

APPENDIX 5: RELEVANT PROVISIONS OF THE PLAN

The following tables identify the relevant objectives, policies and assessment matters that would be used to assess any activity requiring a discretionary activity consent within the Rural General Zone. Those that apply to Visual Amenity Landscapes, Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Landscapes District Wide and Outstanding Natural Features are provided for separately. The tables identify whether these provisions would be affected by the suggested amendments for the Plan Change.

Table 1 identifies those objectives, policies and assessment matters that apply to all landscape categories. Tables 2-7 then identify the relevant policies and assessment matters that apply specifically to Other Rural Landscapes, Visual Amenity Landscapes, Outstanding Natural Landscapes (District Wide), Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features.

Table 1: Relevant Objectives, Policies and Assessment Matters applying to all landscape categories

Objectives and Policies	Provision	Affected by Plan Change?
Objective 4.2.5	<i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i>	No
Policy 4.2.5(1) Future Development	<p><i>(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.</i></p> <p><i>(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.</i></p> <p><i>(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.</i></p>	No. If a landscape contains a public access route, the visual amenity values associated with that trail could be included in the assessment against these policies.
Policy 4.2.5(6) Urban Development	<i>(b) To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.</i>	No.
Policy 4.2.5(7) Urban Edges	<p><i>To identify clearly the edges of:</i></p> <p><i>(a) Existing urban areas;</i></p> <p><i>(b) Any extensions to them; and</i></p> <p><i>(c) Any new urban areas</i></p>	No.
Policy 4.2.5(8) Avoiding Cumulative Degradation	<p><i>In applying the policies above the Council's policy is:</i></p> <p><i>(a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.</i></p> <p><i>(b) to encourage comprehensive and sympathetic development of rural areas.</i></p>	No.

Policy 4.2.5(17)	<i>To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.</i>	No.
Assessment Matters	Provision	Affected by the Plan Change?
(e) Rural Amenities In considering the potential effect of the proposed development on rural amenities, the following matters the Council shall take into account whether and to what extent:		
5.4.2.2(3)(e)(i)	the proposed development maintains adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads and other public places; and from adjacent land where views are sought to be maintained;	Yes. A new trail would not be encompassed by the term public place. However, equal weight is given to adjacent land where the views are sought to be maintained.
5.4.2.2(3)(e)(ii)	the proposed development compromises the ability to undertake agricultural activities on surrounding land;	No.
5.4.2.2(3)(e)(iii)	the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting and curb and channelling, particularly in relation to public road frontages;	No.
5.4.2.2(3)(e)(iv)	landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front public roads.	No.
5.4.2.2(3)(e)(v)	buildings and building platforms are set back from property boundaries to avoid remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties	No.

Table 2: Policies and Assessment Matters relating specifically to Other Rural Landscapes

Assessment Matters	Provisions	Affected by the Plan Change?
Where it has been determined that the proposed development is not within a ONL or VAL but otherwise within the Rural General zone consideration of the potential effects of the development shall include taking into account whether and the extent to which:		
5.4.2.2(4)(i)	the proposed development will be complementary or sympathetic to the character of adjoining or surrounding visual amenity landscape;	No.
5.4.2.2(4)(ii)	the proposed development will be visible from public roads or from neighbour's properties	No. In this assessment matter visibility relates to public roads and neighbours.
5.4.2.2(4)(iii)	the proposed development utilises existing topography or vegetation to integrate the development into the landscape and reduce its visibility;	No.
5.4.2.2(4)(iv)	the proposed development will adversely affect the naturalness and rural quality of the landscape through inappropriate landscaping	No.

Table 3: Policies and Assessment Matters relating specifically to Visual Amenity Landscapes

Policies	Provisions	Affected by the Plan Change?
Policy 4.2.5(4) Visual Amenity Landscapes	<p><i>To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:</i></p> <ul style="list-style-type: none"> • <i>highly visible from public places and other places which are frequented by members of the public generally; and</i> • <i>visible from public roads.</i> <p><i>(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.</i></p> <p><i>(c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.</i></p>	<p>Yes. The amendments would mean that the direction to avoid, remedy or mitigate adverse effects of subdivision and development would not apply to those visual amenity landscapes that are highly visible from new trails.</p> <p>The mitigation by appropriate landscaping and planting would still apply, as would the discouragement of urban subdivision and development.</p>
Policy 4.2.5(9) Structures	<p><i>To preserve the visual coherence of:</i></p> <p><i>(b) visual amenity landscapes</i></p> <ul style="list-style-type: none"> • <i>by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and</i> <i>(c) All rural landscapes by</i> • <i>limiting the size of signs, corporate images and logos</i> • <i>providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.</i> 	<p>Yes. The reference to public places would not include new trails.</p>
Assessment Matters	Provision	Affected by the Plan Change?
<p>(a) Effects on natural and pastoral character In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on the natural and pastoral character are avoided, remedied or mitigated, the following matters shall be taken into account:</p>		
5.4.2.2 (3)(a)(i)	where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;	No.
5.4.2.2(3)(a)(ii)	whether and the extent to which the scale and nature of the development will compromise the natural or arcadian pastoral character of the surrounding Visual Amenity Landscape;	No.
5.4.2.2(3)(a)(iii)	whether the development will degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape;	No.
5.4.2.2(3)(a)(iv)	whether any adverse effects identified in (i) - (iii) above are or can be avoided or mitigated by appropriate subdivision design and landscaping, and/or appropriate conditions of consent	No.

	(including covenants, consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;	
(b) Visibility of Development Whether the development will result in a loss of the natural or arcadian pastoral character of the landscape, having regard to whether and the extent to which:		
5.4.2.2(3)(b)(i)	the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and	Yes-new trails will no longer be incorporated within the term 'public place'.
5.4.2.2(3)(b)(ii)	the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes;	No. This refers to 'public views' rather than 'public places'; it also refers equally to 'private views' and therefore does not differentiate between public and private places.
5.4.2.2(3)(b)(iii)	there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;	No. Makes no reference to public places; therefore enables consideration of the ability to screen or use other mitigation of effects of development on future trails.
5.4.2.2(3)(b)(iv)	the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;	No.
5.4.2.2(3)(b)(v)	any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;	No.
5.4.2.2(3)(b)(vi)	any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;	No.
5.4.2.2(3)(b)(vii)	any proposed new boundaries and the potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;	No.
5.4.2.2(3)(b)(viii)	boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;	No.
5.4.2.2(3)(b)(ix)	the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.	No.
(c) Form and Density of Development In considering the appropriateness of the form and density of development the following matters the Council shall take into account whether and to what extent:		
5.4.2.2(3)(c)(i)	there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;	Yes.
5.4.2.2(3)(c)(ii)	opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services and open space (ie. open space held in one title whether	No.

	jointly or otherwise);	
5.4.2.2(3)(c)(iii)	development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or arcadian pastoral state;	No.
5.4.2.2(3)(c)(iv)	the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.	No. While this refers to visibility, it does not specify where that visibility might be from.
5.4.2.2(3)(c)(v)	If a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods: (a) within a 500 metre radius of the centre of the building platform, whether or not: (i) subdivision and/or development is contemplated on those sites; (ii) the relevant land is within the applicant's ownership; and (b) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being considered by the Council - must be taken into account.	No.
5.4.2.2(3)(c)(vi)	recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.	No.
(d) Cumulative effects of development on the landscape In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative effects on the natural or arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account:		
5.4.2.2(3)(d)(i)	the assessment matters detailed in (a) to (d) above;	In part- two of the assessment matters listed above refer to public places.
5.4.2.2(3)(d)(ii)	the nature and extent of existing development within the vicinity or locality;	No.
5.4.2.2(3)(d)(iii)	whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;	No.
5.4.2.2(3)(d)(iv)	whether further development as proposed will visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;	No.
5.4.2.2(3)(d)(v)	the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to	No.

	check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;	
5.4.2.2(3)(d)(vi)	whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;	No.
5.4.2.2(3)(d)(vii)	whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).	No.

Table 4: Policies and Assessment Matters relating specifically to Outstanding Natural Landscapes (District Wide)

	Provisions	Affected by the Plan Change?
Policy 4.2.5(2) Outstanding Natural Landscapes (District- Wide/Greater Wakatipu)	<p><i>(a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.</i></p> <p><i>(b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.</i></p> <p><i>(c) To allow limited subdivision and development in those areas with higher potential to absorb change.</i></p> <p><i>(d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads</i></p>	No.
Policy 4.2.5(6) Urban Development	<p><i>(b) To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.</i></p> <p><i>(c) To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:</i></p> <ul style="list-style-type: none"> - maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative; - ensuring that the subdivision and development does not sprawl along roads. 	No.
Policy 4.2.5(9) Structures	<p><i>To preserve the visual coherence of:</i></p> <p><i>(a) outstanding natural landscapes and features and visual amenity landscapes by:</i></p> <ul style="list-style-type: none"> • encouraging structures which are in harmony with the line and form of the landscape; • avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops; • encouraging the colour of buildings and structures to complement the dominant colours in the landscape; 	No.

	<ul style="list-style-type: none"> • encouraging placement of structures in locations where they are in harmony with the landscape; • promoting the use of local, natural materials in construction. 	
Assessment Matters	Provision	Affected by the Plan Change?
(a) Potential of the landscape to absorb development In considering the potential of the landscape to absorb development both visually and ecologically, the following matters shall be taken into account consistent with retaining openness and natural character:		
5.4.2.2(2)(a)(i)	whether, and to what extent, the proposed development is visible from public places;	Yes.
5.4.2.2(2)(a)(ii)	whether the proposed development is likely to be visually prominent to the extent that it dominates or detracts from views otherwise characterised by natural landscapes;	No. This assessment matter relates to visibility, but does not specify where the visibility of the development is to be viewed from.
5.4.2.2(2)(a)(iii)	whether any mitigation or earthworks and/or planting associated with the proposed development will detract from existing natural patterns and processes within the site and surrounding landscape or otherwise adversely effect the natural landscape character;	No.
5.4.2.2(2)(a)(iv)	whether, with respect to subdivision, any new boundaries are likely to give rise to planting, fencing or other land use patterns which appear unrelated to the natural line and form of the landscape; wherever possible with allowance for practical considerations, boundaries should reflect underlying natural patterns such as topographical boundaries;	No.
5.4.2.2(2)(a)(v)	whether the site includes any indigenous ecosystems, wildlife habitats, wetlands, significant geological or geomorphologic features or is otherwise an integral part of the same	No.
5.4.2.2(2)(a)(vi)	whether and to what extent the proposed activity will have an adverse effect on any of the ecosystems or features identified in (v);	No.
5.4.2.2(2)(a)(vii)	whether the proposed activity introduces exotic species with the potential to spread and naturalise.	No.
(b) Effects on openness of landscape. In considering the adverse effects of the proposed development on the openness of the landscape, the following matters shall be taken into account:		
5.4.2.2(2)(b)(i)	whether and the extent to which the proposed development will be within a broadly visible expanse of open landscape when viewed from any public road or public place and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and	Yes.
5.4.2.2(2)(b)(ii)	whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;	No.
5.4.2.2(2)(b)(iii)	whether the proposed development is defined by natural elements such as topography and/or vegetation which may contain any adverse effects associated with the development.	No.

(c) Cumulative Effects on Landscape Values		
In considering whether there are likely to be any adverse cumulative effects as a result of the proposed development, the following matters shall be taken into account:		
5.4.2.2(2)(c)(i)	whether, and to what extent, the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;	No.
5.4.2.2(2)(c)(ii)	whether the elements identified in (i) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects;	No.
5.4.2.2(2)(c)(iii)	whether existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;	No.
5.4.2.2(2)(c)(iv)	where development has occurred or there is potential for development to occur (ie. existing resource consent or zoning), whether further development is likely to lead to further degradation of natural values or inappropriate domestication of the landscape or feature.	No.
(d) Positive Effects		
In considering whether there are any positive effects associated with the proposed development the following matters shall be taken into account:		
5.4.2.2(2)(d)(i)	whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (a)(v) above;	No.
5.4.2.2(2)(d)(ii)	whether the proposed activity provides for the retention and/or reestablishment of native vegetation and their appropriate management;	No.
5.4.2.2(2)(d)(iii)	whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape;	No.
5.4.2.2(2)(d)(iv)	whether the proposed development provides an opportunity to remedy or mitigate existing and potential (ie. structures or development anticipated by existing resource consents) adverse effects by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents;	No.
5.4.2.2(2)(d)(v)	the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site;	No. It is proposed that provision for esplanade reserves will not be changed. This provision does not relate to the assessment of visibility from esplanade reserves.
5.4.2.2(2)(d)(vi)	the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (i)- (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided.	No.

Table 5: Policies relating specifically to Outstanding Natural Landscapes (Wakatipu Basin)

Policies	Provisions	Affected by Plan Change?
Policy 4.2.5(3)(a) Outstanding Natural Landscapes (Wakatipu)	<i>(a) To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:</i>	In part; sub-clause (v) refers to public places. It is noted that visibility is also referred to in sub-clause (iii), which makes no reference to

Basin)	<p>(i) Landscape values and natural character; and</p> <p>(ii) Visual amenity values</p> <p>- recognising and providing for:</p> <p>(iii) The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor, which in the context of the landscapes of the Wakatipu basin means reasonably difficult to see;</p> <p>(iv) The need to avoid further cumulative deterioration of the Wakatipu basin's outstanding natural landscapes;</p> <p>(v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.</p> <p>(vi) The essential importance in this area of protecting and enhancing the naturalness of the landscape.</p> <p>(b) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.</p> <p>(c) To remedy or mitigate the continuing effects of past inappropriate subdivision and/or development.</p>	public places.
Policy 4.2.5(6)(a) Urban Development	To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.	No.

Table 6: Policies relating specifically to Outstanding Natural Features

Policies	Provisions	Affected by the Plan Change?
Policy 4.2.5(5) Outstanding Natural Features	<p>To avoid subdivision and/or development on and in the vicinity of distinctive landforms and landscape features, including:</p> <p>(a) in Wakatipu; the Kawarau, Arrow and Shotover Gorges; Peninsula, Queenstown, Ferry, Morven and Slope hills; Lake Hayes; Hillocks; Camp Hill; Mt Alfred; Pig, Pigeon and Tree Islands;</p> <p>- unless the subdivision and/or development will not result in adverse effects which will be more than minor on:</p> <p>(i) Landscape values and natural character; and</p> <p>(ii) Visual amenity values</p> <p>- recognising and providing for:</p> <p>(iii) The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor in the context of the outstanding natural feature, that is, the building etc is reasonably difficult to see;</p> <p>(iv) The need to avoid further cumulative deterioration of the outstanding natural features;</p> <p>(v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads;</p> <p>(vi) The essential importance in this area of protecting and enhancing the naturalness of the</p>	In part- sub-clause (v) refers to public places. Note that sub-clause (iii) also relates to visibility, but does not refer to public places.

	landscape.	
--	------------	--

Table 7: Assessment Matters relating to Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features

The assessment matters of the Plan do not make any distinction between Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features.

Assessment Matters	Provisions	Affected by the Plan Change?
(a) Effects on openness of landscape In considering whether the proposed development will maintain the openness of those outstanding natural landscapes and features which have an open character at present when viewed from public roads and other public places, the following matters shall be taken into account:		
5.4.2.2(1)(a)(i)	whether the subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place;	Yes.
5.4.2.2(1)(a)(ii)	whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;	No.
5.4.2.2(1)(a)(iii)	whether the site is defined by natural elements such as topography and/or vegetation which may contain and mitigate any adverse effects associated with the development.	No.
(b) Visibility of development In considering the potential visibility of the proposed development and whether the adverse visual effects are minor, the Council shall be satisfied that:		
5.4.2.2(1)(b)(i)	the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and	Yes.
5.4.2.2(1)(b)(ii)	the proposed development will not be visually prominent such that it dominates or detracts from public or private views otherwise characterised by natural landscapes; and	No. Note that this refers to whether the development is visually dominant, however it does not refer to public places.
5.4.2.2(1)(a)(iii)	the proposal can be appropriately screened or hidden from view by any proposed form of artificial screening, being limited to earthworks and/or new planting which is appropriate in the landscape, in accordance with Policy 4.2.5.11 (b).	No. While this refers to screening, it does not reference public places, therefore it can be assumed that the screening shall apply to all situations.
5.4.2.2(1)(b)(iv)	any artificial screening or other mitigation will detract from those existing natural patterns and processes within the site and surrounding landscape or otherwise adversely affect the natural	No.

	landscape character; and	
5.4.2.2(1)(b)(v)	the proposed development is not likely to adversely affect the appreciation of landscape values of the wider landscape (not just the immediate landscape).	No.
5.4.2.2(1)(b)(vi)	the proposal does not reduce neighbours' amenities significantly.	No.
(c) Visual coherence and integrity of landscape In considering whether the proposed development will adversely affect the visual coherence and integrity of the landscape and whether these effects are minor, the Council must be satisfied that:		
5.4.2.2(1)(c)(i)	structures will not be located where they will break the line and form of any ridges, hills and any prominent slopes;	No.
5.4.2.2(1)(c)(ii)	any proposed roads, earthworks and landscaping will not affect the naturalness of the landscape;	No.
5.4.2.2(1)(c)(iii)	any proposed new boundaries will not give rise to artificial or unnatural lines or otherwise adversely (such as planting and fence lines) affect the natural form of the landscape.	No.
(d) Nature Conservation Values In considering whether the proposed development will adversely affect nature conservation values and whether these effects are minor with respect to any ecological systems and other nature conservation values, the Council must be satisfied that:		
5.4.2.2(1)(d)(i)	the area affected by the development proposed in the application does not contain any indigenous, ecosystems including indigenous vegetation, wildlife habitats and wetlands or geological or geomorphological feature of significant value;	No.
5.4.2.2(1)(d)(ii)	the development proposed will have any adverse effects that are more than minor on these indigenous ecosystems and/or geological or geomorphological feature of significant value;	No.
5.4.2.2(1)(d)(iii)	the development proposed will avoid the establishment of introduced vegetation that have a high potential to spread and naturalise (such as wilding pines or other noxious species).	No.
(e) Cumulative effects of development on the landscape In considering the potential adverse cumulative effects of the proposed development on the natural landscape with particular regard to any adverse effects on the wider values of the outstanding natural landscape or feature will be no more than minor, taking into account:		
5.4.2.2(1)(e)(i)	whether and to what extent existing and potential development (ie. existing resource consent or zoning) may already have compromised the visual coherence and naturalness of the landscape;	No.
5.4.2.2(1)(e)(ii)	where development has occurred, whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature such that the existing development and/or land use represents a threshold with respect to the site's ability to absorb further change	No.
5.4.2.2(1)(e)(iii)	whether, and to what extent the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;	No.
5.4.2.2(1)(e)(iv)	whether these elements in (iii) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects;	No.
5.4.2.2(1)(e)(v)	where development has occurred or there is potential for development to occur (ie. existing resource consent or zoning), whether further development is likely to lead to further degradation of	No.

	natural values or domestication of the landscape or feature.	
(f) Positive Effects In considering whether there are any positive effects in relation to remedying or mitigating the continuing adverse effects of past inappropriate subdivision and/or development, the following matters shall be taken into account:		
5.4.2.2(1)(f)(i)	whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (f) above which has been compromised by past subdivision and/or development;	No.
5.4.2.2(1)(f)(ii)	whether the proposed activity provides for the retention and/or reestablishment of native vegetation and their appropriate management, particularly where native revegetation has been cleared or otherwise compromised as a result of past subdivision and/or development;	No.
5.4.2.2(1)(f)(iii)	whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape, particularly where open space has been compromised by past subdivision and/or development;	No.
5.4.2.2(1)(f)(iv)	whether the proposed development provides an opportunity to remedy or mitigate existing and potential adverse effects (ie. structures or development anticipated by existing resource consents) by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents;	No.
(g) Other Matters In addition to consideration of the positive effects (i) - (iv) in (f) above, the following matters shall be taken into account, but considered with respect to those matters listed in (a) to (e) above:		
5.4.2.2(1)(g)(i)	the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site;	No.
5.4.2.2(1)(g)(i)	the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (f) (i) - (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided.	No.

In addition to the above tables, the Plan contains the following objectives and policies relevant to the consideration of public access and landscape values.

4.1. Nature Conservation Values

Objective 1:

The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.

The protection of outstanding natural features and natural landscapes.

1.14 *To consider taking appropriate esplanade reserves of adequate width to protect the natural character and nature conservation values around the margins of any of the District's rivers, lakes, wetlands and streams should any subdivision occur of small lots or any development for residential, recreational or commercial purposes.*

1.15 *To identify areas, in co-operation with land occupiers and owners, the Regional Council, conservation and recreation organisations, for the setting aside of esplanade reserves or strips.*

1.18 *To manage and protect the sensitive alpine environments by avoiding, remedying or mitigating any adverse effects of development.*

Objective 2 and associated policies relate to air quality. These provisions are not considered relevant to the consideration of the Plan Change.

12. Transport Infrastructure

To preserve the open nature of the rural landscape by:

- *encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.*
- *encouraging shoreline structures, such as jetties, to be located only where they are visually contained by the topography, e.g. coves or bays.*
- (...)
- *discouraging roads and tracks on highly visible slopes.*
- *requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.*
- *requiring that all disturbed areas be revegetated at the end of construction.*
- *encouraging where appropriate car parks to be screened from view.*

17. Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

Part 4.3- Takata Whenua

While it is important to consider the values of takata whenua when identifying future trail routes, the provisions of Part 4.3 are not considered relevant to the consideration of this Plan Change.

Part 4.4- Open space and recreation

The policy provisions relating to open space and recreation of relevance to the consideration of this Plan Change are listed as follows:

Objective 1 - Reserves Contributions

Avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities.

Policies:

- 1.1 *To require financial contributions, where appropriate, from subdivision and development for public open space and recreation areas to provide for:*
- (i) *additional neighbourhood parks, District sportsfields and active recreation areas (including waterfront areas, walkways and cycle ways) needed as a result of additional household, visitor accommodation and business growth across the District,*
 - (ii) *additional open space needed for visual relief and plantings among the built environment and for the leisure requirements of people to the District's town centres and business areas.*

Objective 2 - Environmental Effects

Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District.

Policies:

- 2.6 *To maintain and enhance open space and recreational areas so as to avoid, remedy or mitigate any adverse effects on the visual amenity of the surrounding environment, including its natural, scenic and heritage values.*

Objective 3 - Effective Use

Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.

- 3.3 *To encourage and support increased use of private open space and recreational facilities in order to help meet the recreational needs of the District's residents and visitors, subject to meeting policies relating to the environmental effects of recreational activities and facilities.*

Objective 4 - Esplanade Access

A level of public access to and along the District's rivers, lakes and wetlands, adequate to provide for the current and foreseeable recreational and leisure needs of residents and visitors to the District.

Policies:

- 4.1 *To negotiate access strips to lakes and rivers.*

- 4.2 *To acquire, where practicable, at the time of subdivision or other appropriate opportunity, esplanade reserves of adequate width to provide for public access and the protection of water quality and nature conservation values.*
- 4.3 *To take, where practicable, esplanade reserves of adequate width to provide for public access and the protection of conservation values along the margins of any of the District's lakes, wetlands, rivers and streams should any subdivision occur of lots of less than 4 hectares in area or any development for residential, recreational or commercial purposes.*
- 4.4 *To consider, where practicable, the setting aside of esplanade strips, for the purpose of public access, where practicable, whenever subdivision occurs of lots of more than 4 hectares in area, along the margins of lakes and rivers.*
- 4.5 *To have regard to any adverse effects along the margins of the District's lakes, rivers and wetlands when considering resource consents.*
- 4.6 *To recognise that public access to lakes and rivers in some exceptional circumstances may not always be possible, including access to areas of waahi tapu or areas of mahika kai value or access to defence areas during temporary military training activities.*
- 4.7 *To consider the need for vehicle parking at public access points along esplanade reserves, esplanade strips, marginal strips and access strips when the purpose of those reserves and strips is for public access or recreation and are adjacent to arterial roads.*

Part 4.5- Energy

Objective 1: Efficiency

- 1.1 *To promote compact urban forms, which reduce the length of and need for vehicle trips and increase the use of public or shared transport.*
- 1.2 *To promote the compact location of community, commercial, service and industrial activities within urban areas, which reduce the length of and need for vehicle trips.*

Section 4.6- **Surface of Lakes and Rivers**, Section 4.7- **Solid and Hazardous Waste Management**, and Section 4.8- **Natural Hazards** are not considered relevant to the consideration of this Plan Change.

Section 4.9- Urban Growth

Objective 1 - Natural Environment and Landscape Values

Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.

Policies:

- 1.1 *To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.*
- 1.2 *To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values.*

Section 4.10- Earthworks

Section 4.10 provides policy guidance for the management of the effects of earthworks within the District. Earthworks are managed through a series of rules throughout the Plan. These provisions are not relevant to the consideration of the Plan Change.

Section 4.11- Monitoring, Review and Enforcement

Section 4.11 guides the District Council in meeting the requirements of the RMA to monitor the effectiveness of District Plan provisions and resource consents. The policy provisions of this section are not relevant to the consideration of the Plan Change.

Section 5: Rural General and Ski Area Sub-Zones

Given the focus of this Plan Change on the provision of trails through the rural areas, the relevant provisions of Section 5: Rural General are considered relevant, and are listed as follows.

Objective 1 - Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 *Provide for a range of buildings allied to rural productive activity and worker accommodation.*
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*

- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

Section 15: Subdivision, Development and Financial Contributions

Objective 4 - Natural Features, Landscape and Nature Conservation Values

The recognition and protection of outstanding natural features, landscapes and nature conservation values.

Policies:

- 4.1 *To take the opportunity to protect outstanding natural features, nature conservation values and ecosystems through the subdivision process.*
- 4.2 *To ensure works associated with land subdivision and development avoid or mitigate the adverse effects on the natural character and qualities of the environment and on areas of significant conservation value.*
- 4.3 *To avoid any potential adverse effects on the landscape and visual amenity values, as a result of land subdivision and development.*
- 4.4 *To use opportunities through the subdivision/development process to improve the level of protection for the natural character and nature conservation values of the lakes and rivers with reference to section 230 of the Resource Management Act 1991.*