

3 Strategic Direction

This table identifies provisions subject to and consequentially affected by appeals:

Provision Subject To Appeal (identified in red text in the relevant chapter/s)	Appellant Court Number	Consequentially Affected Provisions
Strategic Purpose 3.1 (Issue 1)	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received) (Environment Court decision issued)	
Strategic Purpose 3.1 (Issue 2)	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	
Strategic Purpose 3.1 (Issue 4)	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)	
Strategic Objective 3.2.1.1	Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (appeal withdrawn)	
Strategic Objective 3.2.1.2	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued) Remarkables Park Limited ENV-2018-CHC-126 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3 Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.3
Strategic Objective 3.2.1.3	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (Environment Court decision issued) FH Holdings Limited ENV-2018-CHC-084 (Environment Court decision issued) Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued) Remarkables Park Limited ENV-2018-CHC-126 (Environment Court decision issued) Universal Developments Limited ENV-2018-CHC-101 (struck out)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.4 Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.4
Strategic Objective 3.2.1.5	Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	
Strategic Objective 3.2.1.7	M & C Burgess ENV-2018-CHC-136 (Environment Court decision issued)	Section 6.2, Policies 6.3.10, 6.3.12, 6.3.19 and 6.3.20, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1 Strategic Policy 3.3.20

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	<p>Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV 2018-CHC 104 (Environment Court decision issued)</p> <p>Mt Cardrona Station Limited ENV 2018-CHC 83 (Environment Court decision issued)</p> <p>Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued)</p> <p>Treble Cone Investments Limited ENV 2018-CHC 107 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p> <p>SYZ Investments Limited ENV 2018-CHC 130 (Environment Court decision issued)</p>	<p>Strategic Policy 3.3.20</p> <p>Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Strategic Policy 3.3.20</p> <p>Strategic Policy 3.3.22, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11</p>
<p>Strategic Objective 3.2.1.8</p>	<p>M & C Burgess ENV 2018-CHC 136 (Environment Court decision issued)</p> <p>Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV 2018-CHC 104 (Environment Court decision issued)</p> <p>Mt Cardrona Station Limited ENV 2018-CHC 83 (Environment Court decision issued)</p> <p>Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued)</p> <p>Treble Cone Investments Limited ENV 2018-CHC 107 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV 2018-CHC 146 (Environment Court decision issued)</p> <p>SYZ Investments Limited ENV 2018-CHC 130 (Environment Court decision issued)</p> <p>Queenstown Park Limited ENV 2018-CHC 127 (Environment Court decision issued)</p>	<p>Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Rule 21.21.1.1, Rule 21.21.2, Rule 27.5.8, Rule 27.5.11</p> <p>Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Strategic Policy 3.3.32, Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.2</p> <p>Policies 6.3.12 and 6.3.19, Objective 21.2.9, Policy 21.2.9.3, Rule 21.21.2, Rule 21.21.1.1</p>

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Strategic Objective 3.2.1.9	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received)	Strategic Policy 3.3.25, Policy 6.3.24
Strategic Objective 3.2.2.1	Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received) (Consent Order issued)	
Strategic Objective 3.2.2.1.e	Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn) Queenstown Park Limited ENV-2018-CHC-127 (Consent Order issued)	Strategic Policies 3.3.14 and 3.3.15, Policies 4.2.1.4, 4.2.2.14 and 4.2.2.22
Strategic Objective 3.2.2.1.h	Darby Planning Limited ENV-2018-CHC-150 (Consent Order issued) Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	
Strategic Objective 3.2.4	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (relief withdrawn)	Policy 4.2.2.1, Policy 4.2.2.2, Policy 6.3.17, Policy 6.3.24, Policy 6.3.25
Strategic Objective 3.2.4.3	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Consent Order issued)	Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5 Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5 Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5
Strategic Objective 3.2.5	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued) Allenby Farms Limited ENV-2018-CHC-148 (Environment Court decision issued) Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn) Queenstown Airport Corporation Limited ENV-2018-CHC-093 (Environment Court decision issued) Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25 Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policies 3.3.29, 3.3.30, 3.3.31 and 3.3.32, Policy 4.2.1.5, Objective 4.2.2B, Policy 4.2.2.14, Section 6.1
Strategic Objective 3.2.5.1	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)	Rule 21.21.1.3

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	<p>Allenby Farms Limited ENV-2018-CHC-148 (Environment Court decision issued)</p> <p>Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn)</p> <p>Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)</p> <p>SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received) (Environment Court decision issued)</p>	<p>Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1</p> <p>Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1</p> <p>Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1</p> <p>Policy 6.3.12</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p> <p>Policy 6.3.12</p> <p>Strategic Policy 3.3.30, Policy 6.3.10</p>
<p>Strategic Objective 3.2.5.2</p>	<p>M & C Burgess ENV-2018-CHC-136 (further particulars received) (Environment Court decision issued)</p> <p>Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)</p> <p>Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)</p>	<p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p> <p>Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1</p>

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	<p>SYZ Investments Limited ENV-2018-CHC-130 (further particulars received) (Environment Court decision issued)</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (Environment Court decision issued)</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received) (Environment Court decision issued)</p>	
Strategic Policy 3.3.1	<p>Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)</p> <p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p> <p>Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (further particulars received) (Environment Court decision issued)</p> <p>Trojan Helmet Limited ENV-2018-CHC-092 (further particulars received) (Environment Court decision issued)</p>	
Strategic Policy 3.3.2	<p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p> <p>Remarkables Park Limited ENV-2018-CHC-126 (Environment Court decision issued)</p>	<p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3</p> <p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3</p>
Strategic Policy 3.3.3	<p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p>	<p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, 3.3.4 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3</p>
Strategic Policy 3.3.4	<p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p>	<p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3</p>
Strategic Policy 3.3.6	<p>FII Holdings Limited ENV-2018-CHC-084 (Environment Court decision issued)</p> <p>Queenstown Park Limited ENV-2018-CHC-127</p>	<p>Strategic Policy 3.3.10, Policy 4.2.2.21</p> <p>Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3</p>

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	(Environment Court decision issued) Universal Developments Limited ENV-2018-CHC-101 (struck out)	Strategic Policy 3.3.10, Policy 4.2.2.21
Strategic Policy 3.3.10	Coneburn Preserve Holdings Limited & others ("Jacks Point") ENV-2018-CHC-137 (relief withdrawn)	
Strategic Policy 3.3.13	Clark Fortune McDonald & Associates ENV-2018-CHC-065 (Consent Order issued)	
Strategic Policy 3.3.14	Queenstown Park Limited ENV-2018-CHC-127 (relief withdrawn) Clark Fortune McDonald & Associates ENV-2018-CHC-065 (Environment Court decision issued)	Strategic Objective 3.2.2, Objective 4.2.1, Policies 4.2.1.3, 4.2.2.13, 4.2.2.21 and 4.2.2.22
Strategic Policy 3.3.15	Clark Fortune McDonald & Associates ENV-2018-CHC-065 (Environment Court decision issued)	
Strategic Policy 3.3.17	Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (further particulars received) (Consent Order issued)	Strategic Objective 3.2.4, Strategic Policy 3.2.1.7, Strategic Policy 3.2.1.8, Objective 33.2.1, Policy 33.2.1.1, Objective 33.2.2
Strategic Policy 3.3.18	Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received) (relief withdrawn)	
Strategic Policy 3.3.19	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Consent Order issued)	Policy 6.3.30, Objective 21.2.12 Policy 6.3.30, Objective 21.2.12
Strategic Policy 3.3.20	Allenby Farms Limited ENV-2018-CHC-148 (Environment Court decision issued) Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn) Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued) Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued) Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued) Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)	Strategic Objective 3.2.1.7 Strategic Objective 3.2.1.7 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1

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<p>Strategic Policy 3.3.21</p>	<p>Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV 2018-CHC 104 (Environment Court decision issued)</p> <p>Mt Cardrona Station Limited ENV 2018-CHC 83 (Environment Court decision issued)</p> <p>Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued)</p> <p>Treble Cone Investments Limited ENV 2018-CHC 107 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p> <p>Real Journeys (trading as Go Orange Limited) ENV 2018-CHC 138 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV 2018-CHC 146 (Environment Court decision issued)</p> <p>Kawarau Jet Services Holdings Limited ENV 2018-CHC 082 (Environment Court decision issued)</p> <p>Queenstown Park Limited ENV 2018-CHC 127 (Environment Court decision issued)</p>	<p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4</p> <p>Policy 6.3.33, Objective 21.2.10, Policy 21.2.10.3, Policy 21.2.12.2, Policy 21.2.12.3</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policy 21.2.10.2</p>
<p>Strategic Policy 3.3.23</p>	<p>Allenby Farms Limited ENV 2018-CHC 148 (Environment Court decision issued)</p> <p>Lesley and Jerry Burdon ENV 2018-CHC 091 (relief withdrawn)</p> <p>Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued)</p> <p>Bill and Jan Walker Family Trust & others ENV 2018-CHC 099 (Environment Court decision issued)</p> <p>Queenstown Park Limited ENV 2018-CHC 127 (Environment Court decision issued)</p>	<p>Objective 21.2.8</p>
<p>Strategic Policy 3.3.24</p>	<p>Allenby Farms Limited ENV 2018-CHC 148 (Environment Court decision issued)</p>	<p>Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6</p>

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	<p>Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn)</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (Environment Court decision issued)</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (Environment Court decision issued)</p> <p>Mt Christina Limited (Relief withdrawn) ENV-2018-CHC-103</p> <p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p>	<p>Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6</p> <p>Policy 6.3.3</p> <p>Policy 6.3.3</p> <p>Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6</p>
Strategic Policy 3.3.25	<p>Aurora Energy Limited ENV-2018-CHC-108</p> <p>Real Journeys Limited ENV-2018-CHC-131</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (further particulars received)</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	
Strategic Policy 3.3.26	<p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued)</p>	
Strategic Policy 3.3.27	<p>Federated Farmers of New Zealand Inc ENV-2018-CHC-53 (Relief withdrawn)</p>	<p>Policy 21.2.1.14, Policy 21.2.2.3, Policy 34.2.1.1, Rule 34.4.2</p>
Strategic Policy 3.3.29	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)</p>	
Strategic Policy 3.3.30	<p>Allenby Farms Limited ENV-2018-CHC-148 (Environment Court decision issued)</p> <p>Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn)</p>	<p>Policy 6.3.12</p> <p>Policy 6.3.12</p>

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	<p>Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (Environment Court decision issued)</p> <p>SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)</p> <p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p> <p>Transpower New Zealand Limited ENV-2018-CHC-114 (further particulars received)</p>	<p>Strategic Objective 3.2.5.1, Policy 6.3.10, Policy 6.3.12, Objective 21.2.1, Rule 21.21.1.1</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p> <p>Strategic Objective 3.2.5.1, Policy 6.3.10</p> <p>Strategic Objective 3.2.5.1, Policy 6.3.10</p>
<p>Strategic Policy 3.3.31</p>	<p>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)</p>	
<p>Strategic Policy 3.3.32</p>	<p>M & C Burgess ENV-2018-CHC-136 (Environment Court decision issued)</p> <p>Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (Environment Court decision issued)</p> <p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)</p> <p>SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (Environment Court decision issued)</p> <p>Transpower New Zealand Limited</p>	<p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p> <p>Policy 6.3.19, Rule 21.21.2</p> <p>Policy 4.2.2.2.1, Policy 6.3.19, Rule 21.21.2</p> <p>Section 6.2, Policy 6.3.10, Policy 6.3.12, Policy 6.3.19, Policy 6.3.20, Rule 21.21.1.1, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1</p>

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	ENV 2018 CHC 114 (further particulars received) (Environment Court decision issued)	
	Mt Christina Limited (relief withdrawn) ENV 2018 CHC 103	

This table identifies new provisions sought to be added:

Appellant Court Number	Provision/s Sought to be Added into Chapter 3
M & C Burgess ENV 2018 CHC 136 (further particulars received) (Environment Court decision issued)	Insert new provision in 3.2.1: <u>Subdivision, use and development of the rural environment occurs in a way that maintains or enhances rural amenity values.</u>
SYZ Investments Limited ENV 2018 CHC 130 (further particulars received) (Environment Court decision issued)	
M & C Burgess ENV 2018 CHC 136 (further particulars received) (Environment Court decision issued)	Insert new provisions under 3.2.5: <u>Recognise that different parts of the Rural Landscape classification have different characteristics, different amenity values and variable ability to absorb further development.</u> <u>Recognise that the Rural Landscape is a resource with significant economic and social values that can be derived from using and developing land in the Rural Landscape classification.</u>
SYZ Investments Limited ENV 2018 CHC 130 (further particulars received) (Environment Court decision issued)	
M & C Burgess ENV 2018 CHC 136 (further particulars received) (Environment Court decision issued)	Insert new provisions under heading Rural Activities: <u>Enable subdivision and development which avoids, remedies or mitigates adverse effects on the visual amenity values of the surrounding Rural Landscape.</u> <u>Avoid or appropriately mitigate adverse effects from subdivision and development that are: (i) Highly visible from public places which are frequented by members of the public generally (except any trail as defined in this Plan); and (ii) Visible from public formed roads.</u> <u>Avoid planting and screening, particularly along roads and boundaries, which would obstruct significant views or significantly adversely affect visual amenity values.</u> <u>Encourage any landscaping to be sustainable and consistent with the established character of the area.</u> <u>Encourage development to utilise shared accesses and infrastructure and to locate within the parts of the site it will minimise disruption to the landform.</u> <u>Encourage subdivision, use or development to occur in those areas which have potential to absorb change while recognising the importance of natural landscapes.</u>
SYZ Investments Limited ENV 2018 CHC 130 (further particulars received) (Environment Court decision issued)	
M & C Burgess ENV 2018 CHC 136 (further particulars received) (Environment Court decision issued)	Insert new provisions under 3.2.6: <u>Enable appropriate residential activity in rural areas.</u> <u>Enable access to housing that is more affordable.</u> <u>Enable opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.</u> <u>In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability.</u>
SYZ Investments Limited ENV 2018 CHC 130 (further particulars received) (Environment Court decision issued)	

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	<u>Provide for increased residential density that enables family members to live together on the same site or near each other.</u>
Slopehill Properties Ltd ENV 2018-CHC 129 (struck out)	Amend the objectives and policies in Chapter 3 or insert new objectives and policies to ensure that rural living opportunities are provided for outside Outstanding Natural Landscapes and Features.
Slopehill Properties Ltd ENV 2018-CHC 129 (Environment Court decision issued)	Insert new objective or policy to enable residential units to be constructed outside, and in addition to, approved residential building platforms where the primary use is to accommodate family, as follows: <u>Provide for increased residential density, including residential units outside approved building platforms in rural areas, that enables family members to live together on the same site or near each other.</u>
Halfway Bay Lands Limited ENV 2018-CHC 119 (relief withdrawn)	Amend the objectives and policies in Chapter 3 to recognise and provide for the significant benefits of tourism and associated industry.
Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued)	Insert new objectives and policies as follows: Strategic objectives <u>SO 3.2.1.x Natural and physical resources of the District are sustainably used to promote economic, social, and cultural wellbeing of people and communities.</u> Strategic policies <u>Social, cultural and economic wellbeing</u> <u>3.3.x.x Provide for the economic wellbeing of the District's people and communities by enabling sustainable use and development of natural resources.</u> <u>3.3.x.x Provide for social and cultural wellbeing of the District's people and communities when undertaking subdivision, use and development of natural and physical resources.</u>
Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued) Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV 2018-CHC 137 (relief withdrawn)	Insert new Strategic Objective 3.2.3.2 as follows: <u>Built form expresses the individual character and values of those communities and integrates well with its surrounding environment by quality urban design planning</u>
Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued)	Insert Policy 3.3.1 as a strategic objective.
Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued)	Insert exclusion from Strategic Policies 3.3.24 and 3.3.32 for rural living zones and the Wakatipu Basin Lifestyle Precinct.
Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued) Bill and Jan Walker Family Trust & others ENV 2018-CHC 099 (Environment Court decision issued) Waterfall Park Developments Limited ENV 2018-CHC 124 (Environment Court decision issued) Mt Christina Limited ENV 2018-CHC 103 (relief withdrawn)	Insert new Strategic Policy as follows: <u>3.3.2.xx – Recognise and provide for the amenity, social, cultural, and economic benefits of rural living development.</u>

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<p>Upper Clutha Environmental Society Incorporated ENV 2018-CHC 036 (Environment Court decision issued)</p>	<p>That the PDP reflects in its provisions that there is sufficient land zoned in the Queenstown Lakes District for residential purposes to satisfy population growth until at least 2048 without the need to grant consent for any additional residential capacity in the Rural Zone.</p>
<p>Coneburn Preserve Holdings Limited & Others ('Jacks Point') ENV 2018-CHC 137 (relief withdrawn)</p>	<p>Insert a new Strategic Objective as follows: 3.2.1.x The key functions of the Jacks Point Village and Education Innovation Campus provides for a mixed-use hub.</p>
<p>Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV 2018-CHC 137 (relief withdrawn)</p>	<p>Insert a new Strategic Policy as follows: 3.3.x Provide a planning framework for the mixed use community Jacks Point Village which contributes to the vibrant mixed use hub of the Jacks Point Zone (relates to SO 3.2.1.x)</p>
<p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p>	<p>Amend existing Policy 3.3.1 to include it as a Strategic Objective:</p> <p>Make provision for the visitor industry to maintain, and enhance, upgrade and expand attractions, facilities and services, including supporting infrastructure within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.</p>
<p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV 2018-CHC 146 (Environment Court decision issued)</p>	<p>Insert a new Strategic Objective as follows: <u>The local, regional and national importance of the district's visitor industry is recognised and provided for by protecting established visitor attractions and facilitating appropriate growth in the industry</u></p>
<p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p>	<p>Insert a new Objective and associated Policy as follows:</p> <p><u>Objective</u> <u>Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and land as a strategic transportation resource.</u></p> <p><u>Policy</u> <u>Recognise and provide for the benefits associated with provision of a water based transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkage between Queenstown Park, Remarkables Park, and the Frankton Arm and Queenstown.</u></p>
<p>Real Journeys (trading as Go Orange Limited) ENV 2018-CHC 138 (Environment Court decision issued)</p>	<p>Insert a new Objective and associated Policy as follows:</p> <p><u>Objective</u> <u>Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and land as a strategic transportation resource.</u></p> <p><u>Policy</u> <u>Recognise and provide for the benefits associated with provision of a water based transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkages.</u></p>
<p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p>	<p>Add a new Policy 3.3.1.2 as follows: <u>Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services across the district</u></p>
<p>Real Journeys Limited ENV 2018-CHC 131 (Environment Court decision issued)</p>	<p>Insert a new Strategic Policy as follows: <u>Provide a planning framework that protects established visitor attractions.</u></p>

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<p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)</p>	
<p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued)</p> <p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)</p>	<p>Insert a new Strategic Policy as follows: <u>Provide a planning framework that protects established transport activities and services.</u></p>
<p>Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued)</p>	<p>Insert a new Strategic Policy as follows: <u>Enable a planning framework that provides for the integrated management of transport networks including both private and transportation systems.</u></p>
<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093</p>	<p>Insert a new subparagraph (i) into Policy 3.2.2.1 that seeks to restrict development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed (as per the Proposed Regional Policy Statement).</p>
<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093</p>	<p>Insert the following new objectives into Chapter 3 or Chapter 4: <u>Manage urban growth issues on land in proximity to Queenstown Airport to ensure that the operational capacity and integrity of the Airport is not significantly compromised now or in the future.</u></p> <p><u>Maintain and promote the efficient operation of Queenstown Airport and set appropriate noise Limits in order to protect airport operations and to manage the adverse effects of aircraft noise on any Activity Sensitive to Aircraft Noise.</u></p>
<p>Real Journeys Limited ENV-2018-CHC-131 (further particulars received) (Environment Court decision issued)</p> <p>Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (further particulars received) (Environment Court decision issued)</p>	<p>Insert new Objective: <u>The District's urban, rural and freshwater resources are distinguished in the district plan framework.</u></p> <p>Insert new Policy: <u>Freshwater Environment</u> <u>Provide a planning framework that recognises District's freshwater environment as an important resource that is distinguishable from the urban and rural environments.</u></p>
<p>Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (Consent Order issued)</p>	<p>Reinstate notified Objective 3.2.4.2</p>
<p>Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (Consent Order issued)</p>	<p>Reinstate notified Objective 3.2.4.3: <u>Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.</u></p>

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<p>Kawarau Jet Services Holdings Limited ENV-2018-CHC-082 (Environment Court decision issued)</p>	<p>Insert a new Strategic Policy, or make appropriate amendments, to provide a distinction between waterways close to main population centres and frequently used by commercial and recreational users, and those that are more remote and used less frequently.</p>
<p>Kawarau Jet Services Holdings Limited ENV-2018-CHC-082 (Environment Court decision issued)</p>	<p>Insert a new Strategic Objective as follows: <u>To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.</u></p>
<p>Kawarau Jet Services Holdings Limited ENV-2018-CHC-082 (Environment Court decision issued)</p>	<p>Insert a new Strategic Policy as follows: <u>To provide for the significant socioeconomic benefits of tourism activities across the district by:</u> <u>(i) Maintaining and enhancing the district’s natural character;</u> <u>(ii) Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of land and water;</u> <u>(iii) Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land use or development;</u> <u>(iv) Enabling the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated;</u> <u>(v) Providing for the use and development of natural and physical resources for tourism activity where residual adverse effects can be appropriately offset or compensated;</u> <u>(vi) Providing for activities and development which support tourism activities.</u></p>
<p>Remarkables Park Limited ENV-2018-CHC-126 (relief withdrawn)</p>	<p>Insert the following provisions in Strategic Objective 3.2.2, Strategic Policies 3.3.13 and 3.3.14, and/or insert the following provisions in a new policy:</p> <ul style="list-style-type: none"> • express provision for exceptions to the restriction on urban development outside the urban growth boundary; and/or • acknowledgement that it may be appropriate for there to be urban components to development in Rural Zones.
<p>Friends of Wakatipu Gardens ENV-2018-CHC-098 (appeal withdrawn)</p>	<p>Insert new Policy 3.2.3.xx: <u>Special character areas are recognised and protected from inappropriate development by ensuring development is sympathetic to those special character values.</u></p>
<p>Friends of Wakatipu Gardens ENV-2018-CHC-098 (further particulars received) (consent notice issued)</p>	<p>Insert new Strategic Objective 3.2.3.2: <u>Built form expresses the individual character and values of those communities and integrates well with its surrounding environment by quality urban design planning.</u></p>
<p>Friends of Wakatipu Gardens ENV-2018-CHC-098 (further particulars received) (appeal withdrawn)</p>	<p>Insert new Strategic Policies: <u>Social, cultural and economic wellbeing</u> <u>3.3.x.x Provide for the economic wellbeing of the District’s people and communities by enabling sustainable use and development of natural resources.</u> <u>3.3.x.x Provide for social and cultural wellbeing of the District’s people and communities when undertaking subdivision, use and development of natural and physical resources</u></p>
<p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p>	<p>Insert a new policy under the heading “Rural Activities” that recognises and encourages diversification of land use in the Rural Zones.</p>
<p>Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (as per further particulars received) (Environment Court decision issued)</p>	<p>Insert a new Strategic Objective as follows or to similar effect: <u>Well located rural visitor zones complement visitor accommodation opportunities and increase recreation opportunities.</u></p>
<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)</p>	<p>Insert new Strategic Objective 3.2.1.10: <u>3.2.1.10 The functional needs of regionally significant infrastructure that supports the wellbeing of the community is provided for and protected from incompatible activities.</u></p>

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Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	Insert new heading and new Strategic Policy 3.3.36: <u>Regionally Significant Infrastructure</u> <u>3.3.36 Ensure regionally significant infrastructure is protected and not compromised, now or in the future, by incompatible activities.</u>
Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	Insert new Strategic Policy 3.3.37: <u>Regionally Significant Infrastructure</u> <u>3.3.37 Provide for the functional needs of regionally significant infrastructure while appropriately managing adverse effects.</u>
Trojan Helmet Limited ENV-2018-CHC-092 (as per further particulars received) (Environment Court decision issued)	Insert new Strategic Objective: <u>3.2.1.7 Well located and designed resort zones provide commercial recreation and related visitor infrastructure and opportunities to serve the District's visitors and locals.</u>
Trojan Helmet Limited ENV-2018-CHC-092 (as per further particulars received) (Environment Court decision issued)	Insert new Strategic Policy under new heading: <u>Resorts</u> <u>3.3.17 Provide for resort settlements in appropriate locations that incorporate and integrate outdoor commercial recreation, visitor accommodation and residential activities, and associated recreational and ancillary commercial activities while minimising adverse effects on natural, heritage, landscape and visual amenity values and retaining a predominance of and integrating development with open space.</u>

Note: the annotations in this chapter reflect the Council's interpretation of the provisions affected by appeals.

3.1 Purpose

This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District's special qualities:

- a. distinctive lakes, rivers, alpine and high country landscapes free of inappropriate development;
- b. clean air and pristine water;
- c. vibrant and compact town centres;
- d. compact and connected settlements that encourage public transport, biking and walking;
- e. diverse, resilient, inclusive and connected communities;
- f. a district providing a variety of lifestyle choices;
- g. an innovative and diversifying economy based around a strong visitor industry;
- h. a unique and distinctive heritage;
- i. distinctive Ngāi Tahu values, rights and interests;
- j. indigenous biodiversity and ecosystems.

3.1A Strategic Issues

The following Strategic Issues are overarching. While not intended to be an exhaustive list or description of issues to be addressed in the District's pursuit of sustainable management, these Strategic Issues are identified as warranting to be addressed at the present time and during the lifetime of the Plan (and beyond) to enable the retention of the special qualities listed at a. - j. of 3.1 Purpose:

- a. Strategic Issue 1: Economic prosperity and equity, including strong and robust town centres, and the social and economic wellbeing and resilience of the District's communities may be challenged if the District's economic base lacks diversification.

Strategic Purpose 3.1 (Issue 1) and relief sought	Appellant Court Number	Consequentially Affected Provisions
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Amend Strategic Purpose 3.1 (Issue 1): Issue 1: Economic prosperity and equity, including strong and robust town centres, requires economic diversification <u>and supporting infrastructure</u> to enable the social and economic wellbeing of people and communities.	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received) (Environment Court decision issued)	
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- b. Strategic Issue 2: Growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding natural features and outstanding natural landscapes.

Strategic Purpose 3.1 (Issue 2 and relief sought)	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Purpose 3.1(Issue 2): Issue 2: growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding landscapes.	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	

- c. Strategic Issue 3: High growth rates can challenge the qualities that people value in their communities.
- d. Strategic Issue 4: Some resources of the District's natural environment, particularly its outstanding natural features and outstanding natural landscapes and their landscape values, require effective identification and protection in their own right as well as for their significant contribution to the District's economy.

Strategic Purpose 3.1 (Issue 4) and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Purpose 3.1(Issue 4): Issue 4: The District's natural environment, particularly its outstanding landscapes, has intrinsic qualities and values worthy of protection in their own right, as well as offering significant economic value to the District. Tourism is the largest contributor to the District's economy and this relies heavily on protecting the rural landscapes of the District.	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)	

- e. Strategic Issue 5: The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.
- f. Strategic Issue 6: Tangata Whenua status and values require recognition in the District Plan.

3.1B Interpretation and Application of this Chapter

- 3.1B.1 For the purpose of plan development, including plan changes, the Strategic Objectives and Strategic Policies in this Chapter provide direction for the development of the more detailed provisions contained elsewhere in the District Plan in relation to the Strategic Issues.
- 3.1B.2 For the purpose of plan implementation (including in the determination of resource consent applications and notices of requirement):

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- a. the Strategic Objectives and Strategic Policies in this Chapter may provide guidance on what the related objectives and policies in other chapters of the Plan are seeking to achieve in relation to the Strategic Issues;
- b. the relevant objectives and policies of the plan (including Strategic Objectives and Strategic Policies in this Chapter) are to be considered together and no fixed hierarchy exists between them.

3.1B.3 In this plan, the notation 'SO' means 'Strategic Objective'. The notation 'SP' means 'Strategic Policy'.

3.1B.4 The following relationships apply as between Strategic Objectives and Strategic Policies of this Chapter:

- a. Where it is intended that a Strategic Objective elaborates on another Strategic Objective, that is specified in italicised text in brackets immediately following the Strategic Objective that is elaborated on. Unless otherwise specified, where a Strategic Objective enumerated to three digits (e.g. 3.2.1) ('Three Digit Strategic Objective') is followed by one or more Strategic Objectives enumerated to four digits (e.g. 3.2.1.1. 3.2.1.2) ('Four Digit Strategic Objective'), those Four Digit Strategic Objectives elaborate on that Three Digit Strategic Objective;
- b. Many Strategic Policies in Chapter 3 implement more than one Strategic Objective. This is reflected in how Strategic Policies are grouped. The relationship(s) intended between individual Strategic Policies and the relevant Strategic Objective(s) is specified in the italicised text in brackets following each such Strategic Policy.

3.1B.5 In this Chapter:

- a. 'Exception Zone' means any of the following, to the extent that the Zone (or Sub-Zone) is depicted on the planning maps:
 - i. The Ski Area Sub-Zone;
 - ii. The Rural Residential Zone and Rural Lifestyle Zone (Chapter 22);
 - iii. The Gibbston Character Zone (Chapter 23);
 - iv. The Jacks Point Zone (Chapter 41).
- b. 'Landscape capacity':
 - i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means the capacity of a landscape or feature to accommodate subdivision and development without compromising its identified landscape values;
 - ii. in relation to a landscape character area in a Rural Character Landscape, means the capacity of the landscape character area to accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values;
- c. 'Landscape values' in relation to any Outstanding Natural Feature, Outstanding Natural Landscape or Rural Character Landscape includes biophysical, sensory and associative attributes (and 'values' has a corresponding meaning);

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- d. 'Rural Living' means residential-type development in a Rural Character Landscape or on an Outstanding Natural Feature or in an Outstanding Natural Landscape, including of the nature anticipated in a Rural Residential or Rural Lifestyle Zone but excluding residential development for farming or other rural production activities;
- e. 'Priority Area':
 - i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means an area listed in SP 3.3.36 and shown on the maps [held on [QLDC reference file]];
 - ii. in relation to the Upper Clutha Rural Character Landscape, means an area listed in SP 3.3.39 and shown on the maps in Schedule 21 [held on [QLDC reference file]].
- f. 'Best practice landscape methodology' in relation to the identification of landscape values or related landscape capacity or their assessment includes a methodology produced or recommended by a reputable professional body for landscape architects.

3.1B.6 The following Strategic Objectives and Strategic Policies (or specified parts thereof) do not apply to the consideration or determination of any applications for any subdivision, use or development within any of the Exception Zones except insofar as the receiving environment includes an Outstanding Natural Feature or Outstanding Natural Landscape (or part thereof) that is outside the Exception Zone:

- a. SO 3.2.1.7.a, SO 3.2.1.8.a, SO 3.2.5.1, SO 3.2.5.2; and
- b. SP 3.3.2.a, SP 3.3.21.a, SP 3.3.23.a, SP 3.3.29, SP 3.3.30, SP 3.3.31.

For avoidance of doubt, the above identified Strategic Objectives and Strategic Policies apply to plan development, including Plan Changes

3.2 Strategic Objectives

3.2.1 The development of a prosperous, resilient and equitable economy in the District (addressess Issue 1)

3.2.1.1 The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.

Strategic Objective 3.2.1.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.1 as follows or to similar effect: The significant socioeconomic benefits of well designed and appropriately located visitor industry zones, facilities and services is realised across the District.	Ngai Tahu Tourism Limited ENV-2018-CHC-134 (appeal withdrawn)	

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3.2.1.2 The Queenstown and Wānaka town centres¹ are the hubs of New Zealand’s premier alpine visitor resorts and the District’s economy.

Strategic Objective 3.2.1.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Objective 3.2.1.2	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3
Amend Strategic Objective 3.2.1.2 to recognise Remarkables Park Zone as a Town Centre.	Remarkables Park Limited ENV-2018-CHC-126 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.3

3.2.1.3 The Frankton urban area (including the Remarkables Park mixed use centre) functions primarily as a major commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.

Strategic Objective 3.2.1.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.3 to recognise Queenstown Airport’s functions and role in the Frankton Area	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (Environment Court decision issued)	
Amend Strategic Objective 3.2.1.3 to also recognise the mixed business use and residential contributions of Frankton.	FII Holdings Limited ENV-2018-CHC-084 (Environment Court decision issued)	
Amend Strategic Objective 3.2.1.3 to recognise the broader function of Frankton for visitors and residents.	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.4
Amend Strategic Objective 3.2.1.3 to recognise Remarkables Park Zone as a Town Centre.	Remarkables Park Limited ENV-2018-CHC-126 (Environment Court decision issued)	Strategic Policies 3.3.2, 3.3.3, and 3.3.4, Policies 4.2.2.2 and 4.2.2.4
Amend Strategic Objective 3.2.1.3 to recognise the mixed business use and residential contributions of Frankton.	Universal Developments Limited ENV-2018-CHC-101 (struck out)	

3.2.1.4 The key function of the commercial core of Three Parks is focused on large format retail development.

¹ Defined by the extent of the Town Centre Zone in each case

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3.2.1.5 Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wānaka town centres², Frankton and Three Parks, are sustained.

Strategic Objective 3.2.1.5 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.5: Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres 2, Frankton and Three Parks, are sustained <u>and enhanced</u> .	Coneburn Preserve Holdings Limited & Others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	

3.2.1.6 Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.

3.2.1.7 Agricultural land uses are enabled provided those uses are consistent with:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;
- b. the maintenance of the landscape character of Rural Character Landscapes and the maintenance or enhancement of their visual amenity values; and
- c. the maintenance of significant nature conservation values.

Strategic Objective 3.2.1.7 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.7: Agricultural <u>and rural living</u> land uses <u>that maintain consistent with the maintenance of the district's outstanding natural landscape character of rural landscapes</u> and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)	M & C Burgess ENV-2018-CHC-136 (Environment Court decision issued) SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)	Section 6.2, Policies 6.3.10, 6.3.12, 6.3.19, 6.3.20, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1 Strategic Policy 3.3.22, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11
Amend Strategic Objective 3.2.1.7: Agricultural <u>and tourism</u> land uses <u>that maintain consistent with the maintenance of the district's outstanding natural landscape character of rural landscapes</u> and significant nature conservation values are enabled. (also elaborates on S.O.3.2.4 and 3.2.5 following)	Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104 (Environment Court decision issued) Mt Cardrona Station Limited ENV-2018-CHC-83 (Environment Court decision issued) Darby Planning Limited	Strategic Policy 3.3.20 Strategic Policy 3.3.20 Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and

² Defined by the extent of the Town Centre Zone in each case

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	ENV-2018-CHC-150 (Environment Court decision issued)	21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4
	Treble Cone Investments Limited ENV-2018-CHC-107 (Environment Court decision issued)	Strategic Policy 3.3.20
	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)	

3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that:

- a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;
- b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and
- c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.

Strategic Objective 3.2.1.8 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.8: Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)	M & C Burgess ENV-2018-CHC-136 (Environment Court decision issued)	Strategic Policy 3.3.22, Policy 6.3.12, Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.1.1, Rule 21.21.2, Rule 27.5.8, Rule 27.5.11 Strategic Objective 3.2.1.8, Strategic Policy 3.3.20, Section 6.2, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4
	Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104 (Environment Court decision issued)	
	Mt Cardrona Station Limited ENV-2018-CHC-83 (Environment Court decision issued)	
	Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)	
	Treble Cone Investments Limited ENV-2018-CHC-107 (Environment Court decision issued)	
	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)	

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	<p>Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)</p> <p>SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)</p>	Strategic Policy 3.3.32, Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.2
Amend Strategic Objective 3.2.1.8: Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)	<p>Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)</p>	Policies 6.3.12 and 6.3.19, Objective 21.2.9, Policy 21.2.9.3, Rule 21.21.2, Rule 21.21.1.1

3.2.1.9 **Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)**

Strategic Objective 3.2.1.9 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.1.9: Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received)	Strategic Policy 3.3.25, Policy 6.3.24

3.2.2 Urban growth is managed in a strategic and integrated manner. (addresses Issue 2)

(SO 3.2.1.9 also elaborates on SO 3.2.2).

3.2.2.1 Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District's rural landscapes from sporadic and sprawling urban development;
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g. contain a high quality network of open spaces and community facilities; and
- h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure.

Strategic Objective 3.2.2.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions

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Amend Strategic Objective 3.2.2.1 by inserting: <u>i. protect the on-going operation, maintenance, upgrading and development of the National Grid.</u>	Transpower New Zealand Limited ENV-2018-CHC-114 (Consent Order issued)	
Amend Strategic Objective 3.2.2.1.e: protect the District's rural landscapes from urban sprawl, sporadic and sprawling development;	Coneburn — Preserve — Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	
Delete Objective 3.2.2.1.e	Queenstown Park Limited ENV-2018-CHC-127 (Consent Order issued)	Strategic Policies 3.3.14 and 3.3.15, Policies 4.2.1.4, 4.2.2.14 and 4.2.2.22
Amend Strategic Objective 3.2.2.1.h: <u>be coordinated with the design and development of integrated with existing, and planned future, infrastructure growth and redevelopment planning.</u>	Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued) Coneburn — Preserve — Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	

3.2.3 A quality built environment taking into account the character of individual communities. *(addresses Issues 3 and 5)*

(SO 3.2.2.1 also elaborates on SO 3.2.3).

- 3.2.3.1 The District's important historic heritage values are protected by ensuring development is sympathetic to those values.
- 3.2.3.2 Built form integrates well with its surrounding urban environment.

3.2.4 The distinctive natural environments and ecosystems of the District are protected. *(addresses Issue 4)*

Strategic Objective 3.2.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.4 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (relief withdrawn)	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25

(SO 3.2.1.7 and 3.2.1.8 also elaborate on SO 3.2.4).

- 3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.
- 3.2.4.2 The spread of wilding exotic vegetation is avoided.
- 3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.

Strategic Objective 3.2.4.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions

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Amend Strategic Objective 3.2.4.3: The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved or enhanced <u>where possible, and otherwise protected from inappropriate development.</u>	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Consent Order issued)	Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5 Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5 Policy 21.2.1.1, Objective 21.2.12, Policy 21.2.12.5

- 3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.
- 3.2.4.5 Public access to the natural environment is maintained or enhanced.
- 3.2.4.6 The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.
- 3.2.4.7 The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.

3.2.5 The retention of the District's distinctive landscapes. *(addresses Issues 2 and 4)*

Strategic Objective 3.2.5 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.5 and renumber Objective 3.2.5 to 3.2.4: The retention <u>safeguarding</u> of the District's distinctive landscapes <u>from inappropriate development.</u>	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)	
Clarify Strategic Objective 3.2.5 as it is unclear whether it is a heading or an objective.	Allenby Farms Limited ENV-2018-CHC-148 (Environment Court decision issued) Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn)	
Amend Strategic Objective 3.2.5 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (relief withdrawn)	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25
Delete Strategic Objective 3.2.5	Queenstown Park Limited ENV-2018-CHC-127	Strategic Objectives 3.2.5.1 and 3.2.5.2, Strategic Policies 3.3.29, 3.3.30, 3.3.31 and 3.3.32, Policy 4.2.1.5, Objective 4.2.2B, Policy 4.2.2.14, Section 6.1

(SO 3.2.1.7, 3.2.1.8 and 3.2.2.1 also elaborate on SO 3.2.5).

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Outstanding Natural Features and Outstanding Natural Landscapes

- 3.2.5.1 The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.
- 3.2.5.2 Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or
 - where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.
- 3.2.5.3 In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.
- 3.2.5.4 In each Exception Zone located within or part within Outstanding Natural Features and Outstanding Natural Landscapes, any application for subdivision, use and development is provided for:
- to the extent anticipated by that Exception Zone; and
 - on the basis that any additional subdivision, use and development not provided for by that Exception Zone protects the landscape values of the relevant Outstanding Natural Feature or Outstanding Natural Landscape.

Strategic Objective 3.2.5.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character <u>and integrity</u> of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.	Upper Clutha Environmental Society Incorporated ENV 2018-CHC-56 (Environment Court decision issued)	Rule 21.21.1.3
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse-inappropriate effects of subdivision, use and development that are more than minor and/or not temporary in duration.	Allenby Farms Limited ENV 2018-CHC-148 (Environment Court decision issued) Lesley and Jerry Burdon ENV 2018-CHC-091 (relief withdrawn)	Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1 Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character <u>values</u> of Outstanding Natural Landscapes and Outstanding Natural Features are protected from <u>inappropriate</u> adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.	Darby Planning Limited ENV 2018-CHC-150 (Environment Court decision issued)	Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.1
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character <u>values</u> of Outstanding Natural Landscapes and Outstanding Natural Features are protected from <u>significant</u> adverse effects of	Real Journeys Limited ENV 2018-CHC-131 (Environment Court decision issued) Real Journeys (trading as Canyon Food & Brew Company)	Policy 6.3.12 Policy 6.3.12

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subdivision, use and development that are more than minor and/or not temporary in duration.	ENV-2018-CHC-146 (Environment Court decision issued) SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)	Strategic Policy 3.3.30, Policy 6.3.10
Amend Strategic Objective 3.2.5.1 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (relief withdrawn)	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25
Amend Strategic Objective 3.2.5.1: The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of <u>inappropriate</u> subdivision, use and development that are more than minor and/or not temporary in duration.	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received) (Environment Court decision issued)	

Rural Character Landscapes

3.2.5.5 Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that:

- a. landscape character is maintained; and
- b. visual amenity values are maintained or enhanced.

3.2.5.6 In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.

3.2.5.7 In Rural Character Landscapes of the Upper Clutha Basin:

- a. Priority Areas of Rural Character Landscapes are identified; and
- b. associated landscape character and visual amenity values and related landscape capacity are identified.

Strategic Objective 3.2.5.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Objective 3.2.5.2: The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by <u>managing directing new subdivision, use or development or directing new subdivision, use or development</u> to occur in those areas that have the potential to absorb change without materially detracting from those values.	Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)	Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1
	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)	Policy 6.3.19, Rule 21.21.2
	Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)	Policy 6.3.19, Rule 21.21.2
	SYZ Investments Limited ENV-2018-CHC-130	Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1

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	(as per further particulars received) (Environment Court decision issued) M & C Burgess ENV-2018-CHC-136 (as per further particulars received) (Environment Court decision issued)	Strategic Policy 3.3.32, Rule 21.21.2, Objective 22.2.1
Amend Strategic Objective 3.2.5.2: The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by <u>managing directing new subdivision, use or development or directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.</u>	Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)	Policy 6.3.19, Rule 21.21.2
Amend Strategic Objective 3.2.5.2 to clarify that it does not apply to rural living zones, including the Ladies Mile area.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (Environment Court decision issued)	
Amend Strategic Objective 3.2.5.2 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (relief withdrawn)	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25
Amend Strategic Objective 3.2.5.2 to clarify that it does not apply to rural living zones and the Wakatipu Basin Precinct.	Waterfall Park Developments Limited ENV-2018-CHC-124 (Environment Court decision issued)	Policy 6.3.3
Amend Strategic Objective 3.2.5.2: The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values, <u>except in circumstances where the functional, technical or operational needs of the National Grid require a certain location or constrain the ability for change to be absorbed.</u>	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received) (Environment Court decision issued)	

3.2.6 The District’s residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6)

(SO 3.2.1.1 – 3.2.1.8, 3.2.2.1, 3.2.3.1, and 3.2.3.2 also elaborate on SO 3.2.6)

3.2.6.1 The accessibility needs of the District's residents and communities to places, services and facilities are met.

3.2.6.2 A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.

3.2.6.3 The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for residents of the District is recognised and provided for through appropriate location and sound design.

3.2.7 The partnership between Council and Ngāi Tahu is nurtured. (addresses Issue 6).

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- 3.2.7.1 Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.
- 3.2.7.2 The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.

3.3 Strategic Policies

Visitor Industry

3.3.1 Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wānaka town centres and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (*relevant to SO 3.2.1, 3.2.1.1 and 3.2.1.2*)

3.3.2 In rural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the District’s landscapes provided that those activities are located and designed and are of a nature that:

- protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and
- maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes.

(*relevant to SO 3.2.1, 3.2.1.1, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, and 3.2.5.6*)

Strategic Policy 3.3.1 and relief sought	Appellant Court Number	Consequentially Provisions	Affected
Amend Strategic Policy 3.3.1: Make provision for the visitor industry to maintain, and enhance, <u>upgrade and expand</u> attractions, facilities and services, <u>including supporting infrastructure within the Queenstown and Wanaka town centre areas and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.</u> (relevant to S.O. 3.2.1.1 and 3.2.1.2)	Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued) Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued) Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued) Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued) Ngāi Tahu Tourism Limited ENV-2018-CHC-134 (as per further particulars received)		
Amend Strategic Policy 3.3.1 to recognise the contribution of rural areas to the “Visitor Industry”.	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)		
Amend Strategic Policy 3.3.1: Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka Town centre areas <u>and resort settlements,</u> and elsewhere within the District’s urban	Trojan Helmet Limited ENV-2018-CHC-092 (as per further particulars received) (Environment Court decision issued)		

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areas and settlements at locations where this is consistent with the objectives and policies for the relevant zone.		
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Town Centres and other Commercial and Industrial Areas

- 3.3.3** Provide a planning framework for the Queenstown and Wānaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. *(relevant to SO 3.2.1, 3.2.1.2, 3.2.6, 3.2.6.2 and 3.2.6.3)*

Strategic Policy 3.3.2 and relief sought	Appellant Court Number	Consequentially Provisions	Affected
Amend Strategic Policy 3.3.2: Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. (relevant to S.O. 3.2.1.2)	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3	
Amend Strategic Policy 3.3.2 to recognise Remarkables Park Zone as a Town Centre.	Remarkables Park Limited ENV-2018-CHC-126 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3	

- 3.3.4** Avoid new commercial zoning of land that is likely to undermine the role of the Queenstown and Wānaka town centres as the primary focus for the District's economic activity. *(relevant to SO 3.2.1, 3.2.1.2)*

Strategic Policy 3.3.3 and relief sought	Appellant Court Number	Consequentially Provisions	Affected
Amend Strategic Policy 3.3.3 to recognise that Frankton (and particularly the Remarkables Park Zone) function as a town centre.	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3, 3.3.4 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3	

- 3.3.5** Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes. *(relevant to SO 3.2.1, 3.2.1.3)*

Strategic Policy 3.3.4 and relief sought	Appellant Court Number	Consequentially Provisions	Affected
Amend Strategic Policy 3.3.4 to recognise that Frankton (and particularly the Remarkables Park Zone) function as a town centre.	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.3 and 3.3.6, Policies 4.2.2.2 and 4.2.2.3	

- 3.3.6** Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District. *(relevant to SO 3.2.1, 3.2.1.3)*

- 3.3.7** Avoid additional commercial zoning that is likely to undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or

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which will undermine increasing integration between those areas and the industrial and residential areas of Frankton. (*relevant to SO 3.2.1, 3.2.1.3*)

Strategic Policy 3.3.6 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.6: <u>Avoid manage</u> additional commercial zoning that will <u>may</u> undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which <u>may</u> will undermine increasing integration between those areas and the industrial and residential areas of Frankton, <u>while ensuring sufficient development capacity for commercial and residential land is provided for over the short, medium, and long term.</u> (<i>relevant to S.O. 3.2.1.3</i>)	Fill Holdings Limited ENV-2018-CHC-084 (Environment Court decision issued) Universal Developments Limited ENV-2018-CHC-101 (struck out)	Strategic Policy 3.3.10, Policy 4.2.2.21 Strategic Policy 3.3.10, Policy 4.2.2.21
Amend Strategic Policy 3.3.6 to recognise that Frankton (and particularly the Remarkables Park Zone) function as a town centre.	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Strategic Objective 3.2.1.3, Strategic Policies 3.3.2, 3.3.3 and 3.3.4, Policies 4.2.2.2 and 4.2.2.3

3.3.8 Provide a planning framework for the commercial core of Three Parks that enables large format retail development. (*relevant to SO 3.2.1, 3.2.1.4*)

3.3.9 Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. (*relevant to SO 3.2.1, 3.2.1.3 and 3.2.1.5*)

3.3.10 Support the role settlement commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose. (*relevant to SO 3.2.1, 3.2.1.5*)

3.3.11 Avoid commercial rezoning that is likely to undermine the key local service and employment function role that the centres outside of the Queenstown and Wānaka town centres, Frankton and Three Parks fulfil. (*relevant to SO 3.2.1, 3.2.1.5*)

Strategic Policy 3.3.10 and relief sought (relief withdrawn)	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.10: Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wānaka town centres, Frankton, Jacks Point Village and Three Parks fulfil. (<i>relevant to S.O. 3.2.1.5</i>)	Coneburn Preserve Holdings Limited & others ('Jacks Point') ENV-2018-CHC-137 (relief withdrawn)	

3.3.12 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification. (*relevant to SO 3.2.1, 3.2.1.1, 3.2.1.2, 3.2.1.3, 3.2.1.4, 3.2.1.5, 3.2.1.6 and 3.2.1.9*)

Climate Change

3.3.13 Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change. (*relevant to SO 3.2.2, 3.2.2.1 and 3.2.6, 3.2.6.2*)

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Urban Development

- 3.3.14** Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack’s Point and Arrowtown), Wānaka and where required around other settlements. *(relevant to SO 3.2.2, 3.2.2.1)*

Strategic Policy 3.3.13 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.13	Clarke Fortune McDonald and Associates ENV 2018 CHC 065 (Consent Order issued)	

- 3.3.15** Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs. *(relevant to SO 3.2.1, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.3.2, 3.2.5, 3.2.5.1 - 3.2.5.7)*

Strategic Policy 3.3.14 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.14.	Queenstown Park Limited ENV 2018 CHC 127 (relief withdrawn) Clarke Fortune McDonald and Associates ENV 2018 CHC 065 (Environment Court decision issued)	Strategic Objective 3.2.2, Objective 4.2.1, Policies 4.2.1.3, 4.2.2.13, 4.2.2.21 and 4.2.2.22

- 3.3.16** Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. *(relevant to SO 3.2.1, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.3.2, 3.2.5, 3.2.5.1 - 3.2.5.7)*

Strategic Policy 3.3.15 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.15	Clarke Fortune McDonald and Associates ENV 2018 CHC 065 (Environment Court decision issued)	

Heritage

- 3.3.17** Identify heritage items and ensure they are protected from inappropriate development. *(relevant to SO 3.2.2, 3.2.2.1, and 3.2.3.1)*

Natural Environment

- 3.3.18** Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas (SNAs). *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.4.6 and 3.2.4.7)*

Strategic Policy 3.3.17 and relief sought	Appellant Court Number	Consequentially Affected Provisions

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Amend Strategic Policy 3.3.17: Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, as Significant Natural Areas on the District Plan maps (SNAs) <u>or through resource consent processes and ensure their protection.</u> (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.3 and 3.2.4.4)	Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (as per further particulars received) (Consent Order issued)	Strategic Objective 3.2.4, Strategic Policy 3.2.1.7, Strategic Policy 3.2.1.8, Objective 33.2.1, Policy 33.2.1.1, Objective 33.2.2
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3.3.19 Protect SNAs and encourage enhanced indigenous biodiversity outcomes. *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1, 3.2.4.2, 3.2.4.3, 3.2.4.4, 3.2.4.6 and 3.2.4.7)*

Strategic Policy 3.3.18 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.17: Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied <u>or, in the case of the National Grid, seek to avoid adverse effects of the National Grid on the values and attributes of these areas.</u> (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.1.2, 3.2.4.3 and 3.2.4.4)	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received) (relief withdrawn)	

3.3.20 Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable. *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1, 3.2.4.3, 3.2.4.4)*

Strategic Policy 3.3.19 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.19: Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced <u>where possible, or otherwise mitigated.</u> (relevant to S.O. 3.2.1.8, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 and 3.2.5.2)	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Consent Order issued)	Policy 6.3.30, Objective 21.2.12 Policy 6.3.30, Objective 21.2.12

Rural Activities

- 3.3.21** Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:
- protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or
 - maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.

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(relevant to SO 3.2.1, 3.2.1.7, and 3.2.5, 3.2.5.1 - 3.2.5.7)

Strategic Policy 3.3.20 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.20	Allenby Farms Limited ENV-2018-CHC-148 Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn)	Strategic Objective 3.2.1.7 Strategic Objective 3.2.1.7
Amend Strategic Policy 3.3.20: Enable continuation of existing farming, and other activities that rely on the rural land resource and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)	Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)	Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1
Amend Strategic Policy 3.3.20: Enable continuation of existing farming, tourism and transport activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued) Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued) Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)	Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1 Strategic Objective 3.2.1.7, Strategic Objective 3.2.1.8, Rule 21.2.1, Rule 21.2.1.1

Strategic Policy 3.3.21 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.21: Recognise that commercial and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance appropriately manage effects on landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)	Soho Ski Area Ltd & Blackmans Creek No. 1 LP ENV-2018-CHC-104 (Environment Court decision issued) Mt Cardrona Station Limited ENV-2018-CHC-83 (Environment Court decision issued) Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued) Treble Cone Investments Limited ENV-2018-CHC-107 (Environment Court decision issued)	Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2 Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2 Section 21.1, Objective 21.2.1, Policies 21.2.1.1, 21.2.1.11 and 21.2.9.1, Objective 21.2.13, Policies 21.2.13.1 and 21.2.13.2
Amend Strategic Policy 3.3.21: Recognise that Facilitate commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued) Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued) Real Journeys (trading as Canyon Food & Brew Company)	Section 21.1, Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.9, Policies 21.2.9.1, 21.2.9.2 and 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3 and 21.2.10.4

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	ENV 2018-CHC 146 (Environment Court decision issued)	
Amend Strategic Policy 3.3.21: Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. Provide for a range of appropriate Recreational and Commercial Recreational activities in the rural areas and on the lakes and rivers of the District.	Kawarau Jet Services Holdings Limited ENV 2018-CHC 082 (Environment Court decision issued)	Policy 6.3.33, Objective 21.2.10, Policy 21.2.10.3, Policy 21.2.12.2, Policy 21.2.12.3
Amend Strategic Policy 3.3.21: Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)	Queenstown Park Limited ENV 2018-CHC 127 (Environment Court decision issued)	Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policy 21.2.10.2

3.3.22 Provide for rural living opportunities in areas identified on the District Plan web mapping application as appropriate for rural living developments. (*relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.1 - 3.2.5.7*)

Strategic Policy 3.3.23 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.23	Allenby Farms Limited ENV 2018-CHC 148 (Environment Court decision issued) Lesley and Jerry Burdon ENV 2018-CHC 091 (relief withdrawn) Darby Planning Limited ENV 2018-CHC 150 (Environment Court decision issued) Bill and Jan Walker Family Trust & others ENV 2018-CHC 099 (Environment Court decision issued) Queenstown Park Limited ENV 2018-CHC 127 (Environment Court decision issued)	Objective 21.2.8

3.3.23 Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and

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- b. the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.
(relevant to SO 3.2.1, 3.2.1.7, 3.2.5, 3.2.5.1 - 3.2.5.7)

Strategic Policy 3.3.24 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Strategic Policy 3.3.24 or amend to exclude rural living zones.	Allenby Farms Limited ENV-2018-CHC-148 (Environment Court decision issued)	Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6
Delete Strategic Policy 3.3.24	Lesley and Jerry Burdon ENV-2018-CHC-091 (relief withdrawn) Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6 Policy 6.3.21, Rules 21.21.1.6 and 21.21.2.6
Amend Strategic Policy 3.3.24 to clarify that it does not apply to rural living zones, including the Ladies Mile area.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (Environment Court decision issued)	
Amend Strategic Policy 3.3.24 to clarify that it does not apply to rural living zones or the Wakatipu Basin Precinct, including the site subject to appeal.	Waterfall Park Developments Limited ENV-2018-CHC-124 (Environment Court decision issued) Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)	Policy 6.3.3 Policy 6.3.3

- 3.3.24** Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)

Strategic Policy 3.3.25 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.25: Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure <u>and significant electricity distribution lines</u> where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the <u>rural quality of the environment, where practicable</u> . (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)	Aurora Energy Limited ENV-2018-CHC-108	
Amend Strategic Policy 3.3.25: Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable , through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural	Real Journeys Limited ENV-2018-CHC-131 Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146	

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environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (as per further particulars received) (relief withdrawn)	
Amend Strategic Policy 3.3.25: Provide for non-residential development with a functional, <u>technical or operational</u> need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational, <u>technical or operational</u> constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received)	

3.3.25 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1 and 3.2.4.4)*

Strategic Policy 3.3.26 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.26: That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued) Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Environment Court decision issued)	

3.3.26 Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. *(relevant to SO 3.2.4, 3.2.4.2)*

Strategic Policy 3.3.27 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.27: Prohibit <u>Discourage</u> the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to S.O.3.2.4.2)	Federated Farmers of New Zealand Inc ENV-2018-CHC-53 (Relief withdrawn) (Consent Order issued)	Policy 21.2.1.14, Policy 21.2.2.3, Policy 34.2.1.1, Rule 34.4.2

3.3.27 Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. *(relevant to SO 3.2.4, 3.2.4.5)*

Outstanding Natural Features and Landscapes and Rural Character Landscape

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3.3.28 Identify the District’s Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan web mapping application. *(relevant to SO 3.2.5, 3.2.5.1)*

Strategic Policy 3.3.29 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.29: Identify the District’s Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps <u>where these have been identified by the Court and indicate the District’s Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps where these have not yet been definitively identified by the Court.</u> (relevant to S.O.3.2.5.1)	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)	

3.3.29 For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:

- a. for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP 3.3.36 - 3.3.38 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and
- b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology.

(relevant to SO 3.2.5, 3.2.5.1)

3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes. *(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4 and 3.2.5.6)*

3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change. *(relevant to SO 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.2 – 3.2.5.4)*

Strategic Policy 3.3.30 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.30: Avoid, remedy or mitigate inappropriate adverse effects on the landscape and visual amenity values and natural character of the District’s Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)	Allenby Farms Limited ENV-2018-CHC-148 (Environment Court decision issued) Lesley and Jerry Burden ENV-2018-CHC-091 (relief withdrawn)	Policy 6.3.12 Policy 6.3.12
Amend Strategic Policy 3.3.30: <u>Protect outstanding natural landscapes and outstanding natural features against inappropriate development by maintaining the scheduled outstanding values of the feature or landscape.</u> Avoid adverse effects on the landscape and visual amenity values and natural character of the District’s Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)	Darby Planning Limited ENV-2018-CHC-150 (Environment Court decision issued)	

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Amend Strategic Policy 3.3.30: Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1) <u>Carefully manage land use change within the District's Outstanding Natural Landscapes and Outstanding Natural Features via the resource consent process to ensure the District's outstanding natural values are protected from inappropriate development and maintained or enhanced.</u>	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued) SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)	Strategic Objective 3.2.5.1, Policy 6.3.10, Policy 6.3.12, Objective 21.2.1, Rule 21.21.1.1 Strategic Objective 3.2.5.1, Policy 6.3.10
Amend Strategic Policy 3.3.30 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.	Queenstown Airport Corporation Limited ENV-2018-CHC-093 (relief withdrawn)	Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25
Delete Strategic Policy 3.3.30	Queenstown Park Limited ENV-2018-CHC-127 (Environment Court decision issued)	Strategic Objective 3.2.5.1, Policy 6.3.10
Amend Strategic Policy 3.3.30: Provide for non-residential development with a functional, <u>technical or operational</u> need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational, <u>technical or operational constraints</u> , while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)	Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received) (Environment Court decision issued)	

3.3.32 Identify the District's Rural Character Landscapes on the District Plan web mapping application. *(relevant to SO 3.2.5, 3.2.5.5, 3.2.5.7)*

Strategic Policy 3.3.31 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.31: Identify the District's Rural Character Landscapes on the District Plan maps <u>where these have been identified by the Court and indicate the District's Rural Character Landscapes on the District Plan maps where these have not yet been definitively identified by the Court.</u> (relevant to S.O.3.2.5.2)	Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56 (Environment Court decision issued)	

3.3.33 For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:

- a. for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP 3.3.39 - 3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and
- b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45, and through best practice landscape assessment methodology; and
- c. through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design.

(relevant to SO 3.2.5, 3.2.5.5 – 3.2.5.7)

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3.3.34 For any Priority Area of any Rural Character Landscape where landscape character and visual amenity values and related landscape capacity are identified in Schedule 21.23, ensure that new subdivision and development for the purposes of Rural Living:

- a. maintains that landscape character;
- b. enhances any visual amenity value that Schedule 21.23 specifies to be enhanced:
and
- c. otherwise maintains those identified visual amenity values.
(relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.5)

3.3.35 In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:

- a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context:
 - i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping;
 - j. the landscape character and visual amenity values of that landscape character area are identified; and
 - k. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.23 are met; and
- b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values identified in relation to that landscape character area and the wider landscape context.
(relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.5)

Strategic Policy 3.3.32 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Strategic Policy 3.3.32: Only a Allow further land use change in areas of Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O 3.2.19 and 3.2.5.2)	M & C Burgess ENV-2018-CHC-136 (Environment Court decision issued)	Policy 6.3.19, Rule 21.21.2 Policy 6.3.19, Rule 21.21.2
	Slopehill Properties Ltd ENV-2018-CHC-129 (struck out)	Policy 6.3.19, Rule 21.21.2
	Real Journeys Limited ENV-2018-CHC-131 (Environment Court decision issued)	Policy 6.3.19, Rule 21.21.2
	Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Environment Court decision issued)	Policy 4.2.2.21, Policy 6.3.19, Rule 21.21.2
	SYZ Investments Limited ENV-2018-CHC-130 (Environment Court decision issued)	
Amend Strategic Policy 3.3.32 to clarify that it does not apply to rural living zones, including the Ladies Mile area.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (Environment Court decision issued)	

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<p>Amend Strategic Policy 3.3.32 to (A) Better recognise the hierarchy and terminology set out in Part 2 of the Act; and (B) Give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.</p>	<p>Queenstown Airport Corporation Limited ENV-2018-CHC-093 (relief withdrawn)</p>	<p>Policies 4.2.2.1 and 4.2.2.2, Policies 6.3.17, 6.3.24 and 6.3.25</p>
<p>Amend Strategic Policy 3.3.32 to clarify that it does not apply to rural living zones or the Wakatipu Basin Precinct, including the site subject to appeal.</p>	<p>Waterfall Park Developments Limited ENV-2018-CHC-124 (Environment Court decision issued)</p> <p>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</p>	<p>Section 6.2, Policy 6.3.10, Policy 6.3.12, Policy 6.3.19, Policy 6.3.20, Rule 21.21.1.1, Rule 21.21.2, Rule 21.21.2.6, Objective 22.2.1</p>
<p>Amend Strategic Policy 3.3.32: Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded, <u>except in circumstances where the functional, technical or operational needs of the National Grid require a certain location or constrain the ability for change to be absorbed.</u> (relevant to S.O. 3.2.19 and 3.2.5.2)</p>	<p>Transpower New Zealand Limited ENV-2018-CHC-114 (as per further particulars received) (Environment Court decision issued)</p>	

Values Identification Framework for Priority Areas for Outstanding Natural Features and Outstanding Natural Landscapes

3.3.36 Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]:

- a. parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.
- b. parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hāwea South and North Grandview, and Lake McKay Station and environs.

(relevant to SO 3.2.5, 3.2.5.1)

3.3.37 For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:

- a. the landscape attributes (physical, sensory and associative);
- b. the landscape values; and
- c. the related landscape capacity.

(relevant to SO 3.2.5, 3.2.5.1)

3.3.38 To achieve SP 3.3.37 for each Priority Area:

- a. identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;

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- b. describe in accordance with SP 3.3.43, and then rate, those attributes; and
- c. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. urban expansions;
 - iv. intensive agriculture;
 - v. earthworks;
 - vi. farm buildings;
 - vii. mineral extraction;
 - viii. transport infrastructure;
 - ix. utilities and regionally significant infrastructure;
 - x. renewable energy generation;
 - xi. forestry;
 - xii. rural living.

(relevant to SO 3.2.5, 3.2.5.1)

Values Identification Framework for Priority Areas for Rural Character Landscapes

3.3.39 Identify in Schedule 21.23 the following Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes shown on maps held on [QLDC reference file]:

- a. Cardrona River/Mt Barker Road RCL PA;
- b. Halliday Road/Corbridge RCL PA;
- c. West of Hāwea River RCL PA;
- d. Church Road/Shortcut Road RCL PA;
- e. Maungawera Valley RCL PA.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.40 For the Priority Areas listed in SP 3.3.39, according to SP 3.3.41, describe in Schedule 21.23 at an appropriate landscape scale:

- a. the landscape attributes (physical, sensory and associative);
- b. the landscape character and visual amenity values; and
- c. the related landscape capacity.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.41 To achieve SP 3.3.40 for each Priority Area:

- a. identify and describe key public routes and viewpoints both within and in proximity to the Priority Areas (including waterbodies, roads, walkways and cycleways);
- b. identify the key physical, sensory and associative attributes that contribute to the landscape character and visual amenity values of the Priority Area;
- c. describe in accordance with SP 3.3.43, and then rate, those attributes;
- d. assess and record the relationship between the Priority Area and the wider Rural Character Landscape context;
- e. assess and record the relationship between the Priority Area and the Outstanding Natural Features within the Upper Clutha Basin;

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- f. assess and record the relationship between the Priority Area and the Outstanding Natural Landscapes that frame the Upper Clutha Basin; and
- g. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. urban expansions;
 - iv. intensive agriculture;
 - v. earthworks;
 - vi. farm buildings;
 - vii. mineral extraction;
 - viii. transport infrastructure;
 - ix. utilities and regionally significant infrastructure;
 - x. renewable energy generation;
 - xi. forestry;
 - xii. rural living.

(relevant to SO 3.2.5, 3.2.5.7)

3.3.42 The Council shall notify a proposed plan change to the District Plan by *30 June 2022* to implement SPs 3.3.36, 3.3.37, 3.3.39 and 3.3.40. *(relevant to SO 3.2.5, 3.2.5.1 and 3.2.5.7)*

Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes

3.3.43 In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:

- a. Physical attributes:
 - i. geology, geomorphology and topography;
 - ii. ecology;
 - iii. vegetation cover (exotic and indigenous);
 - iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;
 - v. land use (including settlements, buildings and structures; and
- b. Sensory (or experiential) attributes:
 - i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;
 - ii. aesthetic values including memorability and naturalness;
 - iii. wild or scenic values;
 - iv. transient values including values at certain times of the day or year;
 - v. experiential attributes, including the sounds and smells associated with the landscape; and
- c. Associative attributes:
 - i. whether the attributes identified in (a) and (b) are shared and recognised;
 - ii. cultural and spiritual values for Tangata Whenua;
 - iii. historical and heritage associations; and
 - iv. recreational values.

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(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

3.3.44 Where any or any part of an Outstanding Natural Feature, Outstanding Natural Landscape or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area:

- a. is more or less important than the identified Priority Areas in terms of:
 - i. the landscape attributes and values, in the case of an Outstanding Natural Feature or Outstanding Natural Landscape;
 - ii. landscape character and visual amenity values, in the case of a Rural Character Landscape; or
- b. is more or less vulnerable to subdivision, use and development.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

Landscape Assessment Methodology

3.3.45 Landscape assessments shall:

- a. for Outstanding Natural Features and Outstanding Natural Landscapes:
 - i. identify landscape attributes and values; and
 - ii. assess effects on those values and on related landscape capacity;
- b. for Rural Character Landscapes:
 - i. define a relevant landscape character area and its wider landscape context;
 - ii. identify the landscape character and visual amenity values of that landscape character area and within its wider landscape context; and
 - iii. assess effects on that character and those values and on related landscape capacity;
- c. in each case apply a consistent rating scale for attributes, values and effects.

Note: QLDC may, from time to time, promulgate and update guidelines that provide assistance in the application of best practice landscape assessment methodologies by publication on the QLDC website. Access will be via this link [[URL link to be added](#)].

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

3.3.46 The Landscape Assessment Methodology required by SP 3.3.45 is to be implemented when assessing:

- a. a proposed plan change affecting the rural environment;
- b. a resource consent application for the subdivision, use or development of land where:
 - i. the application is for a restricted discretionary, discretionary or non-complying activity; and
 - ii. the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or
- c. a notice of requirement where the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or
- d. a resource consent where the proposal (or part thereof) is in an Exception Zone in 3.1B.5 and gives rise to landscape effects on the receiving environment that

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includes an Outstanding Natural Feature or Outstanding Natural Landscape on land with Rural zoning outside that Exception Zone.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

Rural Zone Landscape Monitoring

3.3.47 The Council shall monitor the efficiency and effectiveness of the Rural Zone provisions and whether SO 3.2.5 is being achieved at intervals of not more than two and a half years, as follows:

- a. for those areas identified in Schedule 21.22 or 21.23, from *[insert date that any area is added to a schedule is made operative]*; and
- b. for those areas not identified in Schedule 21.22 or 21.23, from *[insert date determinative decision on Topic 2 issued]*.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

3.3.48 Procedures for monitoring shall include:

- a. keeping records, including compiling photographs, gathering information and undertaking or commissioning research addressing resource consent decisions granted for restricted discretionary, discretionary and non-complying activities, including evaluation of the commentary in those decisions to assess the implementation of the relevant provisions of Chapters 3, 4, 6 and 21;
- b. for those areas identified in Schedule 21.22, whether subdivision, use and development has protected the identified landscape values, having regard to (d) below;
- c. for those areas identified in Schedule 21.23, whether subdivision, use and development has maintained the identified landscape character, and maintained or enhanced visual amenity values;
- d. where the following activities have been approved, evaluating whether SO 3.2.5 is being achieved and related landscape capacity has not been exceeded as it relates to the areas surrounding that development:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. intensive agriculture;
 - iv. earthworks;
 - v. farm buildings;
 - vi. mineral extraction;
 - vii. transport infrastructure;
 - viii. utilities and regional significant infrastructure;
 - ix. renewable energy generation;
 - x. forestry;
 - xi. rural living;
- e. identification of areas that are subject to particular development pressure including field reports to evaluate the implementation of the relevant provisions of Chapters 3, 4, 6 and 21.

(relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.1 – 3.2.5.7)

Cultural Environment

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- 3.3.49** Avoid significant adverse effects on wāhi tūpuna within the District. (*relevant to SO 3.2.7, 3.2.7.1*)
- 3.3.50** Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District. (*relevant to SO 3.2.7, 3.2.7.1*)
- 3.3.51** Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū. (*relevant to SO 3.2.7, 3.2.7.1 and 3.2.7.2*)