

IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI

Decision No. [2026] NZEnvC 45

IN THE MATTER of the Resource Management Act 1991

AND an appeal under clause 14 of the First Schedule of the Act RMA in relation to the Priority Area Landscape Schedules Variation to the Queenstown Lakes District Council Proposed District Plan

BETWEEN GLENDHU BAY TRUSTEES LIMITED

(ENV-2024-CHC-69)

Appellant

AND QUEENSTOWN LAKES DISTRICT COUNCIL

Respondent

Environment Judge J J M Hassan – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 10 March 2026

CONSENT ORDER

A: Under s279(1)(b) RMA,¹ the Environment Court, by consent, orders that:

(1) the appeal is allowed, and Queenstown Lakes District Council is



¹ Resource Management Act 1991.

directed to amend the proposed Queenstown Lakes District Plan as set out in Annexure 1, attached to and forming part of this consent order;

(2) the appeal is otherwise dismissed.

B: Under s285 RMA, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an appeal by Glendhu Bay Trustees Limited against the decision of Queenstown Lakes District Council on the Priority Area Landscape Schedules Variation to the proposed Queenstown Lakes District Plan.

[2] As detailed in *Burdon v Queenstown Lakes District Council*² the appeal points lodged against various aspects of the variation were allocated to two appeal topics. The “general relief” noted in those appeals focused on the preamble of schedules 21.22 and 21.23. It was allocated to Topic 1 to which that decision relates. The site-specific relief pertaining to the specific Priority Area Landscape Schedules was allocated to Topic 2. That is what this consent order and a number of other consent orders issued with it are concerned with.

[3] The appellant has an interest in land at 1215 Wānaka – Mount Aspiring Road, Wānaka.³ The site is within the West Wānaka Priority Area ONL to which the Schedule 21.22.21 West Wānaka PA: Schedule of Landscape Values applies. The appeal sought amendments to the text of the Schedule, including changes to the summary of landscape values and to the landscape capacity ratings.

[4] Prior to court-facilitated mediation, the court issued a preliminary

² *Burdon v Queenstown Lakes District Council* [2026] NZEnvC 40.

³ Legally described as Lot 9 DP 562798, Lot 10 DP 568480, Lot 12 DP 543116, Lot 13 DP 564796 and Lots 2, 10 and 11 DP 568480.

determination relating to the scope of the Variation.⁴ The court determined that there was no scope to amend the ONF, ONL or RCL landscape boundaries as sought by various appeals. However, the court confirmed that there was jurisdiction to alter the Priority Area mapping.

[5] I have read and considered the consent memorandum of the parties dated 3 October 2025 which sets out the agreement reached between the parties to partially resolve the appeal. The agreement reached includes the insertion of new text or amendments to existing text to further describe the Priority Area and amendments to the landscape capacity ratings descriptive text to provide more appropriate guidance for the application of the ratings, and to improve clarity.

Other relevant matters

[6] Longview Environmental Trust, Federated Farmers of New Zealand (FFNZ) and Upper Clutha Environmental Society Incorporated (UCES) each joined the appeal as interested parties under s274 RMA. FFNZ withdrew its interest in the appeal on 17 March 2025.⁵ Further, UCES confirmed it had no interest in matters allocated to Topic 2.⁶ I am satisfied that all relevant parties have signed the consent memorandum setting out the relief sought.

[7] The consent memorandum records the parties' assurances that there are no issues of scope and that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the RMA, including, in particular Pt 2.

[8] No party seeks costs, all parties agreeing that costs should lie where they fall.

⁴ *Burdon v Queenstown Lakes District Council* [2025] NZEnvC 122.

⁵ FFNZ notice of withdrawal dated 17 March 2025.

⁶ Julian Haworth to the registry, letter regarding late s274 application (2 April 2025).

Orders

[9] The court makes this order under s279(1) RMA, by consent, rather than as a decision or determination on the merits under s297.

[10] This order is made on the basis of the joint memorandum recording the parties' full agreement. The court understands, for present purposes, that all relevant parties to the proceeding have executed the memorandum requesting the orders.

[11] Based on the information provided and the assurances received, the court is satisfied that the orders will promote the purpose of the RMA. Accordingly, the appeal is allowed, and QLDC is directed to amend the District Plan by making the changes set out in Annexure 1, attached to, and forming part of this consent order



J J M Hassan
Environment Judge



ANNEXURE 1

Agreed amendments to Sch 21.22.21 West Wānaka PA: Schedule of Landscape
Values

Key:

Blue underline = Topic 1 insertion sought by consent documents filed 1 August 2025.

Green underline and strikethrough = Topic 2 insertion or deletion

21.22.21 West Wānaka PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural, Nature Conservation, Informal Recreation, Community Purposes, and Rural Lifestyle.

General Description of the Area

The West Wānaka PA extends from the Mātakitaki (Matukituki River) mouth to Damper Bay on Wānaka (Lake Wānaka). This includes Roys Peninsula ONF, the Motatapu River valley, the roche moutonnée down its eastern side, and much of the Alpha Range. It also encompasses parts of Wānaka (Lake Wānaka), including Paddock Bay, Bishops Bay, Parkins Bay, and Glendhu Bay. The Fern Burn Valley also falls within this area.

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

Landforms and land types:

1. The Harris Mountains: these form the western boundary of the Fern Burn and Motatapu Valleys. These contain extremely steep and visually rugged landforms, including deeply incised gorges and canyons, extensive rock outcrops, and bluffs. Treble Cone and End Peak are prominent features along the eastern ridge of the range.
 2. The Alpha Range: which defines the eastern side of the Fern Burn valley, capped by the distinctive peaks of Mt Alpha and Roys Peak.
 3. A series of roche moutonnée to the north-west include:
 - a. Pt 782m between Hospital Flat and Parkins Bay and the Glendhu and Emerald Bluffs;
 - b. Rocky Mountain north of Hospital Flat; and
 - c. Roys Peninsula north of Glendhu/Parkins Bay.
 4. A number of moraine outwash areas: which are located below these features, including along the western side of Fern Burn Valley. These contain material deposited by retreating ice and now have the form of long moraine ridges that are characterised by their undulating profiles, together with extensive ablation and terminal moraine material.
 5. The fan of the braided Mātakitaki (Matukituki River): comprising fluvial gravels with sand and loess deposits around Paddock Bay and the base of Roys Peninsula. The river flats, delta, and fluvial terraces of the Mātakitaki (Matukituki River) include that system's valley floors and floodplains.
 6. The western Wānaka (Lake Wānaka) shoreline: comprising the indented bays of Parkins, Paddock and
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Glendhu Bays, which are separated from the main lake by Roys Peninsula. A gravel foreshore and low-lying lake and river terraces, resulting from both lake shore deposits and post-glacial river alluvium, are apparent towards the south, interspersed with distinctive steep banks and escarpments. The outwash material of the Fern Burn Fan separates Glendhu Bay from Parkins Bay.

Hydrological features:

7. The western arm of Wānaka (Lake Wānaka) notable for its scale, largely undeveloped mountain context, intricate patterning, unmanaged lake level, high water quality and clarity, and attractive water colour.
8. The Mātakitaki (Matukituki River). Corresponds to the lower reaches of a largely glacier-fed braided river system draining broadly south eastwards from the Main Divide in Mt Aspiring National Park to Wānaka (Lake Wānaka). Subject to periodic flooding and inundation of the adjacent floodplain.
9. The Motatapu River is part of the lower reaches of a larger river system draining north eastwards from Roses Saddle to Wānaka (Lake Wānaka). Consists of comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
10. The Fern Burn and Alpha Burn rivers which comprise comparatively narrow riverbeds, with extensive fluvial terraces. Subject to periodic flooding and inundation of the adjacent floodplain.
11. Wetland to the west of Damper Bay.

Ecological features and vegetation types:

12. Particularly noteworthy indigenous vegetation features include:
 - a. The stands of beech forest through the steeply incised gullies on the western side of the Alpha Range.
 - b. The subalpine and alpine vegetation across the Alpha Range, including snow tussocklands, cushionfields and herbfields.
 - c. The diverse broadleaved shrublands throughout the roche moutonnée west of Fern Burn, the steep north-eastern slopes of the Glendhu Bluff Conservation Area, the bluffs and slopes of Roys Peninsula, in gullies around Rocky Mountain and across the Emerald Bluff. The shrublands occur in association with large areas of bracken fernland and to a lesser extent matagouri-mingimingi dominant shrublands. It is noted that fernland and shrubland signal early successional stages of native regeneration.
 13. Other distinctive vegetation types include:
 - a. Grazed pasture with shelterbelts and clusters of shade trees typical of the Fern Burn valley floor, the Fern Burn fan, the Alpha Burn, Motatapu River, Fern Burn and the flats either side of Buchanan Road leading out to Roys Peninsula. Willows line much of the Alpha Burn and Fern Burn and parts of the Motatapu River.
 - b. The grazed and gently ~~flat sloping~~ river terraces behind Parkins Bay and Glendhu Bay with pastoral land cover.
 - c. The willows and poplars that dominate the majority of the lake shore between Damper Bay and Roys Peninsula.
 14. High value wetlands (sedgeland) are located in natural depressions bordering the roche moutonnée west of Damper Bay.
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15. The PA possesses a diverse range of valued habitats from the lake to the mountain tops for New Zealand falcon, Australasian harrier, kea, tui, bellbird, New Zealand pipit, grey warbler, fantail, tomtit, New Zealand shoveler, paradise shelduck, grey teal, crested grebe, black shag, little shag and New Zealand scaup. Kea are nationally threatened with a threat status of nationally endangered.
16. The lower braided reach of the Mātakitaki (Matukituki River) north of Roys Peninsula is likely to provide favoured feeding and nesting habitat for the nationally threatened black-fronted tern (nationally endangered) and banded dotterel (nationally vulnerable).
17. Valued habitats for koaro, brown trout, rainbow trout, Chinook salmon, common bully, brook char, banded kokopu and long-finned eels.
18. High indigenous invertebrate values associated with high alpine and tussock areas, including a potentially new species of weevil. Aquatic invertebrate communities throughout the high alpine areas are healthy and consistent with a pristine environment.
19. Valued habitat for skink and gecko, particularly in the rock outcrops, boulderfields and rock strewn tussock and exotic grasslands. This includes the nationally threatened Roys Peak (*Haplodactylus* sp. "Roys Peak") and Cromwell geckos (*Hoplodactylis* aff. *maculatus* "Cromwell"). Both species are classified as At-Risk Declining.

Land-use patterns and features:

20. Human modification, which is currently concentrated around Glendhu Bay and Parkins Bay, with its existing campground, woolshed wedding/events venue, Bike Glendhu development (including bike trails, pump park, bike hub facility), farmhouses (and associated curtilages), driveways/tracks, airstrip and farm buildings, as well as Parkins Bay with its consented golf resort/ homesite development, jetty and associated restoration planting strategy.
21. Throughout the remainder of the area, development is largely restricted to isolated farm buildings and a scattering of rural residential dwellings around Emerald Bluff (associated with the pocket of Rural Lifestyle zoned land) and Roys Peninsula. Generally, such development is characterised by very carefully located and designed buildings, accessways, and infrastructure, which is subservient to the 'natural' landscape patterns. Typically this sees buildings well integrated by existing landform features and a mix of established and more recent vegetation features. In addition, new development is typically accompanied by appreciable landscape enhancement in the form of native restoration plantings and / or improvements to public access.
22. Several moorings at Glendhu Bay and along the western side of Paddock Bay. Marked water ski lanes to the northwest of Parkins Bay.

Archaeological and heritage features and their locations:

23. Sites associated with historic farming in the area. For example, the remains of the Motatapu homestead site (including archaeological sites F40/121-123).
24. Māori archaeological sites (e.g. F40/3 and F40/5).

Mana whenua features and their locations:

25. 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.
 26. Much of the ONL is mapped within the wāhi tūpuna: Wānaka (Lake Wānaka), Mātakitaki (Matukituki)
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River), or Area surrounding Te Poutu Te Raki.

27. Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.

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 experience:

28. Kāi Tahu whakapapa connections to whenua and wai generate a kaitiaki duty to uphold the mauri of all important landscape areas.
29. Wānaka is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), this area holds a deep spiritual significance both traditionally and for Kāi Tahu today.
30. The mapped area covers a vast area with kaika mahika kai which were once part of the extensive mahika kai network in the area. Tuna (eels), kāuru (cabbage tree root), weka, kākāpō and aruhe (fern root) were gathered throughout the area.
31. The mana whenua values associated with this area include, but may not be limited to, wāhi taoka, mahika kai, ara tawhito, urupā, kāika and nohoaka.

Historic attributes and values:

32. Early Māori occupation associated with the lakeshore and local rivers.
33. Historic farming patterns, especially early pastoralism.
34. Historic recreational use of the lake and lakeshore.

Shared and recognised attributes and values:

35. The photographic references and descriptions of the area in tourism publications.
36. The very high popularity of Roys Peak Track (noting that most of the track is in Mount Alpha PA) but parts of it afford views out over the eastern portion of West Wānaka PA).
37. The very high popularity of the Roys Peak Track Lookout as a vantage point for social media photographs.
38. The high popularity of the biking routes, walking trails and camping grounds/spots in the area.
39. The importance of the natural heritage area to the local community as evidenced by the efforts of Wai Wanaka in the area.
40. The impression of the Fern Burn valley as the entrance to the Motatapu Valley that displays a more structured appearance as a consequence of the pastoral landuse and patterning of shelterbelts, hedges and small conifer plantations

Recreation attributes and values:

41. Aotearoa's National Walkway, the Te Araroa Trail runs along the lakeshore between Damper Bay and Glendhu Bay, Motatapu Road, and the Motatapu Track (adjacent Fern Burn).
42. The highly popular walking trail of Roys Peak Track.
43. Wānaka Mt Aspiring Road as a key scenic route providing access to Treble Cone ski field and Mt Aspiring National Park.
44. Popular walking trails including: Spotts Creek Track; Roys Peak Track; the Motatapu River track; the northern flanks of Pt 782 (Main Wall Track and Little Big Wall Track); the trail to the crest of Pt 442 (to the east of Paddock Bay); and the trail to the crest of Roys Peninsula.
45. Boating, water skiing, kayaking, fishing, and swimming at Wānaka (Lake Wānaka).
46. Trails, open space, jetty and (consented but largely unbuilt) golf course amenities at Parkins Bay.
47. Nationally significant fishery at Wānaka (Lake Wānaka), sports fishing spawning habitat in the Fern Burn, recreational angling in the Motatapu River and game bird habitat at Paddock Bay.
48. Picnicking around the lake shoreline.
49. Highly popular mountain and road biking routes throughout the area, including at Bike Glendhu, along the Glendhu Bay Track, and along Wānaka Mt Aspiring Road.
50. Highly popular public campground at Glendhu Bay.
51. Fishing and duck shooting on the Mātakitaki (Matukituki River).
52. Canoeing, tubing, rock climbing, and informal camping on the Motatapu River.
53. Extensive rock climbing at Hospital Flat and Diamond Lake Conservation Area.

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:

54. The area's natural landforms, land type and hydrological features (described above) which are highly legible and highly expressive of the landscape's formative processes and in particular, the distinction between bedrock and deposition country.
55. Indigenous gully and stream plantings reinforce the legibility and expressiveness values in places.
56. More generally the vegetation cover and land uses found within the area reinforce the landform differences throughout the ONL, with more cultural vegetation patterns and human modification evident on the lower-lying areas and natural vegetation cover apparent across more elevated areas.

Particularly important views to and from the area:

57. The sequence of highly attractive, frequently dramatic, and varied views from Wanaka-Mt Aspiring Road between Damper Bay and Emerald Bluff of the lake and mountain context.
58. The striking mid and long-range views from Glendhu Bluff lookout (layby on Wanaka-Mt Aspiring Road) out over the lake, Roys Peninsula, Paddock Bay, Parkins Bay, Glendhu Bay, Roys Peak, and the Alpha Range.
59. A series of highly attractive close to long-range views from the Glendhu Bay Track along the largely undeveloped lake margins and across Wānaka (Lake Wānaka) to the surrounding mountain context.
60. The series of appealing views from the 'inland' sections of the Te Araroa Trail across the open pastoral river terraces backdropped by the Alpha Range and the Harris Mountains.
61. Views from Wānaka (Lake Wānaka) within Glendhu / Parkins / Paddock Bays.
62. The expansive long-range views from the Roys Peak lookout and track over almost the entire area.
63. In many of the views there is an awareness of the Glendhu Bay campground, and to a far lesser degree, development associated with the Parkins Bay development and Bike Glendhu. However, the visual dominance of more 'natural' landscape elements, patterns, and processes along with the generally subservient nature of built development underpins the high quality of the outlook.

Naturalness attributes and values:

64. Wānaka (Lake Wānaka) as a central feature of the ONL.
 65. The mountains framing the ONL are an important feature in their own right and as a counterpart to the lake.
 66. The Fern Burn valley floor and parts of the Glendhu Bay lake margins are the least natural parts of the ONL because of the presence of the campground and pastoral farming activities. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, notwithstanding the presence of scattered farm buildings and dwellings.
 67. Parkins Bay which conveys a sense of transition, away from the rural environs of Glendhu Bay and the lake margins: in particular, the managed pasture [and golf course](#) across the Fern Burn fan and lower terraces at Glendhu Bay transitions into the more vegetated and hummocky terrain around the base of the roche moutonnée in Parkins Bay. This culminates in the natural shrubland and roche moutonnée landforms of Pt 782m, Glendhu Bluff and Emerald Bluff. The vegetation within this area of transition includes the shrubland revegetation that has occurred as part of the Parkins Bay development and the Bike Glendhu development (at Glendhu Bay). It also encompasses the development consented by the Environment Court, including:
 - a. the golf course;
 - b. a jetty;
 - c. a clubhouse and visitor accommodation, which is carefully sited amongst existing mature vegetation, set back from the lakefront, and constrained with respect to its height and extent so that it is visually recessive in views from the lakeshore, lake, and road; and
 - d. residential homesites that are subject to specific controls in relation to their location, integration with natural landforms, and related mounding, building height, roof materials, building extent, curtilage, and native restoration planting, to ensure built development is 'difficult to see' from external locations.
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68. Overall, the area displays naturalness values that rate towards the moderate to higher end of the spectrum as a consequence of the dominance of the more natural landscape elements, patterns, and processes. A reduced impression of naturalness is associated with the golf course and its immediate margins. The relatively confined extent of built development and its predominantly visually recessive, modest, and/or relatively low-key character plays an important role in this regard.

Memorability attributes and values:

69. The highly memorable views of the lake and its surrounding mountain frame.

Transient attributes and values:

70. Seasonal snowfall and the ever-changing patterning of light and weather across the mountain slopes and surface of the lake.
71. Autumn leaf colour and seasonal loss of leaves associated with the exotic vegetation (lake edge poplars and willows in particular).

Remoteness and wildness attributes and values:

72. The parts of the PA that are set apart from the more developed lake shore and immediate hinterland at Parkins Bay and Glendhu Bay (which includes the lower reaches of the Fern Burn, and the Bike Glendhu area) display an impression of wildness, with a distinctly increasing impression of remoteness as one travels westwards along Wānaka — Mount Aspiring Road.
73. A localised sense of remoteness along the Parkins Bay lakeshore, where the landform and/or vegetation serves to obscure views of (land based) built development.
74. The dark night sky (i.e. lack of light pollution), contributes to the impression of wildness and remoteness.

Aesthetic attributes and values:

75. The experience of the values identified above from a wide range of public viewpoints.
76. More specifically, this includes:
- a. The highly attractive and striking composition created by the arrangement of the natural waters of the lake framed by the complex and dramatic mountain setting.
 - b. The continuous and large-scale patterning of the alpine ridges and peaks together with the expanse of the lake which form a bold contrast to the more modified and 'tamed' low-lying land at Paddock Bay, Parkins Bay, the Fern Burn Valley and Glendhu Bay that is engaging and appealing.
 - c. At a finer scale, the following aspects contribute to the aesthetic appeal:
 - i. the bold bluffs and rock outcrops set within a native vegetation context;
 - ii. the indigenous vegetation covered hummocky moraine;
 - iii. the relatively low-key and 'rural vernacular' or visually discreet style of the majority of built development;

- iv. the contrasting columnar forms of Lombardy poplars at Parkins Bay; and
- v. the willows and poplars along the lake shore and the Fern Burn, including its delta, which contribute to the scenic appeal despite not being native.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

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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These various combined physical, associative, and perceptual attributes and values described above for the West Wānaka PA can be summarised as follows:

77. **High physical values** due to the proliferation of high-value and large-scale landforms, landforms reflecting the interaction of a range of geomorphic processes, vegetation features, habitats, species, hydrological features and mana whenua features throughout the area.
78. **High associative values** relating to:
- a. The mana whenua associations of the area.
 - b. The strong shared and recognised values associated with the area.
 - c. The popularity of the area for a wide range of recreational activities.
79. **High perceptual values** relating to:
- a. The legibility and expressiveness values of the area deriving from the visibility and abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The aesthetic and memorability values of the area as a consequence of its often dramatic and highly appealing visual character. The attractive composition of both natural and rural/farmed landscapes, with a strong focus on the mountains and lake, are critical features of the area. The public accessibility of much of the area which allows the experience of these values along with the area's transient values also play a role in this regard.
 - c. A moderate to high impression of naturalness arising from the dominance of the natural landscape and the generally relatively modest or visually recessive nature of built development.
 - d. A sense of remoteness and wildness in places, particularly away from the lake shore and hinterland at Parkins Bay and Glendhu Bay, and where the landform and/or vegetation obscures views of built development.

Landscape Capacity

The landscape capacity [rating](#) of the [Rural Zone](#) West Wānaka PA for a range of activities is set out below. [This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.](#)

- 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 co-located with existing use and development, to optimise the screening and/or filtering benefit of natural landscape elements; ~~located and~~ designed to be visually recessive, of a modest scale, ~~and have a~~ low-key design that maintains rural character; ~~be consistent with the identified values of the PA,~~ integrate appreciable landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- ii. **Visitor accommodation and tourism related activities** (including campgrounds) — **very limited** landscape capacity for ~~visitor accommodation and tourism related~~ activities that: are co-located with existing related use and development, consented facilities; ~~are located to optimise the screening and/or filtering benefit of natural landscape elements;~~ ~~located and~~ designed to be visually recessive, of a modest scale, ~~and have a~~ low-key design that maintains rural character; ~~be consistent with the identified values of the PA,~~ integrate appreciable landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).
- iii. **Urban expansions** — **extremely limited or no** landscape capacity.
- iv. **Intensive agriculture** — **extremely limited or no** landscape capacity unless it is very discreetly located so that it is reasonably difficult to see from outside the site and has a rural character.
- v. **Earthworks** — **limited** landscape capacity for earthworks that ~~protect naturalness and expressiveness attributes and values; and~~ are sympathetically designed to integrate with existing natural landform patterns. **Some** landscape capacity for tracks and trails ~~for recreational use that are;~~ located ~~to integrate with existing networks; and~~ designed to be of a sympathetic appearance and character; and integrate landscape restoration and enhancement (where appropriate).
- vi. **Farm buildings** — in those areas of the ONL with pastoral land uses, **limited** landscape capacity for modestly scaled buildings that reinforce existing rural character.
- vii. **Mineral extraction** — **extremely limited or no** landscape capacity for extraction larger than farm-scale quarries. **Limited** capacity for farm-scale quarries and gravel extraction in riverbeds that protects the naturalness and aesthetic attributes and values of the ONL.
- viii. **Transport infrastructure** — **very limited** landscape capacity for modestly scaled and low-key rural roading that is positioned to optimise the integrating benefits of landform and vegetation patterns.
- ix. **Utilities and regionally significant infrastructure** — **limited** landscape capacity for 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** 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.
- x. **Renewable energy generation** — **extremely limited or no** landscape capacity for commercial-scale renewable energy generation unless it is very discreetly located so that it is reasonably difficult to see from outside the site. **Limited** landscape capacity for discreetly located and small-scale renewable energy generation.
- xi. **Forestry** — **extremely limited or no** landscape capacity for exotic forestry.
- xii. **Rural living** — **very limited** landscape capacity for rural living development located on lower-lying terrain and sited so that it is contained by landforms and vegetation — with the location, scale, and

design of any proposal ensuring that it is reasonably difficult to see from external viewpoints. ~~The exception to this is views from Roys Peak, where rural living development should be extremely visually recessive.~~ Developments should be of a modest scale; have a low-key rural character; integrate landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

- xiii. **Jetties, Boatsheds, lake Structures and moorings - extremely limited or no** landscape capacity.

PLANT AND ANIMAL PESTS

- A. Animal pest species include red deer, chamois, feral goats, feral cats, ferrets, stoats, weasels, hares, rabbits, possums, rats and mice.
- B. Plant pest species include sweet briar, broom, gorse and wilding pines.

