

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)

SUMMARY EVIDENCE OF GREGORY WILLIAM HUNT
ON BEHALF OF GIBBSTON VALLEY STATION

INTRODUCTION

1. My name is Gregory Hunt. I am the CEO and one of two directors of Gibbston Valley Station (GVS). My professional background and experience is detailed in my Evidence in Chief dated 12 June 2017. This summary sets out the key points within my Evidence in Chief. I have also read the rebuttal evidence of Dr Read and Mr Robert Buxton, among others, on behalf of the Council, and I have responded to their comments
2. The district is a very different place today from that in 2008 when the consent for original resort was granted. However, now in 2017 the economic and social conditions have changed. It was therefore logical for us to reassess what we had been consented in 2008 and look at it with fresh eyes given our current situation and also the wider social and economic conditions of the district.
3. We have spent the past nine years concentrating on the winery and wine production. We have continued to develop the commercial base at Gibbston Valley Winery; this includes a new wine-making facility, an administration office and enhancements to the tourism activities on offer.
4. We have recognised that the logical place for any further commercial development including accommodation and associated activities are better located in proximity to the winery cluster and in the general areas where we have resource consent approval. With the proposed underpass being completed by the end of next year, there will be a pedestrian, cycle and vehicular link between the winery and the proposed visitor accommodation on the north side of the state highway. With the recognition that visitor accommodation and tourism activities are better centralised in this area, it was also recognised that the Vintners Village was the logical hub for residents in Gibbston. This was also the intent and what we promised the local community in our 2008 consent.
5. In regard to viticulture we have also recognised that there is an opportunity for further planting of vines on GVS that were not deemed logical in 2007.

6. Alan Brady spoke in support of our original application. Alan was the original founder of Gibbston Valley Winery and a pioneer in the planting of grapes in Gibbston and the wine industry in Central Otago. At the hearing for our original consent he noted the main object in developing the GCZ was to protect the valley from lifestyle residential development, reverse sensitivity pressures and to preserve the resource for viticulture. He felt that the comprehensive approach we were taking was appropriate and by creating clusters of development we were avoiding the pressures of reverse sensitivity, while at the same time preserving the land resource for viticulture. I am confident that with the plan now in front of you, we are still adhering to the primary objectives of the GCZ.
7. The zoning will provide GVS more certainty in the longer term. It also means that development can be undertaken in stages and further refined under a more-controlled consenting process that has rules tailor-made for the land. Coupled with visitor accommodation, residential and commercial development, it will enable further viticultural and horticultural growth. Of equal importance is that if we are granted the changes through this zoning process, we can provide more certainty not only for ourselves but the local Gibbston community.
8. I am pleased to see that Dr Read has put forward her landscape support for the amended proposal. Working with the consultant team we have tried to provide as much as certainty as possible in regard to site coverage within the activity areas and also where productive landscape plantings are appropriate. Of equal importance is protecting the ability within the activity areas for flexibility based on market demand. There is a balance but given that we are providing strict controls in regard to height, building size and coverage this should provide certainty. With the controls that we have put in place, in conjunction with the landscape mitigation, I am confident we will not only create pleasant experiences for our visitors and our owners but also protect the visual amenity when travelling on SH6.
9. After reading the comments from Mr Buxton, I can't help but feel that this proposal is being scrutinised like it is a resource consent application.
10. It was important to me that the underlying GCZ was retained. Mr Giddens and I spent a considerable amount of time evaluating different zoning

options and the clear path was to alter the current zone to ensure that the key principles of the GCZ can be upheld.

11.

With regard to the densities of development and site coverage, again, I spent a lot of time with my team going over this. Mr Buxton takes some issue with residential development in Gibbston. It must be recognised that we are creating a resort which has a mix of visitor accommodation and residential accommodation, as well as accommodation for staff. The Gibbston economy is growing and at the moment is largely serviced from outside of the community, as far afield as Cromwell. By providing staff accommodation, we can not only meet our requirements but also provide an answer, or at least partially for the wider Gibbston staffing requirements. A resort to be successful and vibrant is a mix of visitors who stay at the resort, residents of the resort and locals. What we are proposing at the resort is completely different to a residential sub-division

12.

I thank the Council for the opportunity to consider this proposal and feel strongly that this will provide social and economic benefits at a local and wider level, better suited to 2017 and the future.

DATED 28 August 2017

Gregory Hunt