

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

1. Purpose

- 1.1 Schedule 21.23 identifies and describes 5 Priority Areas (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 values that are to be protected within each PA and related landscape capacity. 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 must be read in full. Each description, as a whole, expresses PA scale, the landscape values and the attributes from which those values derive.

2. Application

- 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:
 - 2.1.1 The PA Schedules apply to any proposal requiring resource consent for a restricted discretionary, discretionary or non-complying activity² in the Rural Zone, including the Rural Industrial Sub Zone.
 - 2.1.2 The PA Schedules do not apply to proposals requiring resource consent in any other zones, including Exception Zones³. 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. Landscape Attributes and Values

- 3.1 The landscape attributes and values identified, are based on an assessment of the PA as a whole and are not intended to describe the relevant attributes and values of specific sites within the PA. The schedules for each PA set out the 'key' attributes and values, summarised from a wide range of information sources and knowledge about the landscape.
- 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)⁴. Through any proposal-specific assessment, additional landscape values may be identified that are not recorded in the PA Schedules. The PA Schedules represent a point in time and are not intended to provide a complete record.
- 3.3 The PA Schedules include attributes⁵ that contribute positively to landscape values, attributes that detract

¹ Refer to Strategic Policies 3.3.39, 3.3.40 and 3.3.41

² Refer to Strategic Policy 3.3.46

³ Refer to Chapter 3 part 3.1B.5.a

⁴ Refer to Strategic Policy 3.3.43 and Strategic Policy 3.3.45

⁵ The identification of an attribute in the PA schedule is not confirmation or otherwise as to whether the attribute has been legally established.

from landscape values, and attributes that are neutral with respect to informing landscape values.

- 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.
- 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 PA, the proposal or provisions may seek to specifically address the management of pests).
- 3.6 With respect to the link between the PA RCL Schedules and 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 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.
- 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'.
- 3.8 The relationship between the 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'.

4. Landscape Capacity

- 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, without compromising the identified landscape values. The definition of landscape capacity applied in the PA Schedules is set out at Chapter 3 part 3.1B.5b.ii.
- 4.2 The capacity ratings, and associated descriptions, 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 PA. The ratings of landscape capacity do not apply to activities within any Exception Zone⁶ that is located within a PA.
- 4.3 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.
- 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 each PA there is likely to be variation in landscape capacity, which will require detailed consideration and assessment through future plan changes or resource consent applications.
- 4.5 For the purposes of the PA Schedules, landscape capacity is described using the following five terms:

⁶ Refer to Chapter 3 part 3.1B.5(a)

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.

- 4.6 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 in each PA that relate to RCLs.

5. Meaning of activities for the purpose of the PA Schedules

- 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.
- **Jetties, lake structures, moorings, boat sheds:** have their plain meaning (and may be used interchangeably).

- 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 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.