

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

ENV-2022-CHC-

IN THE MATTER

of the Resource
Management Act 1991
(Act)

IN THE MATTER

of an application for orders
under section 279(4) of the
Act and in accordance with
rule 15.1 of the District
Court Rules 2014

BETWEEN

**QUEENSTOWN LAKES
DISTRICT COUNCIL**

Applicant

AND

JOHN COSSENS

Respondent

AFFIDAVIT OF SARAH HELENE PICARD

3 JUNE 2022

Queenstown Lakes District Council
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AFFIDAVIT OF SARAH HELENE PICARD

I, Sarah Helene Picard, Senior Policy Planner, of Wānaka solemnly and sincerely affirm:

1. INTRODUCTION

- 1.1 I am a Senior Policy Planner employed by the Queenstown Lakes District Council (**QLDC**), a role I have held since August 2018. Prior to this role, I was a senior consents planner (2016-2018) and consents planner (2014-2016) at QLDC and a planning officer at Central Otago District Council (2011-2014).
- 1.2 I hold a Bachelor of Arts (Sociology) from Victoria University, Wellington and a Masters in Planning from the University of Otago, Dunedin. I am a full member of the New Zealand Planning Institute.
- 1.3 In my current role, I have been involved with plan making and schedule 1 processes. For the landscape schedules, I have been involved in project management, undertaking section 32 evaluation and as an author of the section 32 evaluation report. The project management has involved engaging experts to assist with the drafting of the schedules, mana whenua and assisting with the community consultation for the project.

2. PRECONSULTATION FOR LANDSCAPING SCHEDULES

- 2.1 QLDC has been undertaking work to draft the landscape schedules required by policy set out in Chapter 3 of the Proposed District Plan (PDP). These draft schedules are to be part of a plan change for a variation to Chapter 21 of the PDP. The direction to complete landscape schedules comes from interim decisions of the Environment Court from the Stage 1 Subtopic 2 appeals on rural landscapes. These decisions required the inclusion of the Strategic Policy (SP) relating to the requirement to produce landscape schedules, for certain priority areas and for these to be included as 21.22 and 21.23 of the PDP (see SP 3.3.33, SP 3.3.34, SP 3.3.36, SP 3.3.37, SP 3.3.38, SP 3.3.39, SP 3.3.40, SP 3.3.41, SP 3.3.42, SP 3.3.43, and SP 3.3.44). Chapter 3 of the PDP is attached at **Attachment A**.
- 2.2 As part of the preparation of the landscape schedules QLDC chose to undertake pre-consultation with the community, prior to drafting the landscape schedules.

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This consultation sought to obtain views on the values held by the community for each of the identified landscapes.

- 2.3 The pre-consultation took a qualitative approach. The intention was to provide opportunity for the community to lead the identification of values rather than seeking a response to pre-determined values. A quantitative approach was not included.
- 2.4 Pre-consultation with the public is not a statutory requirement under clause 3 Schedule 1 of the RMA.
- 2.5 The decision to proceed with the pre-consultation considered QLDC's Significance and Engagement Policy prepared in accordance with section 76AA of the Local Government Act 2002 (LGA 2002).
- 2.6 The pre-consultation considered the principles of consultation as set out in section 82 of the LGA 2002. Property owners and public were provided the opportunity and encouraged to respond. A webpage was established to provide information on the pre-consultation. This was drafted in a way to be accessible to the general public.
- 2.7 The consultation period was open between 9 March and closed 5pm on Sunday 3 April 2022. There was no limitation to who was able to provide feedback.
- 2.8 Letters were sent to property owners located within the priority areas (set out in Policy 3.3.36 and 3.3.39 of the PDP) and within the Upper Clutha Rural Character Landscapes (UC-RCL). Advertising of the consultation occurred through notices in local newspapers, local radio and Facebook messages.
- 2.9 A webpage (<https://letstalk.qldc.govt.nz/landscape-schedules>) on QLDC's 'Let's Talk' consultation platform provided information on the project and included a survey to provide feedback on each of the priority areas. The survey provided is attached at **Attachment B**.
- 2.10 The consultation was limited to online contributions because of the risks associated with Covid at the time. This meant there were no in person drop in sessions or workshops as part of the consultation.
- 2.11 The consultation resulted in 196 responses via the QLDC 'Let's Talk' submission system and via email. These included a broad range of values for the areas covered.

2.12 The responses included feedback broader than the values of the landscape. The value statements of the feedback for the priority areas were collated and provided to the landscape team to consider in the drafting of the landscape schedules.

2.13 A team of three landscape experts were involved in drafting and reviewing the landscape schedules. The experts were:

- (a) Brad Coombs, Isthmus.
- (b) Helen Mellsop, Helen Mellsop Landscape Architecture
- (c) Bridget Gilbert, Bridget Gilbert Landscape Architecture

2.14 The landscape experts used the Values Identification Framework (VIF) [SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41] set out in Chapter 3 of the PDP and best practice methodology, including using Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines produced by Tuia Oita Ora – New Zealand Institute of Landscape Architects.

2.15 In addition, experts in Geomorphology, Ecology, Tourism and Recreation, and Archaeology and Heritage, set out in Table 1 below, reviewed the draft schedules to ensure accuracy of assessment within these areas of speciality.

Tourism and Recreation	Thrive (previously known as Geoff Canham Consulting)	Geoff Canham	Recreation assessment evidence, expert witness. Peer reviewer, expert evidence.
		Brad Rowe	Tourism development specialist and Queenstown area local. Tourism reviewer.
		Lucia Caves	Landscape Architect & Parks Project Manager & recreation assessment experience. Recreation reviewer.
Heritage and Archaeology	Origin Consultants	Lucy King	Heritage Consultant & Historian
		Jeremy Moyle	Senior Archaeologist

			member of the New Zealand Archaeological Association
		Jaime Grant	Archaeologist
Ecology	Stantec	Simon Beale	Terrestrial Ecologist
Geomorphology	SLR Consulting NZ Ltd	Jack McConchie	Geomorphologist

2.16 The local iwi authorities (Aukaha and Te Ao Marama) have also been involved in reviewing and contributing to the landscape schedules on behalf of Rūnaka.

2.17 The other UC-RCL landscape schedules that feedback was sought are still in development and are intended to be part of a future plan change to introduce further landscape schedules into the PDP.

2.18 On Thursday 2 June 2022 at the Full Council meeting QLDC decided to accept the notification of the plan change for the priority area landscape schedules. The notification of the plan change calling for submissions is to occur on 30 June 2022.

3 THE DECLARATION SOUGHT

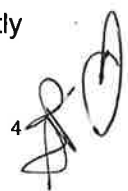
3.1 The application for declarations made by John Cossens seek declarations that Council's pre-consultation is inadequate.

3.2 Clause 3 of Schedule 1 RMA does not require a local authority to carry out pre-consultation with the public as part of developing a plan change. However, it requires that if a local authority chooses to consult anyone else (such as the public), this must be undertaken in accordance with s 82 LGA.

3.3 The pre-consultation undertaken elicited responses that were broad, ahead of preparation of the landscape schedules.

3.4 To withdraw the feedback would fail to acknowledge the responses received. The intent of the pre-consultation was not to be the sole or primary source of information to inform the schedules or for quantitative evaluation.

3.5 The consultation states that the requirement to include the landscape schedules for priority areas is a result of the interim decisions by the Environment Court. I acknowledge this is a simplified explanation as an answer to an FAQ (frequently

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asked question). Further details were made available on the webpage, including links to the Environment Court interim decisions.

- 3.6 The preparation of the landscape schedules has used the VIF and best practice methodology. The Schedules 1 process, including submissions and further submissions, will provide an opportunity for participation by the public including through submissions on the methodology used in the preparation of the schedules.
- 3.7 The plan change has been prepared to meet the requirements of the RMA and the Schedule 1 process provides opportunity for this to be tested through submissions, and the decision making processes outlined in the RMA.
- 3.8 A plan change has been drafted and accepted by Council for notification on 30 June 2022 as required by Policy 3.3.42. The declarations sought will likely restrict QLDC's ability to meet the Court's direction to notify the landscape schedules by June 30 2022.

Affirmed at *Wanaka*)
This *3* day of *June* 2022)
before me:)



A solicitor of the High Court of New Zealand

Julie Catherine Altken
Solicitor
Wanaka

Attachment A

Chapter 3 of the Council's PDP

3 Strategic Direction

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.
- 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.
- 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.
- 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):
- 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);
 - 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. (*addresses 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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)
- 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.

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

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)

(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.

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)

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

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:

- a. 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
- b. 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:
- a. to the extent anticipated by that Exception Zone; and
 - b. 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.

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.
- 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*).**
- 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:
- a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and
 - b. 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)*

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)*
- 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)*
- 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)*
- 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 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)*
- 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)*
- 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)*

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)*
- 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)*
- 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)*

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)*
- 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)*
- 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)*

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:

- a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or
 - b. 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, and 3.2.5, 3.2.5.1 - 3.2.5.7*)
- 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*)
- 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
 - 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*)
- 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*)
- 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*)
- 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*)
- 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

- 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*)
- 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)*
- 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)*
- 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)
- 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;
 - ii. the landscape character and visual amenity values of that landscape character area are identified; and
 - iii. 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)

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;
- 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;
- 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.

(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 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

- 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*)

Attachment B

Consultation survey

QLDC Landscape Schedules pre-consultation survey

Name:

Do you own land included in these landscape schedules?

Do you live in an area included in these landscape schedules?

I understand my feedback will be treated as public information:

Which outstanding natural features do you wish to share feedback on?

- Share your feedback on Peninsula Hill:
- Share your feedback on Ferry Hill:
- Share your feedback on Shotover River:
- Share your feedback on Morven Hill:
- Share your feedback on Lake Hayes:
- Share your feedback on Slope Hill:
- Share your feedback on Feehly Hill:
- Share your feedback on Arrow River:
- Share your feedback on Kawarau River:
- Share your feedback on Mt Barker:
- Share your feedback on Mt Iron:

Which outstanding natural landscapes do you wish to share feedback on?

- Share your feedback on West Wakatipu Basin:
- Share your feedback on Queenstown Bay and environs:
- Share your feedback on Northern Remarkables:
- Share your feedback on Central Wakatipu Basin Coronet area:
- Share your feedback on East Wakatipu Basin and Crown Terrace area:
- Share your feedback on Victoria Flats:
- Share your feedback on Cardrona Valley:
- Share your feedback on Mount Alpha:
- Share your feedback on Roys Bay:
- Share your feedback on West Wānaka:
- Share your feedback on Dublin Bay:
- Share your feedback on Hāwea South and North Grandview:
- Share your feedback on Lake McKay Station and environs:

Which rural character landscapes do you wish to share feedback on?

- Share your feedback on Cardrona River/ Mt Barker Road:
- Share your feedback on Halliday Road/Corbridge:
- Share your feedback on West of Hāwea River:
- Share your feedback on Church Road/Shortcut Road:
- Share your feedback on Maungawera Valley:
- Share your feedback on all other Upper Clutha RCL areas:

Share your general feedback on the landscape schedules: