

Appendix 4

Section 32AA Assessment

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~strike through~~ text (ie as per the revised chapter). The section 32AA assessment then follows in a separate table underneath each of the provisions.

Recommended Amendments to Objective 23.1.1

23.2.1 Objective - ~~Protect~~ The economic viability, character and landscape values of the Gibbston Character Zone are protected by enabling viticulture activities and controlling the adverse effects resulting from inappropriate other activities locating in the Zone.

Appropriateness (s32(1)(a))

The objective provides a clearer outcome-based goal and establishes a basis for provisions to directly address the use, development and protection of natural and physical resources in the context of the zone enabling viticultural activities and allowing other activities where they do not result in adverse effects on the economic viability, character and landscape values of the zone.

Recommended Amendments to Policy 23.2.1.7

23.2.1.7 ~~Avoid, remedy or mitigate the location of~~ locating structures and water tanks on skylines, ridges, hills and prominent slopes, while having regard to the location constraints, technical or operational requirements of regionally significant infrastructure.

| Costs | Benefits | Effectiveness & Efficiency |
|-------|--|--|
| Nil | The change is more accommodating of infrastructure that is important to the District and passes through Gibbston Valley. | <p>The change is effective as it provides greater clarity and ensures that the option is available to remedy or mitigate.</p> <p>The revised policy is more effective also given it better accords with higher order planning documents that District Plans should give effect to.</p> |

Recommended Amendments to Rule 23.4.16

Winery and Farm Buildings.

The construction, addition or alteration of a farm or winery building, including extensions to activities, with control reserved to:

- Location, scale, height and external appearance, as it effects the Gibbston Valley's landscape and amenity values.
- Landscaping.

- Parking and access, in respect of earthworks and the impact on the safety and efficiency of State Highway 6.
- The location, scale and functional need of car parking.
- Associated earthworks.
- Provision of water supply, sewage treatment and disposal;
- Lighting, including car parking areas.
- Screening and location of storage areas for waste materials, outdoor display and signage areas ~~and parking.~~

| Costs | Benefits | Effectiveness & Efficiency |
|--------------|---|---|
| Nil | This change will ensure that all extensions to activities such as car parking areas will require controlled activity resource consent. This will ensure that the effects of such activities on the economic viability, character and landscape values of the zone are controlled. | The change is effective as it provides greater clarity in the assessment of activities associated with winery and farm buildings. |

| Recommended Amendments to Rule Standard 23.5.1 | |
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| Buildings | |
| <p>Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following: All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;</p> | |
| 33.1.1.1 | Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%. |
| 33.1.1.2 | Surface finishes shall have a reflectance value of not greater than 30%. |
| 33.1.1.3 | In the case of alterations to an existing building not located within a building platform, it does not increase the coverage by more than 30% in a ten year period. |
| <p><u>Except these standards do not apply to the blades of frost fighting devices.</u> Control Discretion is reserved <u>restricted</u> to all of the following:</p> <ul style="list-style-type: none"> • External appearance. • Visibility from public places and surrounding properties. • Lighting. • Landscape character. • Visual amenity. | |

| Costs | Benefits | Effectiveness & Efficiency |
|---|---|--|
| The blades of frost fighting devices will no longer have to adhere to the permitted range of colours. | The removal of the requirement to adhere to the permitted range of colours addresses design and safety constraints of frost fighting devices. | The wording changes are effective as they provide better consistency with the RMA. |

| Recommended Amendments to Rule Standard 23.5.4 | |
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| Building Height | |
| <p>The maximum height of any farming or winery building shall be 10m, <u>except this standard shall not apply to frost fighting towers and blades.</u></p> | |

| Costs | Benefits | Effectiveness & Efficiency |
|---|---|---|
| No maximum height for frost fighting devices will be specified. | The change will allow frost fighting devices to be designed at a height which is suitable for their function. | This amended rule is more effective as it takes into account the requirements of the productive industry whilst balancing the likely effects. |

| Recommended Amendments to Rule 23.6.2 |
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| 23.6.2 Controlled activity winery and farm buildings (Rule 23.4.16) , <u>except where the access is directly onto a State highway.</u> |

| Costs | Benefits | Effectiveness & Efficiency |
|--------------|--|--|
| Nil | This ensures that NZTA can be notified for any resource consent which may affected the operation of State Highway 6. | This change more effective as it provides a basis for effects on the functioning of State Highway 6 to be addressed. |