

5.5 Gibbston Character Zone

5.5.1 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

Natural Environment	- Part 4.1
Landscape and Visual Amenity	- Part 4.2
Open Space and Recreation	- Part 4.4
Surface of Lakes and Rivers	- Part 4.6
Waste Management	- Part 4.7
Natural Hazards	- Part 4.8
Heritage	- Part 13.1
Hazardous Substances	- Part 16.1

i **The Management of the Effects of Rural Activities on the Environment.**

By their nature, rural activities may have both beneficial and adverse effects. It is desirable to create conditions where beneficial effects (such as productive effects, employment, enhancement of the amenity/visual values, development of pleasant built form and soil retention) are maintained, developed and enhanced. It is necessary to accept the effects of rural activities (such as noise from bird scaring or frost fighting devices) in order to maintain the development and productive potential of Gibbston Valley, while also managing the life-supporting capacity of the air, water, soil, ecosystems and minerals.

ii **Special Character of Gibbston Character Zone**

The Gibbston area has a special character due to the combination of resource characteristics and values and the fact that these are concentrated within small geographically confined areas. These characteristics and values are potentially under threat from inappropriate use and development. Therefore special character

should be recognised, and the specific issues posed for sustainable management should be addressed.

The resource characteristics and values, which particularly distinguish the area from the surrounding district, are:

- soils and microclimate which are particularly suitable for grapes for high quality wines
- the density of viticultural plantings to other productive activities which has occurred with very high levels of investment per hectare
- the cultural landscape within valley landform
- a significant number of heritage buildings, structures and tree plantings
- the visual amenity of viticultural development.

iii **Protection of Unique Agricultural Resources at Gibbston**

The Gibbston area has a particular suitability for productive land use activities, enabled by the microclimate of the area. It has an established reputation for the production of high quality wines from its grape plantings. The extent of these plantings is expanding rapidly.

Vineyard development is now at a level where additional production facilities and structures are to be anticipated. This is consistent with the recognised trends in the viticultural industry, where subsequent to initial production occurring, cash flow is moved away from vineyard plantings to winery investment.

For the District as a whole the viticultural environment at Gibbston is an important component of the visitor facilities/attractions available within Queenstown.

The above resources may potentially be adversely affected by the impacts of other activities. These effects need to be controlled if conditions are to be provided for the sustainable management of the agricultural resource present.

There is potential for the following activities to adversely affect the sustainable management of agricultural resources:

- growth pressures: in the absence of clear and long-term policies, uncertainty and speculative pressures may result in a lack of investment in rural productive activities.
- urban development: by removing the land resource on a permanent basis and resulting in interface pressures for living environment performance standards, such as an absence of frost-fighting and other noisy machinery and expectation of a quiet noise environment.
- subdivision to allotment sizes which are adequate for utilising the potential of the land. Where this results in a significant number of dwellings, similar expectation for quiet living as described above may occur.
- the development of non-rural activities.

iv The recognition and protection of visual values, and historic buildings, archaeological sites and other landmark structures in the Gibbston area from inappropriate use and development.

The visual values and heritage structures at Gibbston are significant features, which contribute to an understanding of past settlement in the District, and the distinctive character of the area as it now exists. These features include open pasture interspersed with cultivated grape plantings (which denote a distinctive cultural landscape), and scattered, open density of housing, the existence of heritage buildings and buildings of archaeological interest and open countryside contrasting with mature tree plantings (also often marking heritage sites such as the Gibbston school and school house, archaeological sites of Moncreiff and Warbrick ruins).

The landscape, amenity and visual resources described may be adversely affected by:

- heritage or character of buildings being demolished or inappropriately 'renovated' (exterior facades);
- tree removal or tree replacement;
- inappropriate siting of new buildings;

- substantial earthworks;
- inappropriate landscape development.

v The recognition that some non-rural productive activities will be appropriate in Gibbston where potential adverse effects on landscape, heritage character, soil resources and productive activities can be managed (remedied), mitigated or avoided.

Gibbston is an attractive rural environment, with a significant viticultural resource. There is potential for further diversification of this resource, and for other productive resources.

Considerable parts of the Gibbston Character Zone have high actual or potential value for these activities, while some other areas/allotments may not offer the same potential (e.g. they may have poor thermal gradients, inadequate frost drainage or be of an unsuitable allotment size). There is the potential for use of such sites as described below, or for limited lifestyle or dwellings development – where the effects of these activities on primary production and landscape quality is not compromised.

Some non-agricultural activities have a close inter-relationship with specialist agricultural enterprises and provide added value to them. Examples of such activities include a range of visitor facilities. Non-agricultural activities offer land use diversification that is appropriate to the area when effects can be managed. One example might be proposals involving the adaptive reuse of significant structures, the preservation of archaeological sites and any associated significant plantings.

5.6 Objectives and Policies

Additional relevant objectives and policies relating to the following matters are found in the corresponding Parts of the District Plan:

Natural Environment	- Part 4.1
Landscape and Visual Amenity	- Part 4.2
Open Space and Recreation	- Part 4.4

Waste Management	- Part 4.7
Natural Hazards	- Part 4.8
Heritage	- Part 13
Hazardous Substances	- Part 16

Objective 1 – Character and Landscape Value

To protect the character and landscape value of Gibbston Valley by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

- 1.1 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.
- 1.2 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.
- 1.3 Ensure activities not based on the rural resources of the area occur only where the character of Gibbston Valley will not be adversely impacted.
- 1.4 Provide for a range of buildings allied to rural productive activity and worker accommodation.
- 1.5 Allow subdivision to a size range that is compatible with the potential productivity of the character area or with other aspects of special character, such as protection/preservation of significant heritage or archaeological resources, or other structures of architectural merit.
- 1.6 Avoid or mitigate adverse effects of development on the landscape values of the Valley.
- 1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.

- 1.8 Avoid the location of structures and water tanks on skylines, ridges, hills and prominent slopes.

Objective 2 – Life Supporting Capacity of Soil

Retention of the life supporting capacity of soils and/or vegetation in Gibbston Valley so that they are safeguarded to meet the reasonably foreseeable needs of future generations.

Policies:

- 2.1 Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.
- 2.2 Enable a range of activities to utilise the range of soil types and microclimates.
- 2.3 Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.
- 2.4 Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.
- 2.5 Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.

Implementation Methods (Objectives 1 and 2)

The objective and associated policies will be implemented through a number of methods including:

- (i) District Plan
 - (a) The identification of the Gibbston Character Zone and inclusion of specific objectives, policies and methods in the District Plan.
 - (b) The provision of rules relating to subdivision, activities and the erection of buildings in Gibbston Valley.

- (c) To encourage the Regional Council in the preparation of Regional Plans and guidelines.
- (d) Provision of rules and standards to protect the amenity and environmental quality of Gibbston Valley.
- (e) Advise and give information to local community groups, landholders and organisations.

Explanation and Principal Reasons for Adoption

There is a need to promote the integrated management of the diversity of resources in Gibbston Valley, including existing and potential land use activities. A wide range of activities are anticipated and allowed in the Valley. Standards are included and may be monitored, to ensure the management regimes undertaken are sustainable.

The life supporting capacity of soils can be lost or reduced as a result of intensive subdivision and building development or inappropriate land uses that significantly deplete or cover over the soil.

Council considers the best means to maintain vegetation cover is by providing support to local landholder groups, which are undertaking monitoring and assessing land management practices. This may be through supplying information and advice (including monitoring techniques) from professionals, which will facilitate changes to land-based activities or practices to sustain soil resources.

Objective 3 – Life Supporting Capacity of Water

To safeguard the life supporting capacity of water through the integrated management of the effects of activities

Policy

3.1 *In conjunction with the Otago Regional Council:*

- *encourage activities, which use water efficiently, thereby conserving water quality and quantity.*
- *discourage activities, which adversely affect the life supporting capacity of water and associated ecosystems.*

Implementation Methods

- (i) To have regard to the effects of activities on water quality and quantity in assessing resource consents.
- (ii) To encourage the Regional Council in the preparation of information, guidelines and planning documents.

Explanation and Principal Reasons for Adoption

The quality and quantity of the water resources are essential to the prosperity and pleasantness of the District in terms of their life supporting capacity, availability for productive and domestic use, and their integral part in the recreation and tourism values.

Objective 4 – Gibbston Valley Amenity

To encourage land management practices which recognise and accord with environmental sensitivity and amenity values of the Gibbston Character Zone.

Policies:

- 4.1 *Encourage appropriate management of vegetation cover and development including earthworks to prevent siltation and sedimentation effects to water resources.*
- 4.2 *Promote safe practices and use of sprays.*
- 4.3 *Noise levels should not be inconsistent with rural productive regime present and the character and amenity of the Gibbston area.*
- 4.4 *Control access and egress to ensure safe and efficient movement of traffic.*
- 4.5 *Manage forestry and farm-forestry activities to ensure adverse effects on activities within the zone are avoided or mitigated.*

Objective 5 – Subdivision

To provide for subdivision where it results in the sustainable management of resources, and the management of effects.

Policy:

5.1 *Provide for subdivision, which enables variation in the size of new allotments based upon the physical and natural characteristics of the Character Area.*

Implementation Methods (Objectives 4 and 5)

- (i) Provision of rules and performance standards for the Gibbston Character Zone.
- (ii) Provision of information – including Land Information Memorandum.

Explanation and Principal Reasons for Adoption

Gibbston Valley has been given a special zone to recognise the need to promote the integrated management of the diversity of resources, including existing and potential land use activities.

The provisions of the District Plan recognise the potential for adverse interface effects between activities in the Gibbston Character Zone and has introduced measures to avoid, remedy or mitigate such effects. The provisions recognise the predominant viticultural/agricultural nature of the area.

The District Plan also recognises the relationship between activities utilising the unique soil resource of the Gibbston area and tourism.

5.6.1 Environmental Results Anticipated

The following environmental results are anticipated in the Gibbston Character Zone:

- (i) Protection of soil resources for productive purposes.
- (ii) Maintenance and enhancement of rural and cultural character.

- (iii) The further development of rural productive activities based upon the unique combination of land, soils and microclimate.
- (iv) The development of rural activities ancillary to primary production or based upon the heritage and landscape character.
- (v) Avoidance of subdivision which could result in adverse effects on groundwater or soil erosion.
- (vi) Protection of the landscape and visual amenities.
- (vii) Protection of the appearance of heritage buildings.
- (viii) Flexibility for activities where interface effects with rural productive activities can be managed, and where landscape quality is not adversely affected.