by natural hazards to life and property.~~

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3.2.3 Goal - A quality built environment taking into account the character of individual communities

3.2.3.1 **Objective** - ~~Achieve a~~ built environment that ensures our urban areas are desirable and safe places to live, work and play.

Policies

3.2.3.1.1 Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations.

3.2.3.1.2 That larger scale development is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.

3.2.3.1.3 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.

3.2.3.2 **Objective** - ~~Protect~~ Development is sympathetic to the District's cultural heritage values ~~and ensure development is sympathetic to them.~~

Policies

3.2.3.2.1 Identify heritage items and ensure they are protected from inappropriate development.

3.2.4 Goal - The protection of our natural environment and ecosystems

3.2.4.1 **Objective** - ~~Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.~~

3.2.4.2 **Objective** – Protection of areas with significant Nature Conservation Values.

Policies

3.2.4.2.1 Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure their protection.

3.2.4.2.2 ~~Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.~~

3.2.4.3 **Objective** - Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.

Policies

3.2.4.3.1 That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities

3.2.4.4 **Objective** - Avoid the spread of wilding exotic vegetation with the potential to spread and naturalise. ~~to protect nature conservation values.~~

Policies

3.2.4.4.1 ~~That~~ Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise ~~is banned.~~

3.2.4.5 **Objective** - Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

STRATEGIC DIRECTION 3

Policies

3.2.4.5.1 That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.

3.2.4.6 Objective - Maintain or enhance the water quality and function of our lakes, rivers and wetlands.

Policies

3.2.4.6.1 That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District.

3.2.4.7 Objective - Facilitate public access to the natural environment.

Policies

3.2.4.7.1 Opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.

3.2.4.8 Objective - Respond positively to Climate Change.

Policies

3.2.4.8.1 Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.

3.2.5 Goal - Our distinctive landscapes are protected from inappropriate development.

3.2.5.1 Objective – Protection of the natural character quality of the Outstanding Natural Features and Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

Policies

~~3.2.5.1.1 Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the adverse effects of subdivision and development.~~

3.2.5.2 Objective - ~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~ Maintain and enhance the landscape character of the Rural Landscape Classification. The quality and visual amenity values of the Rural Landscapes are maintained and enhanced, whilst acknowledging the potential for managed and low impact change.

Policies

~~3.2.5.2.1 Identify the district's Rural Landscape Classification on the district plan maps, and minimise the effects of subdivision, use and development on these landscapes.~~

3.2.5.3 Objective - ~~Direct n~~ New urban subdivision, use or development ~~to~~ will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

Policies

~~3.2.5.3.1 Direct urban development to be within Urban Growth Boundaries (UGB's) where these apply, or within the existing rural townships.~~

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3.2.5.4 **Objective -** ~~Recognise there is a~~ The finite capacity for residential activity in of rural areas to absorb residential development is considered so as to protect if the qualities of our landscapes ~~are to be maintained.~~

Policies

3.2.5.4.1 Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.

3.2.5.4.2 Provide for rural living opportunities in appropriate locations.

3.2.5.5 **Objective -** ~~Recognise that agricultural land use is fundamental to the character of our landscapes.~~ The ongoing viability of agricultural land use is provided for and opportunities for diversification are enabled on the basis activities maintain and enhance nature conservation values.

Policies

3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.

3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.

3.2.6 **Goal - Enable a safe and healthy community that is strong, diverse and inclusive for all people.**

3.2.6.1 **Objective -** ~~Provide~~ Enable ~~A~~ access to housing that is more affordable.

Policies

3.2.6.1.1 ~~Provide~~ Enable opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.

3.2.6.1.2 In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability.

3.2.6.2 **Objective -** ~~Ensure a~~ A mix of housing opportunities is realised.

Policies

3.2.6.2.1 Promote mixed densities of housing in new and existing urban communities.

3.2.6.2.2 Enable high density housing adjacent or close to the larger commercial centres in the District.

3.2.6.2.3 Explore and encourage innovative approaches to design to ~~provide help~~ enable access to affordable housing.

3.2.6.3 **Objective -** ~~Provide a~~ A high quality network of open spaces and community facilities.

Policies

3.2.6.3.1 Ensure that open spaces and community facilities are accessible for all people.

3.2.6.3.2 That open spaces and community facilities are located and designed to be desirable, safe, accessible places.

3.2.6.4 **Objective -** ~~Ensure planning and development maximises opportunities to create s~~ Safe and healthy communities through good quality subdivision and building design.

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Policies

- 3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.
- 3.2.6.4.2 Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.
- 3.2.7 Goal - Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.**
- 3.2.7.1 **Objective –** ~~Recognise and p~~Provide for ~~Protect~~ Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna.
- 3.2.7.2 **Objective –** Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu. ~~in resource management decision making and implementation.~~

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6 Landscape

6.1 Purpose

The purpose of this chapter is to recognise the landscape as a significant resource to the ~~D~~-District and region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values.

Comment [CB1]: Minor typographical amendment.

Landscapes have been categorised to provide certainty of their importance to the District, to align with regional and national legislation and to provide decision makers with a basis to consider the appropriateness of activities when having regard to the RMA. ~~In~~ particular, Outstanding Natural Features and Landscapes as matters of national importance.

Comment [CB2]: Minor grammatical amendment.

6.2 Values

The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and environmental image.

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

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

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

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

While acknowledging these rural areas have established housing, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural ~~lifestyle~~ living development has a finite capacity if the District's distinctive rural landscape values are to be sustained.

Comment [CB3]: Submitters 375, 430, 456.

The lakes and rivers both on their own and, when viewed as part of the distinctive landscape, are a significant element of the national and international identity of the District and provide for a wide range

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of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reason for the District's importance as a visitor destination, as well as one of the reasons for residents to belong to the area. Managing the landscape and recreational values on the surface of lakes and rivers is an important District Plan function.

Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.

Comment [CB4]: Minor grammatical amendment.

Comment [CB5]: Submitter 456.

6.3 Objectives and Policies

6.3.1 Objective - ~~The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development~~ Landscapes are managed and protected from the adverse effects of subdivision, use and development.

Policies

~~6.3.1.1 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps.~~

~~6.3.1.2 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps and~~ Classify the Rural Zoned landscapes in the District as:

- Outstanding Natural Feature (ONF)
- Outstanding Natural Landscape (ONL)
- Rural Landscape Classification (RLC)

Comment [CB6]: Submitters 456, 761, 375, 430.

~~6.3.1.32~~ That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.

~~6.3.1.43~~ That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.

~~6.3.1.54~~ Avoid urban subdivision and urban development in the Rural Zones shall:

- Avoid degradation of the Outstanding Natural Features and Landscapes:
- Be located only in those parts of the Rural Landscape that have capacity to absorb change.

Comment [CB7]: Submitters 768, 806, 356.

~~6.3.1.65~~ Enable rural lifestyle living through applying Rural Lifestyle, Zone and Rural Residential and Resort Zone plan changes in areas where the landscape can accommodate change.

Comment [CB8]: Submitters 456, 696.

~~6.3.1.76~~ When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise ~~disruption~~ degradation to of the values derived from open rural landscapes.

Comment [CB9]: Grammatical amendment. Refer to para. 9.85.

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6.3.1.87 ~~Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or avoids degradation of the night sky, landscape character and sense of remoteness where it is an important part of that character.~~

Comment [CB10]: Submitters 761 & 806.

6.3.1.98 Ensure the District's distinctive landscapes are not degraded by forestry and timber harvesting activities.

6.3.1.409 Recognise that low-intensity pastoral farming on large landholdings contributes to the District's landscape character.

6.3.1.4410 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.

6.3.1.4211 Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including Tōpuni.

6.3.1.12 Regionally significant infrastructure shall be located to avoid degradation of the landscape, while acknowledging location constraints.

Comment [CB11]: Submitters 805, 635, 433. Also further submissions from SPARK, Chorus, Vodafone, BRANZ.

6.3.2 ~~**Objective – Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development. Landscapes are protected from the adverse cumulative effects of subdivision, use and development.**~~

Policies

6.3.2.1 Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.

6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.

6.3.2.3 Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects, particularly where the subdivision and development would constitute sprawl along roads.

Comment [CB12]: Minor grammatical amendment.

6.3.2.4 Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.

6.3.2.5 Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

6.3.3 ~~**Objective – Protection, maintain maintenance or enhancement of the District's Outstanding Natural Features (ONF).**~~

Comment [CB13]: Minor typographical amendment.

Policies

6.3.3.1 Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance Outstanding Natural Features.

6.3.3.2 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.

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6.3.4 Objective - ~~Protection, maintain-maintenance~~ or ~~enhancement of~~ the District's Outstanding Natural Landscapes (ONL).

Policies

- 6.3.4.1 Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.
- 6.3.4.2 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.
- 6.3.4.3 Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places, with emphasis on views from formed roads.
- 6.3.4.4 The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, such that large scale renewable electricity generation or new large scale mineral extraction development proposals including windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural Landscapes of the District.

6.3.5 Objective – ~~Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC). Subdivision, use and development maintains and enhances the quality and visual amenity values of the Rural Landscapes (RLC).~~

Policies

- 6.3.5.1 Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.
- 6.3.5.2 Avoid adverse effects from subdivision and development that are:
- Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
 - Visible from public roads.
- 6.3.5.3 Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape quality or character.
- 6.3.5.4 Encourage any landscaping to be sustainable and consistent with the established character of the area.
- 6.3.5.5 Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where they it will be least visible, and have the least minimise disruption to the landform and rural character.
- 6.3.5.6 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.
- 6.3.6 Objective –~~Protection, maintain-maintenance~~ or ~~enhancement of~~ the landscape quality, character and visual amenity ~~provided by of~~ the lakes and rivers and their margins, ~~from the adverse effects of structures and activities.~~**

Policies

- 6.3.6.1 Control the location, intensity and scale of buildings, jetties, moorings and utility infrastructure structures on the surface and margins of water bodies and ensure these structures maintain or enhance the landscape quality, character and amenity values.

Comment [CB14]: Submitters 836 & 635.

Comment [CB15]: Grammatical amendment. Refer to para. 9.173.

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- 6.3.6.2 Recognise the character of the Frankton Arm including the established jetties and provide for these on the basis that the visual qualities of the District's distinctive landscapes are maintained and enhanced.
- 6.3.6.3 Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District's distinct landscapes.
- 6.3.7 **Objective – ~~Recognise and p~~Protection, maintenance or enhancement of indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes.**

Policies

- 6.3.7.1 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.
- 6.3.7.2 Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.
- 6.3.8 **Objective - ~~Recognise the dependence of tourism on the~~ Use and enjoyment of the District's landscapes for recreation and tourism.**

Policies

- 6.3.8.1 Acknowledge the contribution tourism infrastructure makes to the economic and recreational values of the District.
- 6.3.8.2 Recognise that commercial recreation and tourism related activities locating within the rural zones 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.
- 6.3.8.3 Exclude identified Ski Area Sub Zones from the landscape categories and full assessment of the landscape provisions while controlling the impact of the ski field structures and activities on the wider environment.
- 6.3.8.4 Provide a separate regulatory regime for the Gibbston Valley, identified as the Gibbston Character Zone, in recognition of its contribution to tourism and viticulture while controlling the impact of buildings, earthworks and non-viticulture related activities on the wider environment.

6.4 Rules

6.4.1 Application of the landscape provisions

- 6.4.1.1 The term 'subdivision and development' includes subdivision, identification of building platforms, any buildings and associated activities such as roading, earthworks, lighting, landscaping, planting and boundary fencing and access / gateway structures.
- 6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.
- 6.4.1.3 The landscape categories assessment matters apply only to the Rural Zone, and for clarification purposes do not apply to the following areas within the Rural Zones:
- a. Ski Area Activities within the Ski Area Sub Zones.

Comment [CB16]: Submitter 836.19

Comment [CB17]: Submitter 836.19

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- b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.
- c. The Gibbston Character Zone.
- d. The Rural Lifestyle Zone.
- e. The Rural Residential Zone.

6.4.1.4 ~~The landscape categories apply to lakes and rivers. Except where otherwise stated or shown on the Planning Maps, lakes and rivers are categorised as outstanding natural landscapes.~~

Comment [CB18]: Submitter 836.22

6.4.1.54 Where a utility is to be located within the Rural Zone and requires resource consent as a discretionary activity, the objectives and policies of the landscape chapter are applicable.