

21.23.4 PA RCL Church Road – Shortcut Road: Schedule of Landscape Values

General Description of the Area

The Church Road – Shortcut Road PA generally takes in the area known as the Clutha Triangle immediately to the north of Luggate and defined by SH6, Church Road, and Shortcut Road. The mapped extent of the PA also includes the flat land on the west side of SH6 and the rural land to the east of Church Road adjoining the Clutha River.

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Physical Attributes and Values

Geology and Geomorphology • Topography and Landforms • Climate and Soils • Hydrology • Vegetation • Ecology • Settlement • Development and Land Use • Archaeology and Heritage • Tāngata whenua

Important landforms and land types:

1. The flat terraced glacial outwash plain with a patterning of shallow scarps which collectively form a series of degradational river terraces stepping down from the west to the east.
2. Sandy areas, boulder rises and shallow dry swales of former paleochannels in places.
3. An area where more recent fluvial processes of erosion and sedimentation have reworked older alluvium associated with historic glaciations affecting the landscape.

Important hydrological features:

4. Luggate Creek, which is a complex winding channel along the south-eastern edge of the PA (to the east of Church Road).
5. The ephemeral water courses draining from the mountains to the south across and around the terrace edges that are artificially channelled in places and discharge to the Clutha River. These channels tend to flow only during prolonged rainfall.

Important ecological features and vegetation types:

6. Particularly noteworthy indigenous vegetation features include:
 - a. Mature crack willow and broom along the margins of Luggate Creek.
7. Other distinctive vegetation types include:
 - a. Grazing and cropping with scattered exotic shelterbelts throughout the land straddling SH6.
 - b. Tree crops, flower crops and orchards on the lower terrace.
 - c. Amenity and shelter plantings around rural and rural living dwellings and farm buildings.
 - d. Poplar and willow plantings across terraces bordering the true right bank of Luggate Creek.

Important land use patterns and features:

8. Low-density rural living, horticultural and hobby farming dominate land use throughout the PA. Lot sizes are generally between 2 and 20ha in size.

9. Church Road and Shortcut Road as local rural roads.
10. The margins of the Luggate Creek along the south-eastern edge of the PA which are identified as a Marginal Strip.
11. SH6 which passes through the western side of the PA.
12. An small area of rural industrial type landuse extending along the east side of Church Road to near the Grandview Bridge.
13. Neighbouring land uses which have an influence on the landscape character of the area due to their scale, character, and/or proximity include:
 - a. The very close proximity of Luggate settlement which extends across the river terraces to the southeast of the PA, with some of the more elevated terraces having a visual connection to the PA.
 - b. The Te Rua Tupāpaku (Clutha River near Luggate) ONL and associated DoC Reserve and river track extending along the eastern side of the PA.
 - c. The Luggate River Track along the south (true right) side of Luggate Creek extending along the south-eastern side of the PA.
 - d. The open and flat expanse of the intensively farmed Hāwea Flats to the north of the PA.
 - e. The forestry plantings throughout the terrace escarpment along the western side of the PA.

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Mana whenua features and their locations:

14. The entire area is ancestral land to Kāi Tahu whānui and, as such, all landscape is significant, given that whakapapa, whenua and wai are all intertwined in te ao Māori.
15. Parts of the RCL overlap with the mapped wāhi tūpuna Mata-au (Clutha River) and Te Rua Tūpāpaku.
16. The Mata-au (Clutha River) is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.
17. Te Rua Tūpāpaku is recorded as a fortified permanent pā.

Associative Attributes and Values

Mana whenua creation and origin traditions • Mana whenua associations and experience • Mana whenua metaphysical aspects such as mauri and wairua • Historic values • Shared and recognised values • Recreation and scenic values •

Mana whenua associations and experiences are:

18. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
19. The Mata-au (Clutha River) takes its name from a Kāi Tahu whakapapa that traces the genealogy of water. On that basis, the Mata-au is seen as a descendant of the creation traditions.
20. The Mata-au was part of inland mahika kai trails and was also a key transportation route for pounamu from inland areas to settlements on the coast.

21. Te Rua Tūpāpaku is a kāika mahika kai located on the Mata-au where weka, tuna (eels) and kauru (cabbage tree root) were gathered. It is also recorded as a fortified permanent pā.
22. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, ara tawhito, mahika kai, nohoaka, urupā, pā, wāhi tapu.

Important historic attributes and values:

23. Association with early pastoral land use and gold mining.

Important shared and recognised attributes and values:

24. The identity of the area as a green edge to Luggate and, in the case of the land to the east of Church Road, an established rural industry area supporting the adjacent settlement.
25. The popularity of the area as an entry/exit point on the Upper Clutha River Track.
26. The close proximity of the PA to the Grandview Bridge (or the 'red bridge') to the north of the PA (which is described as one of the most attractively proportioned steel bridges in Aotearoa).

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Important recreation attributes and values:

27. SH6 Wanaka Luggate Highway as a key scenic route linking between Wanaka and Cromwell.
28. Shortcut Road as a key scenic route linking between Wanaka (and the West Coast) and the Lindis Pass.
29. The Upper Clutha River Track in close proximity to the PA.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values •

Legibility and expressiveness attributes and values:

30. The flat expanse of the outwash plain and river terraces are expressive of the interaction of the glacial and fluvial processes that have shaped, and are continuing to shape, the Upper Clutha valley.

Particularly important views to and from the area:

31. The sequence of attractive long-range and expansive 'rural' views from SH6, parts of Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. In views east from Church Road, the established rural industry area contributes to the outlook. The cropping and pastoral land of the majority of the PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation. The appearance of an almost continuous patterning of rural landuse across the PA and beyond to the north and west reinforces the coherence of the underlying river terrace landforms. The openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.
32. The expansive very long-range, predominantly rural views from the elevated urban areas of Luggate to the southeast, in which the PA forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL). The established rural industry east of Church Road also contributes to the character of these views.
33. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges. These include localised views of the established rural industry area east of Church Road.

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Naturalness attributes and values:

34. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is compromised to some extent by the number of partially visible houses and the rural industry (east of Church Road).
35. Overall, there is a moderate level of naturalness with a predominance of natural, rather than built, elements; but human intervention as managed farmland, horticultural blocks, rural industry, and rural living is evident.

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Memorability attributes and values:

36. Memorable to residents and locals as a 'green edge' to Luggate.

Transient attributes and values:

37. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation.
38. Seasonal horticultural crop foliage and pasture colours.
39. The changing shadow patterns from shelter belts and the presence of stock and wildlife such as hawks.

Remoteness/wildness attributes and values:

40. Impressions of rural tranquillity and quietness which are localised to parts of Church Road away from rural living and rural industry uses and along stretches of the river edge tracks adjoining the PA where intervening landform and vegetation patterns screen views to buildings within the PA and further afield in Luggate.

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Aesthetic qualities and values:

41. The attractive and distinctly rural 'big sky' views to the mountain ranges surrounding the Upper Clutha Basin. The dominance of natural elements including pasture, crops, and trees and the subservience of built elements play an important role in shaping the quality of these views.
42. The juxtaposition between the tamed rural land, the rougher character along the river and creek corridors and the urban grain of Luggate further afield.

Summary of Landscape Values

Physical • Perceptual (Sensory) • Associative

Rating scale: seven-point scale ranging from **Very Low** to **Very High**.

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for PA RCL Church Road – Shortcut Road can be summarised as follows:

43. **Moderate physical values** relating to the productive soils and associated agricultural and horticultural land uses, the glacially formed outwash plain/alluvial fans of the valley floor that have subsequently been reworked, the mana whenua features in the area and the strong patterns of rural land use and, to a lesser degree, rural industry landuse.

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44. **Moderate associative values** relating to the mana whenua associations of the area, the recreational use of Te Rua Tupāpaku (Clutha River near Luggate) and Luggate Creek, and the shared and recognised values of the area for residents and locals as a green edge to Luggate.
45. **Moderate perceptual values** relating to the expressiveness of the river terrace 'tread and riser' landforms, the coherence of land use patterns, the strong rural character, the expansive and scenic rural views, and the moderate level of naturalness, with built development remaining subservient to more natural landscape elements and patterns.

Landscape Capacity

The landscape capacity of the PA RCL Church Road – Shortcut Road for a range of activities is set out below.

- i. **Commercial recreational activities – very limited** landscape capacity for small-scale and low-key activities that: integrate with and complement/enhance existing recreation features; are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA.
- ii. **Visitor accommodation and tourism related activities – limited** capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. **Very limited to No** landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions – very limited to no** landscape capacity unless such development can: integrate a strong defensible boundary to avoid the potential future risk of settlement sprawl; is located and designed to connect with the existing settlement; protects ONF/L values; and complements the existing character of Luggate.
- iv. **Intensive agriculture – very limited to no** landscape capacity where soils and available water allocation support the activity, and where aesthetic attributes and values are maintained.
- v. **Earthworks – limited** landscape capacity to absorb earthworks associated with farming and rural living/visitor accommodation activities that maintain naturalness and expressiveness values and integrate with existing natural landform patterns.
- vi. **Farm buildings – some** landscape capacity for modestly scaled buildings that reinforce the existing rural character.
- vii. **Mineral extraction – very limited** landscape capacity for farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.
- viii. **Transport infrastructure – some** landscape capacity for trails that are: located to integrate with existing networks; designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement; and maintain or enhance the landscape values of the PA. **No** landscape capacity for other transport infrastructure.
- ix. **Utilities and regionally significant infrastructure – limited** landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. In the case of the National Grid, limited

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landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.
Very limited capacity for other larger-scale regionally significant infrastructure

Commented [BG23]: OS 40.45 Transpower New Zealand Limited.

- x. **Renewable energy generation** – some **landscape** capacity for small-scale wind or solar generation located where topography ensures it is not highly visible from public places. **Very limited** landscape capacity for larger-scale commercial renewable energy generation.

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- xi. **Production & Forestry** – **very limited** landscape capacity for scattered small woodlots of up to 2 hectares in area.

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- xii. **Rural living** – **very limited** landscape capacity to absorb additional rural living without cumulative adverse effects on associative and perceptual values. The rural character of the PA is vulnerable to fragmentation and 'domestication' through rural living development. Any additional rural living should be set well back from roads and public tracks; co-located with existing development; located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale; have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and should maintain the impression of expansive rural views from public vantage points.

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- xiii. **Rural Industrial Activity** – **very limited** landscape capacity for rural industry that is: co-located with existing rural industry development; avoids the impression of development sprawl; protects ONF/L values; maintains the quality of views and aesthetic values; and complements the existing character of Luggate.

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21.23.4 Church Road Shortcut Road PA RCL Schedule

August 2023 FINAL

Blue highlighted text: captured in “Response to Submissions (version of) 21.23.4 Church Road Shortcut Road PA RCL Schedule”. New text to be underlined with black line, deleted text to be strike through.

Red text: relates to a submission point that has not be captured in the “Response to Submissions (version of) 21.23.4 Church Road Shortcut Road PA RCL Schedule”. This is typically because the submission point is general rather than confined to specific text amendments. **Two examples identified.**

Submissions Summary: Landscape Comments

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
OS67.31	Julian Haworth	Support	That the landscape schedule 21.23.4 Church Road Shortcut Road is largely supported, with the capacity rating for rural living of 'very limited' being supported.	No comment required, as supports Schedule 21.23.4.	<u>Accept submission.</u>
OS70.46	Ainsey McLeod On Behalf Of Transpower New Zealand Limited	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended in its landscape capacity assessment point ix utilities and regionally significant infrastructure to include, 'In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual	Amend Schedule 21.23.4 Capacity (ix) as follows: Utilities and regionally significant infrastructure – limited landscape capacity for additional district-scale infrastructure that is buried or located such that they are screened from external view. In the case of utilities such as overhead lines or cell phone towers which cannot be screened, these should be designed and located so that they are not visually prominent. <u>In the case of the National Grid, limited landscape capacity in circumstances where there is a functional or operational need for its location and structures are designed and located to limit their visual prominence, including associated earthworks.</u> Very limited	<u>Accept submission.</u>

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			prominence, including associated earthworks'.	capacity for other larger-scale regionally significant infrastructure.	
OS73.9	Ian Greaves On Behalf Of Bike Wanaka Inc	Oppose	That landscape capacity 21.23.4 Church Road Shortcut Road be amended to remove reference to limited or very limited capacity for new trails.	No technical evidence is provided in support of this submission point. There is no reference to the capacity for trails as a separate landuse item in Schedule 21.23.4. Relying on my landscape evaluation of the area as part of the PA Schedule work (including field work), I do not consider it appropriate to remove the capacity reference for new trails, as inappropriately located and/or designed trails have the potential to detract from landscape values.	Reject submission.
OS73.19	Ian Greaves On Behalf Of Bike Wanaka Inc	Oppose	That landscape capacity 21.23.4 Church Road Shortcut Road be amended to include the following - Walking and cycling trails: some landscape capacity for additional trails that are sympathetically designed to integrate with existing natural landform patterns.	No technical evidence is provided in support of this submission point. The capacity for trails is appropriately addressed under (viii) Transport Infrastructure (i.e. some landscape capacity). It should also be noted that for many of the landuse activities discussed in the Capacity section of Schedule 21.23.4, the consideration of public access (i.e. trails) is signalled as being of relevance for future landuse change.	Reject submission
OS77.20	Michael Bathgate On Behalf Of Kai Tahu ki Otago	Oppose	That landscape capacity 21.23.4.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's landscape character and visual amenity values; preserves the natural character of wetlands, lakes,	I agree with this submission subject to refinement of the proposed wording to better fit with text used in the other schedules in this regard. Amend Schedule 21.23.4.Capacity (vii) as follows: Mineral extraction – very limited landscape capacity for farm-scale quarries that maintain or enhance the quality of views, naturalness values and aesthetic values.	Accept submission in part.

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			rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wāhi tūpuna, statutory acknowledgements or nohoaka.		
OS99.11	John Wellington On Behalf of Upper Clutha Tracks Trust	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to state that there is development capacity for future public walking and cycling trails.	Addressed in response to OS 73.19.	Reject submission.
OS146.1	Scott Edgar On Behalf Of Alpine Deer NZ LP	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to exclude the Rural Industrial Subzone land at Church Road from the priority area, or if the subzone is not removed from the schedule that the landscape schedule is amended to better reflect and provide for the existing and zoned rural industrial activities along the eastern side of Church Road.	The extent of the Priority Area RCL mapping was confirmed by the Environment Court in the Topic 2 decisions. Priority Area RCL mapping changes are beyond the scope of the Variation. A number of amendments are suggested to Schedule 21.23.4 to address the matters raised by the submitter.	Accept submission in part.

OS146.2	Scott Edgar On Behalf Of Alpine Deer NZ LP	Oppose	<p>That landscape schedule 21.23.4 Church Road Shortcut Road be amended to better acknowledge rural industrial activities within the descriptions of important land use patterns and features, shared and recognised attributes and values, particularly important views, naturalness and remoteness values and attributes, in the event that the Rural Industrial Sub-zoned land is not removed from the schedules area.</p>	<p>Amend Schedule 21.23.4 as follows:</p> <p>12. <u>An small area of rural industrial type landuse extending along the east side of Church Road to</u> near the Grandview Bridge.</p> <p>24. The identity of the area as a green edge to Luggate <u>and, in the case of the land to the east of Church Road, an established rural industry area supporting the adjacent settlement.</u></p> <p>31. The sequence of attractive long-range and expansive 'rural' views from SH6, <u>parts of</u> Church Road and Shortcut Road across the PA to the northern end of the Pisa Range and across to the Grandview Range. <u>In views east from Church Road, the established rural industry area contributes to the outlook.</u> The cropping and pastoral land of <u>the majority of the</u> PA contributes a strong 'working farm' rural character, with most built development displaying a distinctly working rural character or obscured by vegetation. The appearance of an almost continuous patterning of rural landuse across the PA and beyond to the north and west reinforces the coherence of the underlying river terrace landforms. The openness of the rural landscape to the east of the highway confers a memorable sense of a 'big sky' landscape.</p> <p>32. The expansive very long-range <u>predominantly</u> 'rural' views from the elevated urban areas of Luggate to the southeast, in which the PA forms part of the broad sweep of the Upper Clutha Basin rural plains, framed by a continuous circle of dramatic mountains (ONL). <u>The established rural industry east of Church Road also contributes to the character of these views.</u></p> <p>33. Attractive rural views to the PA from the river tracks (ONL) around its eastern and south-eastern edges. <u>These include localised views of the established rural industry area east of Church Road.</u></p> <p>34. Perceptions of naturalness and of a working rural character are largely maintained for people visiting the landscape, although this is compromised to some extent by the number of partially visible houses and the rural industry <u>(east of Church Road).</u></p> <p>40. Impressions of rural tranquillity and quietness which are localised to <u>parts of Church Road away from rural living and</u></p>	<p><u>Accept submission in part.</u></p>
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Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p>rural industry uses and along stretches of the river edge tracks adjoining the PA where intervening landform and vegetation patterns screen views to buildings within the PA and further afield in Luggate.</p> <p>Moderate physical values relating to the productive soils and associated agricultural and horticultural land uses, the glacially formed outwash plain/alluvial fans of the valley floor that have subsequently been reworked, the mana whenua features in the area and the strong patterns of rural land use and, to a lesser degree, rural industry landuse.</p> <p>No amendment has been made to Schedule 21.23 with respect to aesthetic qualities and values as the rural industry to the east of Shortcut Road does not make a noteworthy positive contribution to the landscape values in this regard.</p> <p>No amendment has been made to the summary landscape values with respect to Associative Values as this is now captured under the recommended amendment in relation to shared and recognised values outlined above (and noting that the Preamble to Schedule 21.23 explains that the Schedules are intended to be read in full).</p>	
OS146.3	Scott Edgar On Behalf Of Alpine Deer NZ LP	Oppose	That landscapes capacity 21.23.4 be amended to address rural industrial activities and rural industrial buildings (being two distinct activities) within the Rural Industrial Sub-Zoned and wider landscape priority area.	<p>Amend Schedule 21.23.4 as follows:</p> <p>(xiii) Rural Industry – very limited landscape capacity for rural industry that is: co-located with existing rural industry development; avoids the impression of development sprawl; protects ONF/L values; maintains the quality of views and aesthetic values; and complements the existing character of Luggate.</p>	Accept submission.
OS146.4	Scott Edgar On Behalf Of Alpine Deer NZ LP	Oppose	That landscape capacity 21.23.4 be amended to provide for high landscape capacity for substantial buildings and associated rural industrial activities	<p>Addressed in response to OS 146.3.</p> <p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the area as part of the PA Schedule work (including field work), assisting QLDC with</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			within the Rural Industrial Sub-zone to reflect the permitted activity status of these buildings.	rezoning appeals on land to the east of Church Road and along the eastern side of Luggate, I consider that a rating of very limited landscape capacity is appropriate, given the capacity rating applies for future development that is not a permitted activity. This rating also factors in the character and level of development that is currently contemplated in the area under the Rural Industrial Sub-Zone (PDP 21.13 and 21.14).	
OS149.1	Scott Edgar On Behalf Of UCT Properties Ltd	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to exclude the Rural Industrial Subzone land at Church Road from the priority area, or if the subzone is not removed from the schedule that the landscape schedule is amended to better reflect and provide for the existing and zoned rural industrial activities along the eastern side of Church Road.	Addressed in response to OS 146.2.	Accept submission in part.
OS149.2	Scott Edgar On Behalf Of UCT Properties Ltd	Oppose	That landscape schedule 21.23.4 Church Road Shortcut Road be amended to better acknowledge rural industrial activities within the descriptions of important land use patterns and features, shared and recognised attributes and values, particularly important views, naturalness and remoteness values and attributes, in the event that the Rural Industrial Sub-	Addressed in response to OS 146.2.	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			zoned land is not removed from the schedules area.		
OS169.2	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended to give effect to the submitters' relief outline in this submission.	Addressed by reporting panner in S42A Report.	N/A
OS169.4	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so the schedule can identify variations in landscape types that are nested within the priority area, identify their landscape attributes and values and related capacity.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the area as part of the PA Schedule work (including field work), it is my view that the general similarity of landform, landcover and landuse across the PA, along with the spatial scale of the area is sufficient for it be addressed in the schedule as one 'landscape area'. It is however acknowledged that there are variations in landcover and landuse across the PA which give rise to variations in terms of landscape character and visual amenity attributes and values. Schedule 21.23.4 identifies these more localised variations where appropriate.</p> <p>Further, the Preamble to Schedule 21.23 explains that 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.</p> <p>The Preamble also explains that the schedules contain both factual information and evaluative content and that the description of each priority area must be read in full. Each description, as a whole, expresses the landscape character and visual amenity values.</p> <p>The Preamble explains that 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.</p>	Reject submission.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p>It also acknowledges that the landscape attributes and values may change over time.</p> <p>Further, the Preamble explains that 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.</p> <p>In my opinion, this (appropriately) signals to plan users that finer grained and/or site-specific landscape attributes and values may be identified as part of a finer grained assessment.</p>	
OS169.5	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the conclusions reached in the schedule to describe the related capacity of potential land uses are too conclusive.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the area as part of the PA Schedule work (including field work) and assisting QLDC with rezoning appeals on land to the east of Church Road and along the eastern side of Luggate, the following amendments are recommended to Schedule 21.23.4 Capacity section.</p> <p>ii. Visitor accommodation and tourism related activities – limited capacity for activities that are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); enhance public access (where appropriate); and maintain or enhance the landscape values of the PA. Very limited to No landscape capacity for tourism related activities unless such activities are located to optimise the screening and/or filtering benefit of natural landscape elements; designed to be of a modest scale, have a 'low-key' rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).</p> <p>iii. Urban expansions – very limited to no landscape capacity unless such development can: integrate a strong defensible boundary to avoid the potential future risk of settlement sprawl; is located and designed to connect with</p>	Accept submission in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
				<p><u>the existing settlement; protects ONF/L values; and complements the existing character of Luggate.</u></p> <p>iv. Intensive agriculture – <u>very limited to no</u> landscape capacity where soils and available water allocation support the activity, and where aesthetic attributes and values are maintained.</p> <p>It should also be noted that the Response to Submissions Version of the Schedule 21.22.23 incorporates a number of amendments to improve clarity for plan users with respect to the capacity ratings in the PA RCL Schedules.</p> <p>Further, the Preamble to Schedule 21.23 acknowledges that: <i>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.</i></p> <p>The far more fine-grained landscape assessment that the submitter is suggesting should inform Schedule 21.23.3 is appropriate as part of a resource consent or plan change process.</p>	
OS169.6	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended to change the capacity rating for intensive agriculture in the landscape schedule.	Addressed in response to OS 169.5.	<u>Accept submission.</u>
OS169.7	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so the capacity rating for rural living does not include cumulative effects in the capacity rating.	<p>No technical evidence is provided in support of this submission point.</p> <p>Relying on my landscape evaluation of the area as part of the PA Schedule work (including field work), assisting QLDC with rezoning appeals on land to the east of Church Road and along the eastern side of Luggate, and my peer review of rural living resource consent applications near the PA, I consider</p>	Reject submission.

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				that the issue of cumulative effects in relation to future rural living development is of relevance.	
OS169.8	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the schedules do not properly reflect the landscape capacity of the priority area, nor in founding assessment, the environment anticipated by the District Plan.	Addressed in response to OS 169.5.	Accept submission in part.
OS169.9	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the stated capacity is too conclusive and lacks sufficient contemplation of potentially suitable future land uses within parts of the priority area.	Addressed in response to OS 169.5.	Accept submission in part.
OS169.10	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so the terminology that describes the degree of visibility adopted by the schedules is required to be consistent with wording applied by the Proposed District Plan.	No technical evidence is provided in support of this submission point. Further, the submitter does not explain which PDP terminology they prefer in this regard. As explained more fully in the PA Schedules Methodology Report, the PA Schedules have been prepared in accordance with landscape assessment best practice.	Reject submission.

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OS169.11	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so identified landscapes within the Wāhi Tūpuna Chapter are not reassessed in the landscape schedule and stretch beyond those identified under the proposed Wāhi Tūpuna mapping exercise.	No technical evidence is provided in support of this submission point. As explained more fully in the PA Schedules Methodology Report, the PA Schedules work has been prepared in accordance with landscape assessment best practice which includes consideration of Te Ao Māori dimension of landscape attributes and values.	Reject submission.
OS169.12	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the cultural assessment undertaken appears to lack any assessment of activity landscape which contributes to landscape character units.	The meaning of this submission point is unclear. The PA Schedules work has integrated review of the schedules by a cultural expert (refer PA Schedules Methodology Report). Further, the PA Schedules acknowledge important landuse patterns and features, which often captures reference to activities of relevance to the landscape character and visual amenity values of the area.	Reject submission.
OS169.13	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is amended so describing views of and over sites should include empirical accounts of visual characteristics such as colour, line, form, texture, actual focal points and scale.	No technical evidence is provided in support of this submission point. The suggestion by the submitter that view descriptions should include empirical accounts of visual characteristics such as colour, line, form, texture, actual focal points and scale amounts to a level of detail that is typically associated with a landscape assessment for a resource consent or plan change application. The aim of Landscape Schedules to assist PDP policy implementation and inevitably involves a relatively high level description of the key attributes and values that, in the case of RCL areas, needs to be maintained or enhanced. The response to OS 169.4 is also of relevance here.	Reject submission.

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OS169.14	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that the proposed visual descriptions lack detail and therefore a determination of possible future activities that may maintain, develop or enhance current attributes and/or values.	Addressed in response to OS 169.13.	Reject submission.
OS169.15	Dan Curley On Behalf Of CPC Trustee Ltd, Timely Giving Ltd and Black Peak Farming Ltd	Oppose	That the landscape schedule 21.23.4 Church Road Shortcut Road is rejected as notified or amended to address that any form of conclusive landscape capacity rating will become outdated in potentially a very short time period, subject to human demand for land resource utility/strategic value. Landscape capacity is better assessed within the consenting process and removed from the schedule of attributes and values.	The Response to Submissions Version of the Schedule 21.22.23 acknowledges that: landscape capacity is not a fixed concept and may change over time; site specific landscape assessment siwll be required for resource consent and plan change applications which may identify different landscape attributes and values to those referenced in the PA RCL Schedule. The matters raised in this submission point are also addressed by the reporting planner in the s42A Report.	Reject submission.
OS188.21	Elisha Young-Ebert	Oppose	That landscape capacity 21.23.4.vii. mineral extraction be amended to: very limited landscape capacity for small scale extraction of aggregate for use on the same farm property that maintains or enhances the PA's	Addressed in response to OS 77.20.	Accept submission subject in part.

Original Submission No	Submitter	Position	Summary	BG Comments	BG Recommendation
			landscape character and visual amenity values; preserves the natural character of wetlands, lakes, rivers and their margins; avoids location on the beds of lakes and rivers, elevated slopes or skylines; and protects mana whenua associations and values, particularly for those areas identified as wāhi tūpuna, statutory acknowledgements or nohoaka.		
OS201.1	Graham David Taylor	Oppose	That the submitter is kept in the loop regarding the landscape schedule 21.23.4 Church Road Shortcut Road overlay and its possible effects on the property.	Addressed by the reporting planner in the s42A Report.	N/A