

21.23 Schedule of Landscape Values: Upper Clutha Rural Character Landscape Priority Areas

Schedule 21.23 – Upper Clutha Rural Character Landscape Priority Area identifies and describes 5 priority areas, as set out in Strategic Policy 3.3.36.

The schedules are a tool to assist with the identification of the landscape character and visual amenity values that are to be maintained or enhanced within each priority area and related landscape capacity.

The schedules contain both factual information and evaluative content. The description of each priority area must be read in full. Each description, as a whole, expresses the landscape character and visual amenity values.

The landscape attributes and values identified, relate to the priority area as a whole and should not be taken as prescribing the attributes and values of specific sites.

The landscape attributes and values may change over time.

A finer grained location-specific assessment of landscape attributes and values would be required for any plan change or resource consent. Other landscape values may be identified through these finer grained assessment processes

The capacity descriptions are based on the scale of the priority area and should not be taken as prescribing the capacity of specific sites; landscape capacity may change over time; and across each priority area there is likely to be variations in landscape capacity, which will require detailed consideration and assessment through consent applications.