

Appendix 4

Section 32AA Assessment

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~strike through~~ text (ie as per the revised chapter). The section 32AA assessment then follows in a separate table underneath each of the provisions.

Recommended Amendments to Objective 21.2.5

~~Recognise for and provide opportunities for m~~ Mineral extraction providing opportunities are provided ~~for on the~~ basis the location, scale and effects would not degrade amenity, water, wetlands, landscape and indigenous biodiversity values.

Appropriateness (s32(1)(a))

The objective as recommended to be modified includes an additional reference to wetlands, which is appropriate in order to safeguard the life supporting capacity of the ecosystems found within wetlands.

The objective provides a clearer goal and establishes a basis for provisions to directly address the use, development and protection of natural and physical resources in the context of mineral exploration. This matter is relevant to all components of Sections 6 and 7 of the RMA.

While the identified section 6(c) items are included within Objective 33.2.2, this objective, by broadly outlining the goal of providing opportunities for mineral extraction, provides for a range of policies to apply to extraction proposals. The application of the policies could ascertain whether or not the proposed extraction will degrade the quality of the environment. The addition of reference to wetlands addresses section 6(a).

Recommended Amendment to Policy 21.2.5.1

~~Recognise~~ Have regard to the importance and economic value of locally ~~sourced~~ mined high-quality gravel, rock and other minerals including gold and tungsten ~~for road making and construction activities~~.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None Identified 	<ul style="list-style-type: none"> • The amendments identify that mineral extraction in the District relates to activities beyond road making and construction. • The broadened scope of the policy more effectively 	<ul style="list-style-type: none"> • The policy is effective because it provides for mineral extraction of more minerals than as originally notified and does not restrict the potential future use of

	<p>implements revised objective 21.2.5, which seeks to provide for <i>mineral extraction opportunities</i>.</p> <ul style="list-style-type: none"> • Inclusion of <i>gold</i> and <i>tungsten</i> acknowledges that these are mineral resources that exist in the district. Consequently the policy has greater relevance to the types of mining that is likely to occur in this district. • The term 'have regard to', rather than 'recognise', is more consistent with RMA terminology and provides greater clarity as to how the policy should be applied. 	<p>those minerals.</p>
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Recommended New Policy 21.2.5.4		
<p>Ensure potential adverse effects of large-scale extractive activities (including mineral exploration) are avoided, or remedied <u>or mitigated</u>, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.</p>		
Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Widening the policy so it applies to any extractive activity (rather than applying only to large scale extractive activities) would result in the policy applying to a broader range of proposals. As a result any associated regulation and/or compliance costs would apply to a broader range of extractive activities. • 	<ul style="list-style-type: none"> • Recognises that adverse environmental effects can arise from small as well as large extractive activities. • Removes a requirement to determine what constitutes a 'large scale' activity, which may be open to differing interpretations and uncertainty. • Enables the mitigation of adverse effects if avoidance or remediation is not an available option. 	<ul style="list-style-type: none"> • The policy is considered to be effective and efficient because it provides for extractive activities while ensuring the adverse effects of these activities are appropriately managed, irrespective of the scale of the proposed activity.

Recommended Amendments to Objective 21.2.9
Ensure commercial A range of activities are undertaken on the basis they do not degrade landscape values, rural amenity, or impinge on farming <u>and established</u> activities.

Appropriateness (s32(1)(a))
<p>The objective as recommended to be modified replaces 'commercial activities' with 'a range of activities'. This change is considered to make the Objective more appropriate as the it applies to a broader range of activities that tend to occur in the Rural General Zone and can have similar effects. The definition of 'commercial activities' includes a wide range of activities, however 'a range of activities' provides a different type of breadth.</p> <p>The inclusion of 'established activities' also broadens the scope of the objective to activities including roads and lawfully established activities.</p>

Recommended Amendment to Policy 21.2.9.1
Commercial activities in the Rural Zone should have a genuine link with the rural land <u>and water</u> resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Provides clarification that activities on the surface of water are deemed to be a use of land. 	<ul style="list-style-type: none"> • The proposed changes to the policy are considered to be effective as it they provide increased clarity.

Recommended Amendment to Policy 21.2.9.2
Avoid <u>Provide for</u> the establishment of commercial, retail and industrial activities <u>only</u> where they <u>se</u> would degrade <u>protect, maintain or enhance</u> rural quality or character, amenity values and landscape values.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Does not provide as strong 	<ul style="list-style-type: none"> • The change in wording results 	<ul style="list-style-type: none"> • The policy is effective and

<p>protection for rural land resources, or landscapes as the Policy no longer seeks to avoid.</p>	<p>in the Policy being more positively worded. As a result the policy is worded more consistently when considered within the suite of associated policies.</p> <ul style="list-style-type: none"> • Provides clear guidance as to the issues to be considered when contemplating the establishment of commercial, retail and industrial activities. • Provides clarification with regard to the situations and locations within which a commercial, retail or industrial activity would be considered to be appropriate. 	<p>efficient because it provides guidance as to the anticipated effects resulting from the establishment of commercial, retail and industrial activities, rather than focussing on effects that are to be avoided.</p> <ul style="list-style-type: none"> • The policy is considered effective in that will direct positive outcomes whilst providing for s6(b) matters and having regard to s7 matters.
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Recommended Amendments to Policy 21.2.9.3

Encourage forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes, significant natural areas and ensure forestry does not degrade the landscape character or visual amenity values of the Rural Landscape.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified – no consequential change at the rule level as Rule 33.5.9 of the notified PDP requires resource consent for any exotic tree planting in any Significant Natural Area. 	<ul style="list-style-type: none"> • The reference to Significant Natural Areas provides a cross reference to the rules restricting the planting of exotic vegetation within the Significant Natural Areas. As a result the intended application of the policy is more clearly articulated. 	<ul style="list-style-type: none"> • The policy is effective and efficient because it supports the rules in relation to the planting of exotic species within Significant Natural Areas with more clarity.

Recommended Amendments to Policy 21.2.9.5

Limit exotic forestry to species that do not have any potential to spread and naturalise.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Provides greater clarification in relation to forestry activities and the associated effects. 	<ul style="list-style-type: none"> • The change is effective because it makes it clear that the policy is intended to minimise the effects of exotic forestry, rather than all forestry.

Recommended Additional Policy 21.2.9.7

Provide for a range of activities that support the vitality, use and enjoyment of the Queenstown Trail and Upper Clutha Tracks Trail network on the basis landscape and rural amenity is protected, maintained or enhanced and established activities are not compromised.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Acknowledges the potential benefit of the listed activities in close proximity to trails, particularly in relation to tourism and economic benefits • Recognises the social and cultural benefits of providing for the listed activities in close proximity to trails • Retains Council's ability to assess commercial proposals on a case by case basis. 	<ul style="list-style-type: none"> • The policy is effective and efficient because it recognises the potential benefit of commercial activities directly related to the trail network, but enables Council to continue to assess these activities on a case by case basis. • The policy as proposed is considered to be an effective means to achieve the purpose of the RMA as set out in s5(2) in relation to communities providing for their social, economic and cultural well being whilst providing for the continued protection of s6(b) and s7 matters.

Recommended Amendments to Objective 21.2.10

~~Recognise the potential for d~~ Diversification of farming and other rural activities that utilises the natural or physical resources of farms and supports the sustainability of farming activities natural and physical resources.

Appropriateness (s32(1)(a))

The objective as recommended to be modified retains the original aspiration of the objective while broadening the range of land uses that are applicable to the objective and related policies (ie by including 'other rural activities').

The modified objective also reflects the purpose of the RMA to promote the sustainable management of natural and physical resources, both in the productive and efficient use context and in relation to the protection of landscape and natural resource values.

Recommended Amendments to Policy 21.2.10.1

Encourage revenue producing activities that can support the long term sustainability of farming and rural areas of in the district

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The change is consistent with the changes to Objective 21.2.10 • Recognises the existence of activities within the Rural Zone other than farming can support the sustainable management of resources. 	<ul style="list-style-type: none"> • The policy is more effective because it is consistent with the proposed modified wording of Objective 21.2.10 • The policy is efficient because it recognises and provides for activities based on the rural resource, including but not restricted to farming.

Recommended Amendments to Policy 21.2.10.3

~~Recognise~~ *Have regard to that the establishment of ~~complementary~~ activities such as tourism, commercial recreation or visitor accommodation located within farms where these may enable landscape values and indigenous biodiversity to be sustained in the longer term. ~~Such positive effects should be taken into account in the assessment of any resource consent applications.~~*

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The inclusion of 'tourism' is recognition of and provision for 	<ul style="list-style-type: none"> • The policy is more effective because it provides opportunities to

	<p>tourism related activities in the rural zone, which have economic benefits to the district and can encourage the maintenance and enhancement of rural character</p> <ul style="list-style-type: none"> • The inclusion of 'indigenous biodiversity' provides clarity in relation to the outcomes sought in relation to the protection and enhancement of indigenous ecosystems as well as landscapes • The drafting of the policy is more efficient whilst ensuring the potential for such activities to positively assist in the retention of indigenous ecosystems and landscape values are assessed. 	<p>reconcile tourism, commercial recreational and visitor accommodation activities with the maintenance of indigenous biodiversity and landscape values.</p> <ul style="list-style-type: none"> • The policy is more effective because it enables activities that directly contribute to the district's economy whilst promoting the protection and enhancement of s6 matters.
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Recommended Amendments to Policy 21.2.12.8

~~Encourage the development and use of marinas, jetties and moorings in a way that avoids or, where necessary, remedies and/or mitigates adverse effects on the environment.~~

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The policy is broader that could be construed as 'encouraging' jetties and moorings, however they are subject to the qualifying components of the policy. 	<ul style="list-style-type: none"> • The inclusion jetties and moorings broadens the ambit and includes the ability to apply this to more activities on the water. • The drafting of the policy is more efficient whilst ensuring the potential for such activities to positively assist in the retention of important s6 and s7 values. 	<ul style="list-style-type: none"> • The policy is more effective because it provides opportunities for a broader range of activities.

Recommended Amendments to Rule 21.5.18.2

33.1.1.1 The density of all buildings on the site, inclusive of the proposed building(s) will be less than one farm building per ~~50~~ 25 hectares on the site; and

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Cost to the ability to construct a farm building per 25ha, the change would halve the ability for farm buildings to become established. • There would be a commensurate increase in resource consents and transactions costs. 	<ul style="list-style-type: none"> • The change will reduce the potential for a proliferation of farm buildings in the landscape. • The reduced density provides a 'buffer' or softening of the adverse effects that could arise from permitting farm buildings, noting that they are permitted up to a modest size relative to the landscape classification. • The change means that the 'privilege' of this rule is applicable to large landholdings and these will inherently have greater capacity locate farm buildings within these larger sites. 	<ul style="list-style-type: none"> • The change has a negative impact in terms of efficiency because it will increase transaction costs. • The change will be more effective at balancing the transaction and administration costs with modest farm buildings while ensuring their proliferation is appropriately managed.

Recommended Amendments to Rule 21.4.19

Ski Area Activities not located within a Ski Area Sub Zone, with the exception of Passenger Lift Systems, heli-skiing and non-commercial skiing.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Reduce protection of landscapes and indigenous ecosystems from the construction of passenger lift systems such as gondolas 	<ul style="list-style-type: none"> • Adding reference to 'passenger lift systems' enables the construction and maintenance of transportation systems, including gondolas, to enable people to access the ski areas • More enabling towards the construction of passenger lift systems to ski fields, which will have economic benefit in relation to tourism, as well as 	<p>The amended policy enables the provision of more efficient transportation methods</p>

	<p>environmental benefits in relation to reducing the need to use a person motor vehicle to travel up the mountain.</p>	
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Recommended Addition Rule 21.5.X

Lighting and Glare

21.5.X.1 All fixed exterior lighting shall be directed away from adjoining sites and roads; and

21.5.X.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.

21.5.X.3 There shall be no upward light spill.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None Identified. 	<ul style="list-style-type: none"> • The additional standard will ensure that lighting in the rural general zone does not detract from the landscape quality or have an adverse effect on the open and natural character of landscapes • The additional standard will adequately ensure effects from light spill on persons can be addressed through the resource consent process. 	<p>The rule will be effective at maintaining rural amenity, and operational impacts in terms of effects on the State Highway, roads generally, and other activities that could be impacted by lighting such as airports and boating.</p> <p>The rule will implement Policy 6.3.1.7 as filed with the Council reply and Policy 21.2.1.5.</p>

Recommended amendments to Rule 21.5.15

Buildings

Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:

All exterior surfaces* shall be coloured in the range of browns, greens or greys (~~except soffits~~), including;

1. Pre-painted steel and all roofs shall have a luminous reflectance value not greater than 20%; and,
2. All other surface** finishes shall have a luminous reflectance value of not greater than 30%.
3. In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.

Discretion is restricted to all of the following:

External appearance.

Visual prominence from both public places and private locations.

Landscape character.

Visual amenity.

Except this rule shall not apply within the Ski Area Sub Zones.

* Excludes soffits, windows and skylights (but not glass balustrades).

** Includes cladding and built landscaping that cannot be measured by way of luminous reflectance value but is deemed to be suitably recessive and have the same effect as achieving a luminous reflectance value of 30%.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • <i>No specific costs arising from the change as the changes are largely clarifications or exclusions.</i> 	<ul style="list-style-type: none"> • <i>Provides clarification by excluding soffits, windows and skylights (but not glass balustrades) when previously the rule was silent on these. I consider it important that glass balustrades are not included where permitting this could conflict with a condition/consent notice instrument excluding these in sensitive landscapes.</i> • <i>Provides clarification for cladding and built landscaping that cannot</i> 	<ul style="list-style-type: none"> • <i>The rule is more efficient with the clarifications as it will assist the plan administrators (resource consent planners).</i> • <i>The rule is more effective as it targets the issues of concern (not soffits, windows and skylights).</i>

	<p><i>be measured by way of Light Reflectance Value.</i></p> <ul style="list-style-type: none"> • <i>Makes the rule easier to administer.</i> 	
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Recommended amendments to Rule 21.5.25

Informal Airports Located on Public Conservation and Crown Pastoral Land

Informal airports that comply with the following standards shall be permitted activities:

- 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;
- 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;
- 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities, or the Department of Conservation or its agents;
- 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500 metres from any other zone, ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The addition of informal airports ancillary to DOC activities enables DOC to undertake airport activities required in order to fulfil their statutory duties • The restriction in relation to a 500m setback from other zones will ensure adverse effects from informal airports in relation to noise will be within acceptable limits. • The removal of the setback from 	<p>The proposed changes are considered to result in the rule being more flexible and enabling for DOC, while ensuring adverse effects are avoided or minimised on neighbouring land.</p>

	<p>roads is more enabling as it has been determined that only minimal adverse effects are anticipated in relation to aircraft landing in close proximity to roads.</p>	
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Recommended amendments to Rule 21.5.26

Informal Airports Located on other Rural Zoned Land

Informal Airports that comply with the following standards shall be permitted activities:

- 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of ~~3~~2 flights* per day week;
- 21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;
- 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any other zone, ~~formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.

* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • May result in loss of amenity in relation to increased flights permitted per week. 	<ul style="list-style-type: none"> • The increase in permitted flights is in general accordance with NZ noise standards in relation to helicopter and fixed wing landing and take off. • The retention of the 500m setback will ensure adverse effects are minimised or avoided. • The removal of the setback from roads is more enabling as it has been determined that only minimal adverse effects are anticipated in relation to aircraft landing in close 	<p>The proposed changes are considered to result in the rule being more flexible and enabling, while ensuring adverse effects are avoided or minimised.</p>

	proximity to roads.	
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Recommended Amendments to Rule 21.4.31
<p>Mineral exploration that does not involve more than 20m³ in volume in any one hectare</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • The adverse effects on landscape, nature conservation values and water quality. <p>Rehabilitation of the site is completed that ensures:</p> <ul style="list-style-type: none"> • the long term stability of the site. • that the landforms or vegetation on finished areas are visually integrated into the landscape. • water quality is maintained. • that the land is returned to its original productive capacity. • <u>that the land is rehabilitated to indigenous vegetation where the pre-existing land cover immediately prior to the exploration, comprised indigenous vegetation in terms of Part 33.3.3.2 and 33.3.3.3.</u>

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None Identified 	<ul style="list-style-type: none"> • Adding the requirement to rehabilitate land with indigenous vegetation will ensure land is returned to its original productive capacity in relation to ecosystems. • Parameters require rehabilitation with native species only where native species where the land cover comprised indigenous vegetation prior to the exploration activity taking place. 	<p>The amended policy is considered to be effective and efficient because it will ensure that areas vegetated with indigenous species will be re-vegetated with indigenous species upon completion of exploration activities. However, the requirement does not apply to sites that are not vegetated by a certain percentage of indigenous species.</p>

Recommended Addition - Rule 21.5.X

Visitor Accommodation.

Discretion is restricted to all of the following:

- Scale and intensity and whether these would have adverse effects on amenity, including loss of remoteness or isolation.
- Location, including whether that because of the scale and intensity the visitor accommodation should be located near the base building area (if any).
- Parking.
- Provision of water supply, sewage treatment and disposal.
- Cumulative effects.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Could result in ski field base buildings being more visible from the valley floor. 	<ul style="list-style-type: none"> • Enables the construction of visitor accommodation and workers accommodation within the ski area subzone, which could have benefits in relation to the growth of tourism in the district. • Could result in potential benefits in relation to providing affordable housing and alternative housing options for ski field employees. 	<ul style="list-style-type: none"> • The proposed rule as amended is considered to be effective and efficient because it is more enabling towards the construction and operation of visitor accommodation activities in association with ski field tourism activities.

Recommended amended Rule 21.5.39

Commercial non-motorised boating activities

Discretion is restricted to all of the following:

- Location, S scale and intensity of the activity.
- Amenity effects, including loss of privacy, remoteness or isolation.
- Congestion and safety, including effects on other commercial operators and recreational users.
- Waste disposal.
- Cumulative effects.

Parking, access safety and transportation effects.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified, the second bullet point of matters also addresses location in the context of the impacts on the environment and the sensitivity of it. 	<ul style="list-style-type: none"> • The assessment matter directly allows to assess the suitability of and adverse effects on the location. 	<ul style="list-style-type: none"> • Amending the rule will be effective at directly considering the sensitivity of the location and the potential adverse effects of a proposal. • The assessment matter better provides a platform to consider adverse effects especially in the context s6(a) and (b) and s7 RMA matters.

Recommended amended Rule 21.5.47.1

The following activities are subject to compliance with the following standards:

- Kawarau River, Lower Shotover River downstream of Tucker Beach and Lake Wakatipu within Frankton Arm - Commercial motorised craft shall only operate between the hours of 0800 to 2000.

Except: Public transport ferry activities.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> The rule has the potential to disrupt the amenity through public transport ferry activities operating during sensitive times of the evening and night. 	<ul style="list-style-type: none"> The rule acknowledges that public transport that caters for commuters needs to operate early in the morning and early in the evening. The rule will remove any perceived disincentive for water based transport to be constrained to operate between the hours of 0800-2000. 	<ul style="list-style-type: none"> Amending the rule will be effective at recognising the realistic times that public transport activities would be expected to operate to. The amended rule is effective in that it won't lead to unintended application by commercial motorised recreation activities.

Recommended amended to Assessment Matters 21.7.1, 21.7.1.1, 21.7.2. and 21.7.2.1.
<p>21.7.1</p> <p>These assessment matters shall be considered with regard to the following principles because, in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone <u>Wakatipu Basin, and inappropriate in many locations throughout the District wide Outstanding Natural Landscapes:</u></p> <p>21.7.1.1 The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.</p> <p>21.7.2</p> <p>These assessment matters shall be considered with regard to the following principles because in the Rural Landscapes the applicable activities are inappropriate <u>unsuitable</u> in many locations:</p> <p>21.7.2.1 The assessment matters shall be stringently applied to the effect that successful applications are, on balance, consistent with the criteria.</p>

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> The removal of these provisions have the potential 	<ul style="list-style-type: none"> The changes better acknowledge the ODP regime 	<ul style="list-style-type: none"> While I consider there will the potential for a weakening of

<p>to weaken the stringency of the application of the assessment matters could result in lead to lower standards of development expected to be approved.</p> <ul style="list-style-type: none"> • The removal of these provisions could reduce the importance of managing landscapes to the District. 	<p>they are derived from.</p> <ul style="list-style-type: none"> • The part of the statement associated with the word 'exceptional' is framed toward non-complying activities and as a consequence, does not accord with discretionary activity status for most development subject to these assessment matters. • The word inappropriate removed from 21.7.2. because of relationship with s6(b) and the Rural Landscapes are valued in terms of s7. • Implementation method 21.7.2.1 deleted because they are provided in Landscape Policy 6.3.1.2 and 6.3.1.3. 	<p>the ability for the QLDC to manage landscapes and decline inappropriate development in the ONF/L and unsuitable development in the RL landscape. Amending the provisions will be more effective in terms of aligning the assessment matters and their application with the statutory tests. Overall, this will provide a more suitable framework to determine the merits of applications based on section 5 of the RMA.</p>
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