

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

**I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

Decision No. [2026] NZEnvC 40

IN THE MATTER

of the Resource Management Act 1991

AND

appeals under clause 14 of the First
Schedule of the Act

BETWEEN

JEREMY BURDON (and 14 other
appellants as set out in Schedule One
to this Order)

(ENV-2024-CHC-54)

Appellants

AND

QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

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

In Chambers at Christchurch

Date of Consent Determination: 10 March 2026

CONSENT DETERMINATION

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

- (1) the appeals are allowed to the extent that the provisions and the
priority area maps in the Priority Area Landscape Schedules Variation



¹ Resource Management Act 1991.

to the Queenstown Lakes proposed District Plan are amended in accordance with Appendix 1 and Appendix 2 attached to and forming part of this order;

(2) the appeals, as they relate to Topic 1, are otherwise dismissed.

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

REASONS

Introduction

[1] This consent determination follows a settlement reached between various appellants and Queenstown Lakes District Council (QLDC) concerning certain points of appeals against QLDC decisions on a variation to the Queenstown Lakes proposed District Plan (PDP). The variation is for the inclusion in the PDP of Priority Area Landscape Schedules (Variation).

[2] QLDC notified the Variation to the PDP on 30 June 2022. Submissions made on the Variation were heard by an Independent Hearings Panel (Panel) which then made recommendations to QLDC. QLDC accepted those recommendations in its decisions on the Variation notified on 21 June 2024.

[3] Case management directions for the Variation appeals allocated relief into:

- (a) Topic 1: General relief; and
- (b) Topic 2: Relief concerning specific Priority Area Landscape Schedules (PA Schedules).

[4] This consent determination is in relation to Topic 1. There are several

appellants² and s274 parties³ concerned with this topic who have reached the settlement that informs this consent determination. That settlement is recorded in a joint memorandum seeking consent order dated 1 August 2025 (consent memorandum).

[5] Longview Environmental Trust and Kiwi Vineyard Limited did not participate in the mediation of Topic 1. However, the consent memorandum records that these parties abide the position reached in settlement in terms of which the parties seek the planning outcomes I now determine.

[6] Arthurs Point Community Association and Queenstown Adventure Park 1993 Limited have not signed the consent memorandum. However, their representatives have since confirmed to the court that they agree with the position reached in the consent memorandum and support the making of the orders sought.⁴

Topic 1 matters determined

[7] Topic 1 largely focuses on the Preamble, Schedules 21.22 and 21.23 and matters of relevance for other landscape schedules. The relief can broadly be summarised as:

- (a) the mapping and application of the schedules, including for plan

² Appellants pursuing Topic 1 relief are Jeremy Burdon, Cardrona Cattle Company Limited, Gertrude's Saddlery Limited, Hawthenden Limited, Mee Holdings Limited, Mount Cardrona Station Limited, Passion Development Limited, The Milstead Trust, Catherin Wan Yung Phoon and Christopher Michael Phoon, Rock Supplies NZ Limited, Soho Ski Area Limited & Blackmans Creek Holdings No. 1 LP, Glencoe Station Limited and Glencoe Land Development Company Limited, Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited, Glendhu Bay Trustees Limited, and Arthurs Point Outstanding Natural Landscape Society.

³ Section 274 parties to Topic 1 appeals are Dr John Cossens, Kiwi Vineyard Holdings Limited, Arthurs Point Community Association, NZSki Limited, Queenstown Adventure Park 1993 Limited, RealNZ Limited, Longview Environmental Trust and Upper Clutha Environmental Society.

⁴ Email from Ben Farrell to the court dated 1 October 2025; email from Andrew Blackford to the court dated 3 October 2025.

- development, plan implementation and particular zones and overlays;
- (b) the terminology of the landscape capacity and rating descriptions;
- (c) definitions, including for the specific landscape capacity ratings and listed activities; and
- (d) general text.

Preliminary determination

[8] Prior to court-assisted mediation, the court issued a preliminary determination relating to the scope of the variation.⁵ The court determined that there was no scope to amend the ONF, ONL and RCL landscape boundaries, but that there was jurisdiction to alter the Priority Area mapping.

Agreement reached

[9] At court-facilitated mediation in Queenstown on 7 and 8 May 2025, the parties largely agreed text for the preambles. Through subsequent informal discussions, the parties agreed all remaining Topic 1 matters. Those agreements seek the amendments to QLDC's decision version Variation as are made by this order and set out in Appendix 1 and Appendix 2. In summary, the agreed amendments sought are as follows.

Preambles 21.22 and 21.23

[10] In response to relief seeking changes to mapping and/or improved clarity, a new section 2 is proposed. It would explain the approach to the mapping that informs the PA Schedules and outline the two mapping layers.

[11] Amendments are proposed to further explain that the PA Schedules contain contextual information that may be relevant for resource consent applications outside the Rural Zone Priority Areas, and landscape assessments

⁵ *Burdon & ors v Queenstown Lakes District Council* [2025] NZEnvC 122.

informing plan development proposals (clause 3.3).

[12] General amendments are proposed to emphasise that the PA Schedules represent a point in time and are not intended to provide a complete record, and that proposal-specific assessments may identify further or different values (clauses 4.1 and 4.2).

[13] In response to relief raising issue with the capacity ratings, amendments are proposed to further explain the basis for the landscape capacity ratings and associated descriptions. That includes explanation that they are high level and not intended to describe the relevant capacity of specific sites within a Rural Zone Priority Area (section 5).

[14] Amendments are proposed to the definition of 'Passenger list systems', to clarify that it applies outside of the Ski Area Sub Zone (which is a necessary departure from the definition for the same term in Ch 2 of the PDP).

[15] Other consequential or further amendments are proposed to further clarify the intention for use of the schedules.

Individual landscape schedules

[16] Two general amendments are proposed for the specific PA Schedules, being:

- (a) a new section addressing the 'Application' of the schedules, as follows:

Application

Preamble [21.22 or 21.23], particularly clauses 3.1-3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and [other zones in particular PA].

- (b) new text at the start of the Land Capacity section, to address the application of the landscape capacity ratings and descriptions more directly in the context of the specific schedules, as follows:

Landscape Capacity

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

Mapping

[17] The Priority Area Maps are proposed to be amended to create a distinction between two boundaries, as follows:

- (a) ‘Priority Area Assessment Extent’, which is the outer boundary on the PDP maps that depicts the extent of the area assessed when the schedules were prepared, and which can (where relevant) comprise a mix of different zones; and
- (b) ‘Rural Zone Priority Area’, which identifies by orange hatching all land within the Rural Zone that is located within the Priority Area Assessment Extent.

[18] The parties also agree that the Priority Area Maps should be relocated to form part of the PDP mapping tool, rather than being held as material incorporated by reference in the PDP. This change arises from the mapping relief sought by the appellants, as well as relief that seeks to clarify that there is an ability to seek to change the Priority Area mapping by way of plan change requests. This agreed change means that consequential amendments to Ch 3 of the PDP are required to remove the reference to material incorporated by reference.

[19] In addition, the parties agree that a hyperlink to the preamble should be made available on the PDP mapping tool, when a hyperlink to the separate PA

Schedules is made available. This will ensure that the preamble and separate PA Schedules can be viewed in tandem, to ensure that the application guidance is available to assist with implementation.

General

[20] The parties advise that the agreed amendments are intended to improve clarity and further explain the intended application of the schedules.

[21] For completeness, the agreed amendments to the Priority Area mapping do not alter any underlying zoning or landscape classification. Nor do they alter the extent of the mapped Priority Areas.

[22] The parties advise that the amendments are intended to assist Plan users to distinguish between the Rural Zone and non-Rural Zone land within the broad 'Priority Area Assessment Extent'. The inclusion of the 'Extent' boundary is intended to assist Plan users to understand the area that was assessed when the Schedules were prepared, as is reflected in places in the narrative description of landscape characteristics, attributes and values.

Abandonment of relief as to landscape classification boundaries

[23] The appellants confirm that any relief seeking to alter ONF, ONL and RCL landscape classification boundaries has been abandoned and can therefore be dismissed by the court.

Supporting affidavits

[24] Given the high level of public interest in landscape matters in Queenstown, the court directed that the parties provide landscape and planning affidavits in support of the agreed settlement in its Minute dated 12 November 2025.

[25] I have read the affidavits filed of Bridget Gilbert (landscape expert)⁶, Ruth Evans (planner)⁷, Morgan Shepherd (planner)⁸, Chris Ferguson (planner)⁹, Ben Farrell (planner)¹⁰ and Dr John Cossens (party).¹¹

[26] A further assessment of the proposed changes is set out in the affidavit of Ms Evans pursuant to s32AA RMA. Her assessment concludes that:

8.1 The text and mapping changes agreed between the parties are primarily for the role and application of the PA Schedules. In particular, they serve to differentiate between the areas assessed by the Council's landscape experts when the Schedules directly apply to. In this regard, I consider the agreed changes better achieve SO 3.2.5.2, SO 3.2.5.5 and related SPs.

8.2 Overall, the agreed amendments, in my view, serve to introduce greater clarity for plan users and decision makers. This achieves a more efficient and effective framework, with increased clarity for how to implement the PA Schedules, when compared to the decisions version.

8.3 On a similar basis, the removal of the clause that addresses the relevant of the PA Schedules to other resource consents and plan changes, and addition of a more directive clause, serves to improve certainty for plan users, and remove the potential that PA Schedules could be required to be used in a manner that does not align with the relevant Chapter 3 provisions. For completeness, I consider that clause 3.3 (as amended) is helpful, in that plan users may still wish to refer to or use the contextual and evaluative information contained in the PA schedules for consents and plan development proposals within and outside the Rural Zone.

⁶ On behalf of QLDC, affirmed 10 December 2025.

⁷ On behalf of QLDC, affirmed 10 December 2025.

⁸ On behalf of Mount Cardrona Station Limited, affirmed 10 December 2025.

⁹ On behalf of Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited, Blackman Creek Holdings No.1 LP, Glendhu Bay Trustees Limited, Glencoe Station Limited and Glencoe Land Development Company Limited, affirmed 10 December 2025.

¹⁰ On behalf of RealNZ Limited and NZSki Limited, affirmed 9 December 2025.

¹¹ For himself, affirmed 11 December 2025.

[27] In their affidavits, other experts record general concurrence with the conclusions reached by Ms Evans in her s32AA assessment.

[28] Dr Cossens offers a view on the “wider issues of the landscape schedules” and landscape schedule development. Referring to government RMA reform announcements, he suggests “it would be more prudent to pause the landscape schedules until such time as their future is determined”.

Evaluation

[29] I am satisfied the noted experts give evidence according to the Environment Court Code of Conduct for Expert Witnesses. I have read and considered the consent memorandum of the parties dated 1 August 2025 and QLDC’s memorandum dated 10 December 2025. I am satisfied that the expert opinions offered support the changes to the decision version Topic 1 Variation provisions as most appropriate.

[30] The experts have taken into consideration other reasonably practicable options and have duly assessed costs and benefits. I find that they have taken a soundly nuanced and balanced approach in their assessments. Therefore, I am satisfied that the settlement reached is the most appropriate way to achieve the RMA purpose and the PDP objectives.

[31] Putting this determination on hold as Dr Cossens recommends would not be appropriate. The court has an obligation to facilitate its proceedings in a timely and efficient manner, determining appeals on the law as it stands.¹² Furthermore, I am satisfied that this determination on Topic 1 does not need to be delayed pending consideration of Topic 2. Indeed, I regret any inconvenience to parties arising from my delay in issuing this determination.

¹² RMA, s18A; Environment Court Practice Note 2023, at 5.1.

Other matters

[32] The parties advise, and I accept, that there are no issues as to scope or jurisdiction.

[33] The parties agree that costs should lie where they fall and accordingly no order for costs is sought.

Outcome

[34] All parties to the proceeding have executed the memorandum requesting the orders. The parties advise that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the RMA's relevant requirements and objectives, including in Pt 2. I accept that assurance, finding the affidavit evidence reliable and supportive of the settlement reached.

[35] Therefore, I make the orders sought.



J J M Hassan
Environment Judge



SCHEDULE ONE

1. Jeremy Burdon v QLDC (ENV-2024-CHC-054)
2. Cardrona Cattle Company Limited v QLDC (ENV-2024-CHC-055)
3. Gertrude's Saddlery Limited v QLDC (ENV-2024-CHC-056)
4. Hawthenden Limited v QLDC (ENV-2024-CHC-057)
5. Mee Holdings Limited v QLDC (ENV-2024-CHC-059)
6. Mount Cardrona Station Limited v QLDC (ENV-2024-CHC-060)
7. Passion Development Limited v QLDC (ENV-2024-CHC-061)
8. The Milstead Trust v QLDC (ENV-2024-CHC-062)
9. Catherine Wan Yung Phoon & Christopher Michael Phoon v QLDC (ENV-2024-CHC-064)
10. Rock Supplies NZ Limited v QLDC (ENV-2024-CHC-065)
11. Soho Ski Area Limited & Blackmans Creek Holdings No. 1 LP v QLDC (ENV-2024-CHC-066)
12. Glencoe Station Limited & Glencoe Land Development Company Limited v QLDC (ENV-2024-CHC-067)
13. Coneburn Preserve Holdings Limited & Henley Downs Farm Holdings Limited v QLDC (ENV-2024-CHC-068)
14. Glendhu Bay Trustees Limited v QLDC (ENV-2024-CHC-069)
15. Arthurs Point Outstanding Natural Landscape Society v QLDC (ENV-2024-CHC-095)

Appendix 1
Amended Provisions in the PDP

Key:

~~Red strikethrough~~ = deletion.

Blue underline = insertion.

21.22 Schedule of Landscape Values: Outstanding Natural Feature and Outstanding Natural Landscape Priority Areas — Preamble

1. Purpose

- 1.1 Schedule 21.22 ~~includes~~identifies and describes 24 Priority Areas Landscape Schedules (PA) Schedules) that relate to Outstanding Natural Features (ONF) or Outstanding Natural Landscapes (ONL)¹.
- 1.2 The PA Schedules are a tool to assist with the identification of the landscape attributes and values that are to be protected within each Rural Zone Priority Area ('Priority Area')²PA, as well as the~~and~~ related landscape capacity for specified activities within the Rural Zone. They contain both factual information and evaluative content and are to inform ~~plan development and~~ plan implementation processes and assist technical landscape assessment.
- 1.3 The ~~description of each~~ PA Schedules must be read in full. Each PA Schedule~~description~~, as a whole, expresses ~~at a PA scale,~~ the landscape values, and the attributes from which the identified~~those~~ values derive.

2. Approach to the mapping that informs the PA Schedules

2.1 The PA mapping identifies:

- 2.1.1 A boundary which shows the extent of the area assessed when the PA Schedules were prepared ('Priority Area Assessment Extent'). This boundary includes a mix of zones, including Exception Zones.
- 2.1.2 The 'Rural Zone Priority Area', which includes all Rural Zone³ land (including the Rural Industrial Sub Zone, but not the Ski Area Sub Zone), within the Priority Area Assessment Extent. This area is identified by orange hatching, and a label.

2.2 The mapped extent of the Rural Zone Priority Area does not in all places align with the ONF/L boundaries in the Plan as many of the Rural Zone Priority Areas are part of a broader landscape.

~~3.2.~~ Application of the PA Schedules

~~2.1 The PA schedules have been prepared to reflect that the PA mapping extends beyond the Rural Zone. The application of the PA Schedules to resource consents is as follows:~~

- ~~3.12.1.1~~ The PA Schedules apply to any proposal requiring resource consent for a restricted discretionary, discretionary or non-complying activity⁴ in the Rural Zone, including the Rural Industrial Sub Zone, but not the Ski Area Sub Zone (~~see 2.1.2 below~~).

1 Refer to Strategic Policies 3.3.36, 3.3.37 and 3.3.38

2 Refer to Strategic Policy 3.3.36 and 3.1B.5.e

3 Chapter 21 Rural Zone.

4 Refer to Strategic Policy 3.3.46

~~3.2.1.2-~~ The PA Schedules do not apply to proposals requiring resource consent in any other zone, including Exception Zones⁵. ~~They may inform landscape assessments for proposals involving any land within a PA but are not required to be considered.~~

~~2.2~~ ~~The PA Schedules will be used where relevant for any plan development proposal.~~

3.3 [As the PA Schedules contain information about the wider Priority Area Assessment Extent, they contain contextual information that may be relevant for resource consent applications outside the Rural Zone Priority Area and landscape assessments informing plan development proposals.](#)

4.3. Landscape Attributes and Values

~~4.3.1~~ The [identified](#) landscape attributes and values ~~identified~~, are based on an assessment of the ~~PA~~[Priority Area Assessment Extent](#) as a whole and are not intended to describe the ~~relevant~~ attributes and values of specific sites ~~within the PA~~. The ~~PA S~~[chedules for each PA](#) set out ~~the 'key'~~ attributes and values, summarised from a wide range of information sources and knowledge about the landscape. [The PA Schedules represent a point in time and are not intended to provide a complete record.](#)

~~4.3.2~~ Given the ~~PA~~ scale of the landscape assessment underpinning the ~~PA S~~[chedules](#), a finer grain proposal-specific assessment of landscape attributes and values will typically be required for ~~plan development or plan implementation purposes (including plan changes or resource consent applications)~~⁶. Through any proposal-specific assessment, [the identified additional landscape value/s may be identified that are not recorded in the PA Schedules may not be relevant to a site, and/or additional values may be identified.](#) ~~The PA Schedules represent a point in time and are not intended to provide a complete record.~~

~~4.3.3~~ The PA Schedules include attributes⁷ that contribute positively to landscape values, attributes that detract from landscape values, and attributes that are neutral with respect to informing landscape values.

~~4.3.4~~ The reference to 'Other distinctive vegetation types' and the 'Land use and patterns and features' in the PA Schedules do not relate to attributes or landscape values that need to be protected. Rather, these are attributes that influence landscape values (and landscape capacity). Reference to these existing attributes is not intended to 'lock in' existing land uses.

~~4.3.5~~ The reference to 'Plant and Animal Pests' corresponds to attributes that detract from landscape values. Pest information is included at the end of the landscape capacity section of each PA Schedule. Few, if any of the District's ONF/Ls are pristine and there are varying levels of modification evident (including plant and animal pests). This means that landscape restoration and enhancement (which can include the management of pests) is a highly desirable outcome. The reference to plant and animal pests is intended to guide appropriate future landscape management ~~within the PA~~. (For example, where a resource consent ~~or plan change~~ is proposed within the [Rural Zone Priority Area](#)~~PA~~, the proposal or provisions may seek to specifically address the management of pests).

5.4. Landscape Capacity

5.4.1 The landscape capacity ratings ~~used~~ in the PA Schedules, ~~which are described below, are intended to~~ reflect the capacity of the landscape or feature to accommodate various types or forms of development [within the Rural Zone Priority Area](#), without compromising the identified landscape values.

5 Refer to Chapter 3 part 3.1B.5.a

6 Refer to Strategic Policy 3.3.43 and Strategic Policy 3.3.45

7 The identification of an attribute in the PA schedule is not confirmation or otherwise as to whether the attribute has been legally established.

- [54.2](#) The definition of landscape capacity applied in the PA Schedules is set out at Chapter 3 part 3.1B.5_b.i.
- [54.3](#) The [landscape](#) capacity ratings, and associated descriptions ~~are high level, are based on an assessment of each PA as a whole,~~ and are not intended to describe the relevant capacity of specific sites within a [Rural Zone Priority Area](#) PA. ~~The ratings of landscape capacity do not apply to activities within any Exception Zone⁸ that is located within a PA. Landscape capacity ratings and qualifying comments in the PA Schedules are 'high-level' and focus on describing potential outcomes that would likely be appropriate within each PA.~~ These descriptions are not a replacement for any relevant policies, rules or standards in the District Plan, and are intended to provide guidance only.
- [54.4](#) Landscape capacity is not a fixed concept and it may change over time as development occurs or landscape characteristics change. In addition, ~~across~~ [within](#) each [Rural Zone Priority Area](#) PA there is likely to be variation in landscape capacity, ~~which that~~ will require detailed consideration and assessment through future ~~plan changes or~~ resource consent applications. [As development, landscape or policy change occurs, there may be a need to review the spatial extent of the Rural Zone Priority Area, or the content of the PA Schedules \(including landscape capacity ratings\).](#)
- [54.5](#) For the purposes of the [Rural Zone Priority Areas](#) PA Schedules, landscape capacity is described using the following five terms:
- Some landscape capacity:** typically this corresponds to a situation in which a careful or measured amount of some sensitively located and designed development of this type is unlikely to materially compromise the identified landscape values.
- Limited landscape capacity:** typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a limited amount of sensitively located and designed development is unlikely to materially compromise the identified landscape values.
- Very limited landscape capacity:** typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very limited amount of sensitively located and designed development is likely to be appropriate.
- Extremely limited landscape capacity:** typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely limited amount of very sensitively located and designed development is likely to be appropriate.
- Extremely limited or no capacity:** typically this corresponds to a situation in which the landscape is extremely close to, or already at, capacity to accommodate development of this type without material compromise of its identified landscape values, and where either no, or an extremely limited amount of very sensitively located and designed development is likely to be appropriate.
- [54.6](#) It is intended that the use of this five-tier landscape capacity terminology, along with a description of the characteristics that are likely to frame development that is appropriate (from a landscape perspective), and the description of the landscape attributes and values ~~of the PA~~ will assist in providing high level guidance with respect to the scale, location and characteristics of each land use type that will protect landscape values [of the in-](#) ~~each PA that relates to~~ ONF/Ls.

⁸ — Refer to Chapter 3 part 3.1B.5(a)

~~6.5.~~

Meaning of activities for the purpose of the PA Schedules

~~6.5.1~~

For the purpose of the PA schedules, activities listed have the following meanings:

- **Commercial recreational activities:** has the same meaning as Chapter 2
- **Visitor accommodation:** has the same meaning as Chapter 2
- **Tourism related activities:** has the same meaning as Resort in Chapter 2.
- **Urban expansions means:**
 - ⊖ a change from a rural activity to urban development; ~~or~~
~~a change (including any proposed change) in zoning to an urban zone, including any change to the urban growth boundary or any other zone changes (or proposed changes) that would provide for urban development.~~
- **Intensive agriculture:** has the same meaning as Factory Farming in Chapter 2.
- **Earthworks:** has the same meaning as Chapter 2
- **Farm buildings:** has the same meaning as Chapter 2
- **Mineral extraction:** has the same meaning as Mining Activity in Chapter 2.
- **Transport infrastructure:** has the same meaning as Chapter 2
- **Utilities:** has the same meaning as Chapter 2
- **Regionally significant infrastructure:** has the same meaning as Chapter 2
- **Farm scale quarries:** means mining of aggregate for farming activities on the same site. **Renewable energy generation:** has the same meaning as Renewable Electricity Generation and Renewable Electricity Generation Activities in Chapter 2.
- **Forestry:** has the same meaning as Forestry Activity in Chapter 2.
- **Rural living:** has the same meaning as rural living in Chapter 3 section 3.1B.5.
- **Rural industrial activities:** has the same meaning as Chapter 2.
- **Passenger lift systems:** has the same meaning as Chapter 2 except that for the purposes of the PA schedules it includes base and terminal buildings and stations, and applies outside of the Ski Area Sub Zone.
- **Jetties, lake structures, moorings, boat sheds:** have their plain meaning (and may be used interchangeably).

~~6.5.2~~

The range of land use activities addressed in the capacity section of the PA Schedules includes the activities prescribed by SP 3.3.38. It is acknowledged that this does not span the full array of land use activities that may be contemplated in the Rural Zone Priority Areas ~~PA~~s over time. In the case of a future application for a land use activity that is not addressed in a PA Schedule, an assessment applying the principles set out in 3.3.43, 3.3.45 and 3.3.46 is required.

Key:

~~Red strikethrough~~ = deletion.

Blue underline = insertion.

Note: QLDC has notified changes to this Preamble in its Upper Clutha Landscape Schedules Variation, which are not included in this version.

21.23 Schedule of Landscape Values: Upper Clutha Rural Character Landscape Priority Areas — Preamble

1. Purpose

- 1.1 Schedule 21.23 ~~includes~~identifies and describes 5 Priority Areas ~~Landscape Schedules~~ (PA Schedules) that relate to Rural Character Landscapes (RCL)¹.
- 1.2 The PA Schedules are a tool to assist with the identification of the landscape attributes and values that are to be ~~protected~~ maintained or enhanced within each Rural Zone Priority Area ('Priority Area')² ~~PA, as well as the~~ and related landscape capacity for specified activities within the Rural Zone. They contain both factual information and evaluative content and are to inform ~~plan development and~~ plan implementation processes and assist technical landscape assessment.
- 1.2 The ~~description of each~~ PA Schedules must be read in full. Each PA Schedule ~~description~~, as a whole, expresses ~~at a PA scale~~, the landscape values, and the attributes from which ~~the identified~~ those values derive.

2. Approach to the mapping that informs the PA Schedules

- 1.3 The PA mapping identifies:
- 1.3.1 A boundary which shows the extent of the area assessed when the PA Schedules were prepared ('Priority Area Assessment Extent'). This boundary includes a mix of zones, including Exception Zones.
- 1.3.2 The 'Rural Zone Priority Area', which includes all Rural Zone³ land (including the Rural Industrial Sub Zone, but not the Ski Area Sub Zone), within the Priority Area Assessment Extent. This area is identified by orange hatching, and a label.
- 1.4 The mapped extent of the Rural Zone Priority Area does not in all places align with the RCL boundaries in the Plan as many of the Rural Zone Priority Areas are part of a broader landscape.

~~3.2.~~ Application of the PA Schedules

- ~~2.1 The PA schedules have been prepared to reflect that the PA mapping extends beyond the Rural Zone. The application of the PA Schedules to resource consents is as follows:~~

- ~~3.12.1.1~~ The PA Schedules apply to any proposal requiring resource consent for a restricted

¹ Refer to Strategic Policies 3.3.39, 3.3.40 and 3.3.41

² Refer to Strategic Policy 3.3.39 and 3.1B.5.e

³ Chapter 21 Rural Zone.

discretionary, discretionary or non-complying activity⁴ in the Rural Zone, including the Rural Industrial Sub Zone, but not the Ski Area Sub Zone (~~see 2.1.2 below~~).

~~3.22.1.2~~ The PA Schedules do not apply to proposals requiring resource consent in any other zone, including Exception Zones⁵. ~~They may inform landscape assessments for proposals involving any land within a PA but are not required to be considered.~~

~~2.3~~ ~~The PA Schedules will be used where relevant for any plan development proposal.~~

~~3.3~~ As the PA Schedules contain information about the wider Priority Area Assessment Extent, they contain contextual information that may be relevant for resource consent applications outside the Rural Zone Priority Area and landscape assessments informing plan development proposals.

~~4.3.~~ Landscape Attributes and Values

~~4.3-1~~ The identified landscape attributes and values ~~identified~~, are based on an assessment of the PA Priority Area Assessment Extent as a whole and are not intended to describe the ~~relevant~~ attributes and values of specific sites ~~within the PA~~. The PA Schedules for each PA set out ~~the 'key'~~ attributes and values, summarised from a wide range of information sources and knowledge about the landscape. The PA Schedules represent a point in time and are not intended to provide a complete record.

~~4.3-2~~ Given the PA-scale of the landscape assessment underpinning the PA Schedules, a finer grain proposal-specific assessment of landscape attributes and values will typically be required for ~~plan development or plan implementation purposes (including plan changes or resource consent applications)~~⁶. Through any proposal-specific assessment, the identified additional landscape value/s may be identified that are not recorded in the PA Schedules may not be relevant to a site, and/or additional values may be identified. ~~The PA Schedules represent a point in time and are not intended to provide a complete record.~~

~~4.3-3~~ The PA Schedules include attributes⁷ that contribute positively to landscape values, attributes that detract from landscape values, and attributes that are neutral with respect to informing landscape values.

~~4.3-4~~ The reference to 'Other distinctive vegetation types' and the 'Land use and patterns and features' in the PA Schedules do not relate to attributes or landscape values that need to be ~~protected~~ maintained or enhanced. Rather, these are attributes that influence landscape values (and landscape capacity). Reference to these existing attributes is not intended to 'lock in' existing land uses.

~~4.3-5~~ The reference to 'Plant and Animal Pests' corresponds to attributes that detract from landscape values. Pest information is included at the end of the landscape capacity section of each PA Schedule. Few, if any of the District's RCLs are pristine and there are varying levels of modification evident (including plant and animal pests). This means that landscape restoration and enhancement (which can include the management of pests) is a highly desirable outcome. The reference to plant and animal pests is intended to guide appropriate future landscape management ~~within the PA~~. (For example, where a resource consent ~~or plan change~~ is proposed within the Rural Zone Priority Area PA, the proposal or provisions may seek to specifically address the management of pests).

~~4.3-6~~ With respect to the link between the Rural Zone Priority Area PA RCL Schedules and

4 Refer to Strategic Policy 3.3.46

5 Refer to Chapter 3 part 3.1B.5.a

6 Refer to Strategic Policy 3.3.43 and Strategic Policy 3.3.45

7 The identification of an attribute in the PA schedule is not confirmation or otherwise as to whether the attribute has been legally established.

Strategic Policies 3.2.5.5, 3.2.5.7, and 3.3.41, landscape character and visual amenity values are expressed through the 'three dimensioned' construct of landscape values set out in the [Rural Zone Priority Area](#)^{PA} RCL Schedules (i.e. physical, associative and perceptual / sensory). The concept of 'landscape character' encompasses all three dimensions of landscape values. 'Visual amenity values' typically draw from the perceptual dimension, however there is inevitably an overlap with the physical dimension.

~~4.3.7~~

The key public routes and viewpoints are typically identified in the description of the 'Land use patterns and features', with key scenic routes identified under 'Recreation attributes and values' and/or 'Particularly important views to and from the area'.

~~4.3.8~~

The relationship between the [Rural Zone Priority Area](#)^{PA} RCL and the wider RCL context, the Outstanding Natural Features within the Upper Clutha Basin and the Outstanding Natural Landscapes that frame the Upper Clutha Basin are typically addressed in the description of 'Land use patterns and features', 'Shared and recognised attributes and values', 'Particularly important views to and from the area', and 'Aesthetic qualities and values'.

~~5.4.~~

Landscape Capacity

~~5.4.1~~

The landscape capacity ratings ~~used~~ in the PA Schedules, ~~which are described below, are intended to~~ reflect the capacity of the landscape or feature to accommodate various types or forms of development [within the Rural Zone Priority Area](#), without compromising the identified landscape values.

~~5.2~~

The definition of landscape capacity applied in the PA Schedules is set out at Chapter 3 part 3.1B.5_b.ii.

~~5.34.2~~

The [landscape](#) capacity ratings, and associated descriptions ~~are high level, are based on an assessment of each PA as a whole, and are not intended to describe the relevant capacity of specific sites within a Rural Zone Priority Area~~^{PA}. ~~The ratings of landscape capacity do not apply to activities within any Exception Zone⁸ that is located within a PA. The landscape capacity ratings and qualifying comments in the PA Schedules are 'high level' and focus on describing potential outcomes that would likely be appropriate within each PA.~~ These descriptions are not a replacement for any relevant policies, rules or standards in the District Plan, and are intended to provide guidance only.

~~5.4.4~~

Landscape capacity is not a fixed concept and it may change over time as development occurs or landscape characteristics change. In addition, ~~across~~ [within](#) each [Rural Zone Priority Area](#)^{PA} there is likely to be variation in landscape capacity, ~~which that~~ will require detailed consideration and assessment through future ~~plan changes or~~ resource consent applications. [As development, landscape or policy change occurs, there may be a need to review the spatial extent of the Rural Zone Priority Area, or the content of the PA Schedules \(including landscape capacity ratings\).](#)

~~5.4.5~~

For the purposes of the [Rural Zone Priority Areas](#)^{PA Schedules}, landscape capacity is described using the following five terms:

Some landscape capacity: typically this corresponds to a situation in which a careful or measured amount of some sensitively located and designed development of this type is unlikely to materially compromise the identified landscape values.

Limited landscape capacity: typically this corresponds to a situation in which the landscape is near its capacity to accommodate development of this type without material compromise of its identified landscape values and where only a limited amount of sensitively located and designed development is unlikely to materially compromise

~~8—Refer to Chapter 3 part 3.1B.5.a-~~

the identified landscape values.

Very limited landscape capacity: typically this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very limited amount of sensitively located and designed development is likely to be appropriate.

Extremely limited landscape capacity: typically this corresponds to a situation in which the landscape is extremely close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only an extremely limited amount of very sensitively located and designed development is likely to be appropriate.

Extremely limited or no capacity: typically this corresponds to a situation in which the landscape is extremely close to, or already at, capacity to accommodate development of this type without material compromise of its identified landscape values, and where either no, or an extremely limited amount of very sensitively located and designed development is likely to be appropriate.

54.6

It is intended that the use of this five-tier landscape capacity terminology, along with a description of the characteristics that are likely to frame development that is appropriate (from a landscape perspective), and the description of the landscape attributes and values ~~of the PA~~ will assist in providing high level guidance with respect to the scale, location and characteristics of each land use type that will maintain and/or enhance landscape values ~~of the in each PA that relates to RCLs~~.

6.5.

Meaning of activities for the purpose of the PA Schedules

65.1

For the purpose of the PA schedules, activities listed have the following meanings:

- **Commercial recreational activities:** has the same meaning as Chapter 2
- **Visitor accommodation:** has the same meaning as Chapter 2
- **Tourism related activities:** has the same meaning as Resort in Chapter 2.
- **Urban expansions means:**
 - a change from a rural activity to urban development; ~~or a change (including any proposed change) in zoning to an urban zone, including any change to the urban growth boundary or any other zone changes (or proposed changes) that would provide for urban development.~~
- **Intensive agriculture:** has the same meaning as Factory Farming in Chapter 2.
- **Earthworks:** has the same meaning as Chapter 2
- **Farm buildings:** has the same meaning as Chapter 2
- **Mineral extraction:** has the same meaning as Mining Activity in Chapter 2.
- **Transport infrastructure:** has the same meaning as Chapter 2
- **Utilities:** has the same meaning as Chapter 2
- **Regionally significant infrastructure:** has the same meaning as Chapter 2
- **Farm scale quarries:** means mining of aggregate for farming activities on the same site.
- **Renewable energy generation:** has the same meaning as Renewable Electricity Generation and Renewable Electricity Generation Activities in Chapter 2.
- **Forestry:** has the same meaning as Forestry Activity in Chapter 2.
- **Rural living:** has the same meaning as rural living in Chapter 3 section 3.1B.5.
- **Rural industrial activities:** has the same meaning as Chapter 2.

- **Passenger lift systems:** has the same meaning as Chapter 2 except that for the purposes of the PA schedules it includes base and terminal buildings and stations, [and applies outside of the Ski Area Sub Zone](#).
- **Jetties, lake structures, moorings, boat sheds:** have their plain meaning (and may be used interchangeably).

6.5.2

The range of land use activities addressed in the capacity section of the PA Schedules includes the activities prescribed by SP 3.3.41. It is acknowledged that this does not span the full array of land use activities that may be contemplated in the [Rural Zone Priority Areas](#) PAs over time. In the case of a future application for a land use activity that is not addressed in a PA Schedule, an assessment applying the principles set out in 3.3.43, 3.3.45 and 3.3.46 is required.

Key:
Blue underline = insertion.

21.22.1 Peninsula Hill PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Jacks Point Resort.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.2 Ferry Hill PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

ii. [...]

21.22.3 Kimiākau (Shotover River) PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural, Informal Recreation, Airport, Whakatipu Basin Rural Lifestyle Precinct, Whakatipu Basin Rural Amenity, Medium Density Residential, and Lower Density Suburban Residential.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.4 Morven Hill PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.5 Waiwhakaata (Lake Hayes) PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.6 Slope Hill PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Te Pūtahi Ladies Mile.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.7 Feehly Hill PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural, Lower Density Suburban Residential, Nature Conservation, Community Purposes and Operative District Plan Rural General.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.8 Haehaenui (Arrow River) PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.9 Kawarau River PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.10 Mount Barker PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.11 Mount Iron PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural, Lower Density Suburban Residential, Large Lot Residential A, and Large Lot Residential B.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.12 Western Whakatipu Basin PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Western Whakatipu Basin PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

i. [...]

21.22.13 Queenstown Bay and Environs PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Queenstown Bay and Environs PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

i. [...]

21.22.14 Northern Remarkables PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Gibbston Character.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.15 Central Whakatipu Basin PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural, Lower Density Suburban Residential, Medium Density Residential, Whakatipu Basin Rural Amenity, Nature Conservation, and Informal Recreation,

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Central Whakatipu Basin PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

i. [...]

21.22.16 Eastern Whakatipu Basin PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Whakatipu Basin Rural Amenity.

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Eastern Whakatipu Basin PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

i. [...]

21.22.17 Victoria Flats PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Gibbston Character Zone.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.18 Cardrona Valley PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural, Settlement, Informal Recreation, Community Purposes and Operative District Plan zone Mount Cardrona Station Special.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.19 Mount Alpha PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.20 Roys Bay PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.21 West Wānaka PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.22 Dublin Bay PA: Schedule of Landscape Values

Application

Preamble 21.22, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural, Nature Conservation, and Operative District Plan zones Northlake and Open Space.

General Description of the Area

[...]

Landscape Capacity

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

i. [...]

21.22.23 Hāwea South North Grandview PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Hāwea South North Grandview PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

i. [...]

21.22.24 Lake McKay Station and Environs PA: Schedule of Landscape Values

Application

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

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Lake McKay Station and Environs PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

ii. [...]

21.23.1 Cardrona River / Mount Barker Road PA: Schedule of Landscape Values

Application

Preamble 21.23, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Rural Lifestyle.

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Cardrona River / Mount Barker Road PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

iii. [...]

21.23.2 Halliday Road / Corbridge PA: Schedule of Landscape Values

Application

Preamble 21.23, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural.

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Halliday Road / Corbridge PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

iv. [...]

21.23.3 West of Hāwea River PA: Schedule of Landscape Values

Application

Preamble 21.23, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Rural Visitor.

General Description of the Area

[...]

Landscape Capacity

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

v. [...]

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

Application

Preamble 21.23, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural and Rural Residential.

General Description of the Area

[...]

Landscape Capacity

The landscape capacity rating of the Rural Zone Church Road – Shortcut Road PA for a range of activities is set out below. This provides high level guidance as to potential characteristics or locational matters that may assist with identifying appropriate development within the PA.

vi. [...]

21.23.5 Maungawera Valley PA: Schedule of Landscape Values

Application

Preamble 21.23, particularly clauses 3.1 – 3.3, explains that the application of the Priority Area Schedules is to the Rural Zone Priority Area only. The Priority Area Assessment Extent for this Schedule includes areas of land that are zoned Rural.

General Description of the Area

[...]

Landscape Capacity

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

vii. [...]

Key:

~~Red strikethrough~~ = deletion.

3. Strategic Direction

3.1B Interpretation and Application of this Chapter

3.1B.5

In this Chapter:

[...]

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 ~~as material incorporated by reference~~ on the ePlan mapping tool;
- ii. in relation to the Upper Clutha Rural Character Landscape, means an area listed in SP 3.3.39 and shown ~~as material incorporated by reference~~ on the ePlan mapping tool.

[...]

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 ~~as material incorporated by reference~~ on the ePlan mapping tool:

- 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)

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 ~~as material incorporated by reference~~ on the ePlan mapping tool:

- 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, 3.2.5.1)

Appendix 2
Amended Priority Area Map

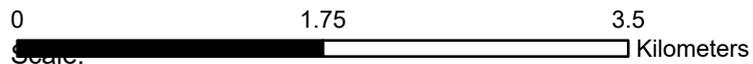
Western Whakatipu Basin Priority Area



-  Priority Area Assessment Extent
-  Rural Zone Priority Area

Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

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Map Date:
31/07/2025

