

**BEFORE THE HEARINGS PANEL FOR THE QUEENSTOWN LAKES
PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Hearing Stream 13 –
Queenstown Mapping

BETWEEN **GIBBSTON VALLEY
STATION**

Submitter (#827)

**PLANNING EVIDENCE OF BRETT JAMES GIDDENS
ON BEHALF OF
GIBBSTON VALLEY STATION (SUBMITTER #827)**

1. INTRODUCTION

- 1.1 My name is Brett James Giddens. I am the director of Town Planning Group Limited, a planning consultancy based in Queenstown and Christchurch.
- 1.2 I have been asked by Gibbston Valley Station (**GVS**) to provide evidence in support of its submission on the Proposed Queenstown Lakes District Plan (**PDP**). The GVS submission seeks rezoning of part of its land located on Gibbston Highway (**SH6**) to provide for a range of uses, including viticulture, residential, commercial, commercial recreation, and visitor accommodation.
- 1.3 The site has been retained as Gibbston Character Zone in the PDP as shown on Planning Maps 13 and 15.
- 1.4 I have read the section 42a report, including the evidence of Mr Buxton, Dr Read, Mr Glasner, and Mr Mander for the Queenstown Lakes District Council (**QLDC**).
- 1.5 I have also read and rely on the evidence of Mr Greg Hunt (GVS), Mr Chris Keys (Head Winemaker for Gibbston Valley Wines), Ms Nikki Smetham (landscape architect), Mr Andy Carr (transportation) and Mr Ken Gousmet (infrastructure).

2. QUALIFICATIONS & EXPERIENCE

- 2.1 I have fifteen years' experience in the field of resource management planning and on numerous occasions have provided planning evidence in proceedings before local councils, the Environment Court, and the High Court.
- 2.2 I hold a Bachelor of Science in Geology (University of Canterbury) and a Master of Applied Science in Environmental Management (Lincoln University) and part way through completion of a Master of Regional and Resource Planning (Massey University). I am an Associate of the New Zealand Planning Institute.
- 2.3 I have been involved in planning in the Queenstown Lakes District since 2003 and are very familiar with the planning environment and local issues; I

have been involved with consenting matters in Gibbston since around this time and are very familiar with the locale.

- 2.4 I have been involved in a number of plan change proposals and plan reviews, including prior changes to the Queenstown Lakes District Plan, and most recently the Christchurch District Plan.
- 2.5 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court's Practice Note 2014. I agree to comply with the Code and confirm that my evidence has been prepared in accordance with it. The matters which I give expert opinion evidence are within my area of expertise and on which I am qualified to express an opinion. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

3. SCOPE OF MY EVIDENCE

- 3.1 In my evidence, I:
- (a) Describe the existing environment, current zoning, and history of development in the Gibbston area;
 - (b) Outline the general parameters of resource consent RM080864 and RM110747, and discuss development on GVS land in general;
 - (c) Outline the proposed planning provisions sought for what I refer to as the Gibbston Valley Sub Zone (**GVSZ**);
 - (d) Assess the relevant effects;
 - (e) Undertake a statutory assessment, including an evaluation under section 32 of the Resource Management Act 1991 (**RMA**); and
 - (f) Provide my conclusions.
- 3.2 For the purposes of my evidence, the land shown on the plan contained in **Appendix 1** which identifies the extent of the zone request is referred hereafter as "**the site**".

- 3.3 **Appendix 2** contains the draft planning provisions for the GVSZ relating to Chapter 23 (Gibbston Character Zone) and Chapter 27 (Subdivision & Development).
- 3.4 My evaluation under section 32 of the RMA is contained in **Appendix 3**.
- 3.5 Further documentation is referred to throughout my evidence and appended accordingly.

4. EXECUTIVE SUMMARY

- 4.1 GVS is a 300-hectare station that contains existing and consented development within the valley floor of Gibbston, with the higher reaches having a pastoral farming focus.
- 4.2 The submission lodged by GVS seeks to further build upon the development that has been consented on the site by introducing a planning framework into the PDP which enables integrated planning in accordance with activity areas and controls identified on a Structure Plan.
- 4.3 The background to the submission is relatively unique in that the site contains a high level of consented development which has yet to be realised through full implementation.
- 4.4 I have read the s42A report and associated technical reports produced on behalf of QLDC associated with the GVS submission and fully understand the reasoning for rejecting the submission. There was little information to go on and the submission sought the rezoning of a very large area of the valley floor and higher margins in Gibbston.
- 4.5 From what is now sought, the revised request has significantly informed by detailed technical input and the scope of the proposed rezoned area significantly modified as a result.
- 4.6 In terms of the RMA, the proposal involves consideration of section 6, section 7 and section 8 matters and ultimately an overall judgement in terms of section 5. Within this framework the most significant issue is the impact on landscape values. This in part is a reason why it was considered appropriate to maintain the existing objectives, policies and rules in the

Gibbston Character Zone and include additional site and activity specific provisions to guide future development in an integrated manner, while avoiding, remedying and mitigating adverse effects on the environment.

- 4.7 As set out in the section 32 evaluation appended to my evidence, the establishment of a sub zone within the existing Gibbston Character Zone, along with associated provisions and rules, are considered to be a more efficient and effective method of achieving sustainable management than the provisions in the PDP relating to the Gibbston Character Zone.
- 4.8 The wider benefits of the proposal relate to the creation of further tourism and accommodation opportunities, some additional residential opportunities, and discrete commercial activity, while promoting additional viticulture and horticultural activity and development.

5. EXISTING ENVIRONMENT, ZONING & HISTORY OF DEVELOPMENT

- 5.1 Generally speaking, the valley floor of Gibbston is located within the **Gibbston Character Zone**. The margins of the Kawarau River and higher elevated lands above the valley are within the **Rural General Zone**.
- 5.2 The Gibbston Character Zone in the context of the wider rural zone and outstanding natural landscape is shown in Figure 1 below.

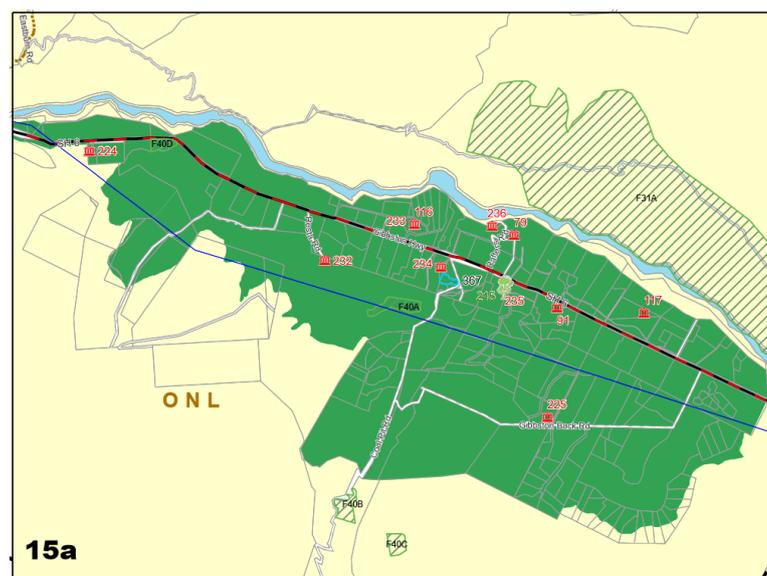


Figure 1: Gibbston Character Zone (Source: Planning Map 15A of PDP)

- 5.3 The zoning is the same in both the operative and proposed plans.

The Environment

- 5.4 The environment is described in the landscape evidence of Ms Smetham and I rely on her description for the purposes of my evidence.¹
- 5.5 I do note that the site has a number of access points from SH6 approved by the New Zealand Transport Authority (**NZTA**); this is detailed in the transportation evidence of Mr Carr.
- 5.6 The existing development on the site, largely centred around Gibbston Valley Winery, has connection to existing infrastructural services. Provision has been made for the upgrade of existing services and the provision of additional services to provide for the consented development RM080864 and subsequent decisions (also RM110747); this is detailed in the infrastructure evidence of Mr Gousmett.

Zoning

- 5.7 The current Gibbston Character Zone imposes a discretionary regime on development. For example, buildings (rural, residential, or non-residential) require consent for a discretionary activity subject to compliance with site and zone standards (which are generally related to bulk and location). Subdivision is likewise, fully discretionary.

Resource Consent RM080864

- 5.8 A number of resource consents have been authorised on the site since the early 2000s. Most significant is RM080864 which granted approval for the establishment of *“a resort development and commercial centre, including golf course, visitor accommodation, residential units, health spa, wine tasting and sales, café and artisans’ workshops”*.²
- 5.9 Most of this development has not been implemented and the current environment that you see today does not yet reflect this consented built form and activity.

¹ Paragraphs 19 to 28 of evidence of Ms Smetham

² Description from Decision RM080864

- 5.10 As an overview, the consented development to the south of SH6 comprises of:
- (a) A Vintners Village with 13 buildings (3000 m² of floor area);
 - (b) 42 visitor accommodation units co-located with the Vintners Village;
 - (c) 14 visitor accommodation units accessed from Resta Road;
 - (d) Staff accommodation, service and maintenance buildings; and
 - (e) A spa complex adjacent to Toms Creek with 6 buildings.
- 5.11 The consented development north of SH6 comprises of:
- (a) An 18-hole golf course;
 - (b) 30 visitor accommodation units;
 - (c) A community building;
 - (d) 10 buildings containing 13 residential units; and
 - (e) A recently approved building platform (Hunter Block).
- 5.12 Extensive planting for mitigation and increased vineyard planting was included in the consent. Further development comprising an underpass and parking area on the northern side of SH6 opposite the established Gibbston Valley Winery has been approved by NZTA but still awaiting resource consent. To date, the Gibbston Valley River Trail has been developed through the property as a cycle trail with a further 25 kilometres of trail established on Rabbit Ridge
- 5.13 In addition to the approval of a range of land uses, subdivision was granted enabling a range of fee simple lot sizes for residential and visitor accommodation activity from 730m² to 1,580m², and smaller lot size sizes to reflect the unit footprints (by way of unit title subdivision). Building platforms were identified within the allotments to provide for future development.
- 5.14 More recently, resource consent RM170012 was lodged with the QLDC relating to the redesign and reconfiguring of a visitor accommodation complex in the vicinity of the existing Gibbston Valley Winery node of

development. This consent is an amendment to resource consent RM110747 which authorised the establishment of a visitor accommodation complex including cottages (50 units) and associated roading earthworks and landscaping near Gibbston Valley Winery (Activity Area AA1 on the Structure Plan referred to further in my evidence). This development included the luxury lodge consented under RM040101.

6. PROPOSED DISTRICT PLAN (PDP)

- 6.1 The PDP retains the status quo of zoning over the site.
- 6.2 The purpose of the Gibbston Character Zone is to provide primarily for viticulture and commercial activities with an affiliation to viticulture within the confined space of the Gibbston Valley.³
- 6.3 Objective 23.2.1 seeks to protect the economic viability, character and landscape values of the zone by enabling viticulture activities and controlling adverse effects resulting from inappropriate activities locating in the zone.
- 6.4 Policy 23.2.1.2 seeks to ensure that land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.
- 6.5 Importantly, in regard to activities not based on the rural resources of the area, Policy 23.2.1.3 seeks that these occur only where the character and productivity of the Gibbston Character Zone and wider Gibbston Valley will not be adversely impacted.
- 6.6 Landscape values are to be protected, maintained and enhanced by ensuring all structures are to be located in areas with the potential to absorb change (Policy 23.2.1.6) and recognition is required for the establishment of complementary activities such as commercial recreation or visitor accommodation which may be complementary to the character and viability of the Gibbston Character Zone, providing they do not impinge on rural productive activities (Policy 23.2.1.7).
- 6.7 All new buildings require resource consent for a discretionary activity, with the exception of winery buildings which are controlled. Bulk and location

³ Part 23.1 of PDP

controls are contained in site and zone standards, as are controls on the types of activities that can be undertaken in the zone.

- 6.8 Subdivision is a discretionary activity. There are no minimum allotment size or density controls relating to subdivision.
- 6.9 Section 23.7 contains landscape assessment matters for the Gibbston Character Zone which must be applied when considering controlled, restricted discretionary, discretionary or non-complying activities.

Comments on the Gibbston Character Zone

- 6.10 Other than viticulture, farming and horticultural uses, and small scale commercial recreational activity, there are limited permitted uses in the zone; it is very much a discretionary regime.
- 6.11 In my opinion, I consider that the discretionary regime outlined above to be appropriate for most of the Gibbston area. It enables a case-by-case assessment of development requiring commensurate consideration provided to landscape values (among other things). Where development is inappropriate, the discretionary format allows for resource consent to be refused. Likewise, where development is appropriate, resource consent can be approved subject to conditions.
- 6.12 The zone however is limited in providing for integrated development and land uses. In my opinion, the provisions do little to encourage integrated development.
- 6.13 There have been two developments in Gibbston that I would consider to as larger-scale “integrated developments”. The first is that associated with GVS and Gibbston Valley Winery and the second, to a much lesser extent, the Anthem development which has since been scaled back and implemented as Kinross.
- 6.14 In my opinion, larger scale integrated development could be advanced in the Gibbston Character Zone that achieves the outcomes sought in the objectives and policies of the zone. RM080864 is an example of this. Broadly speaking, the policy requires that landscape values are not compromised, that productive land is not inappropriately used for non-rural activity, and that the adverse effects of development are avoided, remedied or mitigated.

7. PROPOSED AMENDMENTS TO DISTRICT PLAN

- 7.1 The submission lodged on behalf of GVS has now been refined.
- 7.2 In brief, the proposal is for some 75 hectares of the 300-hectare station to be rezoned as a new sub-zone within the Gibbston Character Zone, which I refer to as the Gibbston Valley Sub-Zone (**GVSZ**). The remainder of the land (approximately 225 hectares) would be retained in its current zoning.
- 7.3 The request does not seek to amend landscape boundaries in the PDP in any way.
- 7.4 Details of the amendments proposed to Chapter 23 (Gibbston Character Zone) and Chapter 27 (Subdivision & Development) are set out in **Appendix 3**.
- 7.5 An evaluation of section 32 of the RMA is contained in **Appendix 2**. The evaluation considers the benefits of the request, along with the associated costs, and then compares their efficiency and effectiveness in achieving the relevant provisions already decided and as notified by the QLDC.
- 7.6 As an overview, the specific objectives, policies and rules proposed involve a process of ensuring that a number of matters are addressed prior to resource consent for land use and subdivision being able to be obtained. These include:
- (a) Location, external appearance and details of all buildings.
 - (b) Views of development from SH6 are avoided, remedied or mitigated.
 - (c) Ecological and heritage values are evaluated prior to development.
 - (d) Important areas of open space are protected from inappropriate development.
 - (e) Areas suitable for productive viticulture, as well as horticulture, are further enhanced and set aside from inappropriate development.
 - (f) Access from SH6 is from NZTA approved access locations.
 - (g) The development can be serviced with the necessary infrastructure.

- (h) The extensive public walking and cycle network through the site are protected and encouraged for use.
- (i) A Structure Plan underpins the sub-zone which addresses road access from SH6, pedestrian and cycling connections, the activity areas to contain various activities, and productive enhancement areas.

8. ASSESSMENT OF EFFECTS

8.1 I consider the effects of the proposal under the following headings:

- (a) Landscape and visual amenity
- (b) Traffic and access
- (c) Recreation
- (d) Heritage
- (e) Ecology
- (f) Cultural
- (g) Reverse sensitivity
- (h) Hazards
- (i) Infrastructure
- (j) Positive effects

Landscape

8.2 Ms Smetham has undertaken a detailed landscape assessment in her brief of evidence.⁴ She has evaluated the landscape values and visibility of development, and formed an overall conclusion that the scale, nature and effects of future development on the site will better achieve the purpose of the Gibbston Character Zone while maintaining the quality and distinctive identity of the district's landscapes.

⁴ Paragraphs 51 to 76 of landscape evidence of Ms Smetham

8.3 Ms Smetham also responds to the concerns of Dr Read for the QLDC.

8.4 Ms Smetham notes⁵ the characteristics of the proposal that enable the landscape to absorb development to include:

- The existing degree of modification or degree of departure from naturalness (landform, land cover, natural processes).
- A complex landform.
- Abrupt changes in topography (edges of landform units).
- Context.
- 'Appropriateness' of activity (can it be located elsewhere or is it location dependant?)
- Compatibility of the development with the landform (i.e. is it consistent with a typical settlement pattern and/or surrounding land use).
- Limited visibility.
- A treed setting.
- Relative low density of building.

8.5 Development avoids the ONL and is appropriately contained on the valley floor.

8.6 I summarise the key landscape controls that form part of the proposal as follows:

- (a) A contour limit of 380m has been adopted to ensure that development does not creep into the higher slopes, becoming more visible.
- (b) Height controls have been specified for specific activity areas to further contain development and reduce potential visibility.
- (c) Density of development has been set to maintain an overall low coverage of built form (10% of the area of the sub zone), while

⁵ Paragraph 52 of landscape evidence of Ms Smetham

clustering built form in appropriate locations (termed activity areas) and preserving more sensitive locations in the landscape, those in direct view from SH6, and those which contain productive values.

- 8.7 The landscape considerations are further discussed under my assessment of Part 2 of the RMA.

Traffic and access

- 8.8 Mr Carr has assessed the impacts of the proposal on the SH6 transportation network.

- 8.9 The site has the benefit of a number of NZTA approved access points. Furthermore, approval has been given for an underpass to be established between Gibbston Valley Winery (AA1) and AA2.

- 8.10 As set out in paragraph 46 of Mr Carr's evidence, traffic will be split over four vehicle crossings (as shown on the Structure Plan):

- (a) the existing winery access;
- (b) a new access on the northern site of the highway, 200m east of the existing winery access;
- (c) a new access on the southern side of the highway, 250m west of Resta Road; and
- (d) Resta Road.

- 8.11 In his evidence Mr Carr has tested the proposal against a development scenario relating to the density of various land uses within the activity areas.⁶ In my opinion, the scenario used by Mr Carr is an appropriate upper limit in the context of the proposal, the consented development and the likely additional development that would be advanced by GVS. I have had a number of discussion with Mr Hunt of GVS to help inform my opinion and he has also provided input in the scenario.

- 8.12 The development scenario is outlined as follows:

- (a) 80 residential units (increased from 24);

⁶ Paragraph 36 of transportation evidence of Mr Andy Carr

- (b) 310 visitor accommodation units (increased from 92);
 - (c) 2,500m² GFA vintner's village / artist retail (increased from 1,100m² GFA);
 - (d) 90 rooms of staff accommodation (increased from 54 rooms);
 - (e) 3,000m² GFA commercial development (new activity);
 - (f) A culinary school for 100 people; and
 - (g) A spa (consented).
- 8.13 Mr Carr supports the rezoning of the site and does not anticipate any adverse traffic effects will arise.⁷

Recreation

- 8.14 As set out in the evidence of Mr Hunt, GVS provides for an extensive public easement network enabling walking and cycle access through and along the station. This network has been developed into an important recreation component of the station linking to Gibbston Valley Winery and other wineries in Gibbston. This network is to be retained.
- 8.15 With the increased occupancy of this area, it is reasonable to expect that there will be an increase to people making use of the access to the tracks and wider amenities.
- 8.16 RM080864 enables the establishment of an 18-hole golf course. Mr Hunt details that as part of the proposal, this would likely be scaled back to a 9-hole course.
- 8.17 There will be no loss of recreational opportunities as part of the request. Existing tracks will be maintained and the inclusion of a 9-hole golf course would enhance recreational opportunities in Gibbston.

Heritage

- 8.18 A detailed archaeological assessment of the site has been undertaken by Southern Archaeology Ltd as part of resource consent RM080864. This report is contained in **Appendix 4**.

⁷ Paragraph 64 of transportation evidence of Mr Carr

- 8.19 The site contains a number of heritage features and archaeological sites; the effects on such and the need to avoid certain areas have been thoroughly traversed in RM080864.
- 8.20 Equally the proposal seeks to avoid these areas. Mr Hunt advises me that heritage values and appreciation will be enhanced as it has been integral to GVS that, in addition to allowing public access through the property, the embrace the area's history and make such features accessible to the public where practicable.
- 8.21 I recommend that heritage values be included as a matter of control/discretion for new built form and activities within the define activity areas. This will enable site and proposal specific evaluation of heritage values at the time of resource consent to further cover any matters noted in the report from Southern Archaeology Ltd.

Ecology

- 8.22 Ms Dawn Palmer has undertaken an assessment of ecological values as part of the application and process associated with RM080862. Within this assessment she identified a number of areas that should be excluded from development and recommended various management plans be put in place associated with development. A copy of this report is contained in **Appendix 5**.
- 8.23 The Structure Plan has been developed with regard to Ms Palmer's recommendation.
- 8.24 As a further safeguard, I have included as matters of control/discretion the consideration of ecological values with the development of the activity areas. This will enable site specific consideration to be given to such values at the time that defined development is advanced, with the ability of the QLDC to consider any impacts and the way that GVS intends to avoid, remedy or mitigate such impacts.

Cultural

- 8.25 A cultural impact assessment has been undertaken by Kai Tahu Ki Otago Ltd as part of the resource consent development for RM080862. This assessment considers the cultural impacts of development of the site, as

well as an evaluation of the relevant statutory documents. A copy of this report is contained in **Appendix 6**.

- 8.26 The development of the site can be advanced without undue impacts on cultural values.

Infrastructural servicing

- 8.27 Mr Gousmett of Construction Management Services has evaluated the proposal in light of water supply, wastewater, stormwater, power supply and telecommunications. He concludes that the necessary infrastructure can be implemented to service development within the sub-zone.

Hazards

- 8.28 Tonkin & Taylor have undertaken a geotechnical investigation and natural hazard assessment as part of resource consent RM080862. A copy of this report is contained in **Appendix 7**.
- 8.29 In my review of this report, I consider that there are no hazard constraints that would unduly restrict future development within the sub-zone. In any event, further detailed analysis would not be uncommon as part of resource consent proposals and site-specific design responses may need to be advanced on a case by case basis.

Reverse sensitivity

- 8.30 GVS and Gibbston Valley Winery are viticultural operations and the on-going use and promotion of viticulture is a necessary element of their business and of the proposed resort.
- 8.31 The activity areas are not located in the vicinity of third party viticultural activity, rather such activities are owned and operated by GVS.
- 8.32 Reverse sensitivity is therefore a matter that can be self-regulated by GVS through internal mechanisms.

Positive effects

- 8.33 To ignore the positive effects would be to overstate the extent of adverse effects. The Gibbston Character Zone is underpinned by economic and tourism benefits as set out in the zone provisions in the PDP. This has been

carried through from the operative plan and is a significant distinction between the other rural zones in the district.

- 8.34 Gibbston Valley Winery and its associated activities (cheesery, cycle tours, wine tours, retailing) is central to tourism in Gibbston.
- 8.35 The proposal will have significant positive effects in facilitating further tourism growth and visitor experiences. Facilities, including accommodation, are essential to providing this growth.
- 8.36 The inclusion of an area for worker's accommodation is essential to facilitating not only the existing activity at GVS, but further growth for GVS and others.
- 8.37 Central to the proposal is the planting of vines and other productive vegetation. While not necessarily an economic activity in its own right, it will provide further support to the continued growth of Gibbston Valley Winery and provide an integral mechanism to promote the policy expectations of the Gibbston Character Zone to not locate inappropriate development in locations where productive land uses can occur.

9. STATUTORY CONSIDERATIONS

National Policy Statements

- 9.1 In my opinion, there are not National Policy Statements of direct relevance to the proposal. The proposal is not an urban development and the applicable NPS does not assist evaluation.

Proposed Otago Regional Policy Statement

- 9.2 In changing the district plan, the Council is required to have regard to any proposed regional policy statement.⁸
- 9.3 The Otago Regional Council has released decision on submission to the Regional Policy Statement (**RPS**) on 1 October 2016, with many of the provisions now under appeal.

⁸ Section 74(2) of RMA

- 9.4 By maintaining the Gibbston Character Zone, the proposal accords with RPS in the overall sense. Importantly, the proposal ensures that development will not be within an ONL and those key objectives and policies relating to high value landscapes will not be offended.
- 9.5 In regard to those specific changes brought about by the proposal, Objective 1.1 recognises and provides for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago. Policy 1.1.1 requires integrated resource management.
- 9.6 The proposal in my opinion strongly accords with this objective and policy by promoting the integrated management of an area in Gibbston in accordance with a Structure Plan with supporting provisions to promote appropriate development, while avoiding, remedying and mitigating adverse effects on the environment.
- 9.7 Policy 1.1.2 promote economic wellbeing, which the proposal will also promote on a number of levels.
- 9.8 Based on the evidence of Ms Smetham, the activity areas would be located outside of the ONL. Policy 3.1.10 which requires the recognition of the values of natural features, landscapes, and seascapes, is achieved, as is Objective 3.2 and its associated policies.
- 9.9 While subject to appeal, I have considered the Proposed RPS and, taking into account the evidence, I consider the GVS proposal will give effect to the RPS.

Proposed Queenstown Lakes District Plan (PDP)

- 9.10 The proposed rezoning is to be assessed as to whether it will give effect to relevant objectives of the plan⁹. The strategy chapters contained within Part 2 of the PDP establish a range of objectives of relevance to the proposal.
- 9.11 In reference to my section 32 evaluation contained in **Appendix 2**, I refer to:
- (a) Paragraphs 58 to 72 containing my evaluation of Chapter 3 (Strategic Direction);

⁹ Section 32(1) of RMA

- (b) Paragraphs 73 to 79 for my evaluation of Chapter 6 (Landscapes)
- (c) Paragraphs 80 to 83 for my evaluation of Chapter 23 (Gibbston Character Zone); and
- (d) Paragraphs 84 to 87 relating to Chapter 27 (Subdivision & Development).

Section 32 Evaluation

9.12 I have undertaken an evaluation of section 32 of the RMA based on the evidence as to costs and benefits (positive and adverse effects). The section 32 evaluation has concluded that the proposed rezoning as sought better enables the following benefits than the Proposed Plan (Gibbston Character Zone):

- (a) It enables the provision of growth of visitor accommodation, complimentary commercial and retail activity and viticultural activity that will further underpin Gibbston as a rural tourism attraction that supports the core commercial centres of the district.
- (b) It will ensure that land suitable for productive land uses will be utilised for viticulture and horticultural uses.
- (c) It enables further rural-residential capacity in Gibbston in a location that is supported by approved resource consents for such activity.
- (d) It enables GVS to obtain economic wellbeing;
- (e) It ensures that development in this location will not be located within an ONL.
- (f) Provides a mechanism for enhancing public access and further use of trails throughout the site.
- (g) Provides a mechanism for developing a Structure Plan to ensure integrated planning and development; and
- (h) Provides a rule package to manage visual effects and landscape values in sensitive locations.

9.13 The section 32 analysis considers alternatives methods and undertakes an analysis of the objectives and policies concluding that on balance, the

proposal better achieves the PDP objective framework than the provisions of the Gibbston Character Zone as notified and enables careful non-rural growth in an appropriate location whilst concurrently maintaining landscape values, and enabling the interests of GVS to expand the consented resort in a more integrated manner.

- 9.14 The section 32 assessment has concluded that the introduction of a new sub-zone within the Gibbston Character Zone better, and more efficiently, achieve both the strategic planning framework and Part 2 of the RMA than the proposed plans current zoning framework.

10. PART 2 OF THE RMA

- 10.1 The context to the proposal is relatively unique insofar that the backbone of the zone is reflected in an approved and partially implemented resource consent. I refer to paragraphs 26 to 35 in the evaluation report contained in **Appendix 2** for my consideration of Part 2 matters.

11. CONCLUSION

- 11.1 On the basis of my assessment above and in consideration of the supporting technical evidence, I consider that inclusion of the new site-specific Gibbston Valley Sub Zone within the framework of the Gibbston Character Zone is the most appropriate zone for the site.
- 11.2 The proposed planning regime in my opinion delivers a balanced outcome in terms of landscape and amenity values and also provides significantly for the enhance of tourism and visitor growth and economic wellbeing for GVS.
- 11.3 Overall, the proposal is considered to better achieve the strategic outcomes sought in the relevant planning documents and better achieves sustainable management under Part 2 of the RMA.

DATED 12 June 2017

Brett Giddens