

Appendix 2 to the Section 42A report for Chapter 23 - Gibbston Character Zone

Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
OS19.11		Fround, Kain	23 Gibbston Character Zone	Support	Supports the provision	Accept		Entire Report
OS21.48		Walsh, Alison	23 Gibbston Character Zone	Support	Supports the provisions.	Accept		Entire Report
OS330.5		The Station at Waitiri	23 Gibbston Character Zone	Support	Endorse the Gibbston Character Zone and request that it be made operative in its entirety.	Accept		The Station at Waitiri
OS331.6		The Station at Waitiri	23 Gibbston Character Zone	Oppose	Oppose the rural general/ Gibbston valley character (GVCZ) zoning of Lots 51, 52, 53, 54 & 55 DP 390679 and Section 12 SO 342162 (the location of the submitter's property is highlighted on Attachment [A] of the original submission) and request it be rezoned from Rural General to Rural Lifestyle. See also submission point 331.3		Deferred to the hearing on mapping	
OS827.3		Gibbston Valley Station Ltd	23 Gibbston Character Zone		Rezone the properties located in Annexure A of the submission (described as Gibbston Valley Station and shown on Planning Maps 13 & 15) to an alternative zone that allows for a range of uses including residential, viticulture, commercial, visitor accommodation and commercial recreation. Any other additional or consequential relief to the Proposed Plan including but not limited to, maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will full give effect to the matters raised in this submission.		Deferred to the landscape line location hearing	
OS238.109		NZIA Southern and Architecture + Women Southern	23.1 Zone Purpose	Support	supports the provision.	Accept		23.1 Zone Purpose
OS805.58		Transpower New Zealand Limited	23.1 Zone Purpose	Other	Support with amendments. Amend to: 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. <u>It is also important to recognise that infrastructure is an established activity and has a functional, locational and operational need to be located in the Gibbston Valley. It is important that such infrastructure is enabled to be operated, maintained, upgraded and developed safely, effectively and efficiently.</u>	Reject		23.1 Zone Purpose
FS1107.114	238.109	Man Street Properties Ltd	23.1 Zone Purpose	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		23.1 Zone Purpose
FS1226.114	238.109	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	23.1 Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		23.1 Zone Purpose
FS1234.114	238.109	Shotover Memorial Properties Limited & Horne Water Holdings Limited	23.1 Zone Purpose	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		23.1 Zone Purpose
FS1239.114	238.109	Skyline Enterprises Limited & O'Connells Pavillion Limited	23.1 Zone Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		23.1 Zone Purpose
FS1241.114	238.109	Skyline Enterprises Limited & Accommodation and Booking Agents	23.1 Zone Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Reject		23.1 Zone Purpose
FS1242.137	238.109	Stokes, Antony & Ruth	23.1 Zone Purpose	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Reject		23.1 Zone Purpose
FS1248.114	238.109	Trojan Holdings Limited & Beach Street Holdings Limited	23.1 Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		23.1 Zone Purpose
FS1249.114	238.109	Tweed Development Limited	23.1 Zone Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		23.1 Zone Purpose

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OS377.1		MT ROSA WINES LTD	23.2.1 Objective 1	Support	The following changes are requested: 23.2.1 Objective Protect the economic viability, character and landscape values of the Gibbston Character Zone by enabling viticulture and other activities <u>that rely on rural resources</u> , and controlling adverse effects resulting from inappropriate activities locating in the Zone. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Objective 23.2.1 and policies
OS805.59		Transpower New Zealand Limited	23.2.1 Objective 1	Other	Support with amendments. Amend to: Protect the economic viability, character and landscape values of the Gibbston Character Zone by enabling viticulture activities and <u>regionally significant infrastructure</u> and controlling adverse effects resulting from inappropriate activities locating in the Zone.	Reject		Objective 23.2.1 and policies
OS377.2		MT ROSA WINES LTD	23.2.1.1	Support	The following changes are sought: Policy 23.2.1.1 Enable viticulture activities and other activities <u>that rely on rural resources</u> while protecting, maintaining or enhancing the values of indigenous biodiversity, ecosystems services, the landscape and surface of lakes and rivers and their margins. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Objective 23.2.1 and policies
OS805.60		Transpower New Zealand Limited	23.2.1.7	Other	Support with amendments. Amend to: Avoid the location of structures and water tanks on skylines, ridges, hills and prominent slopes, <u>to the extent practicable recognising their locational, technical and functional constraints</u> .	Accept in Part		Objective 23.2.1 and policies
OS377.3		MT ROSA WINES LTD	23.2.1.8	Support	The following changes are sought: Policy 23.2.1.8 Recognise that the establishment of complementary activities such as commercial recreation, visitor accommodation, and <u>rural residential development</u> , may be complementary to the character and viability of the Gibbston Character Zone, providing they do not impinge on rural productive activities. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Reject		Objective 23.2.1 and policies
OS719.119		NZ Transport Agency	23.2.1.9.	Support	Retain	Accept		Objective 23.2.1 and policies
OS798.36		Otago Regional Council	23.2.1.11	Oppose	ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.	Reject		This policy is quite singularly focused on the risk of fire from vegetation and the potential risk to people and buildings, when assessing subdivision and development. Further clarification is requested.
OS719.120		NZ Transport Agency	23.2.4.3	Support	Retain	Accept		NZTA

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OS805.61		Transpower New Zealand Limited	23.3.1 District Wide	Other	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Reject		The National Grid is identified on the PDP planning maps. The requested text would confuse from the 'district wide' purpose of the statement and reference to these chapters.
OS238.110		NZIA Southern and Architecture + Women Southern	23.4.6	Oppose	Opposes the rule. Change to Discretionary Activity. Incentivise working within approved building platforms to contain sprawl.	Reject		23.4.6
FS1107.115	238.110	Man Street Properties Ltd	23.4.6	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.8
FS1155.2	238.110	Mt Rosa Wines Ltd	23.4.6	Oppose	Opposes the submitter's request for external alterations to lawfully established buildings located outside of a building platform being discretionary (rather than permitted). Agrees that the rule relates to external changes not to the location of the building. Believes that the discretionary status would add significantly to the consenting costs. Seeks that submission is rejected.	Accept in Part		23.4.7
FS1226.115	238.110	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	23.4.6	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.9
FS1234.115	238.110	Shotover Memorial Properties Limited & Horne Water Holdings Limited	23.4.6	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		23.4.10
FS1239.115	238.110	Skyline Enterprises Limited & O'Connells Pavillion Limited	23.4.6	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		23.4.11
FS1241.115	238.110	Skyline Enterprises Limited & Accommodation and Booking Agents	23.4.6	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		23.4.12
FS1242.138	238.110	Stokes, Antony & Ruth	23.4.6	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept in Part		23.4.13
FS1248.115	238.110	Trojan Holdings Limited & Beach Street Holdings Limited	23.4.6	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.14
FS1249.115	238.110	Tweed Development Limited	23.4.6	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.15
OS330.1		The Station at Waitiri	23.4.8	Support	Endorse the permitted activity status of units on building platforms.	Accept		The Station at Waitiri
OS238.111		NZIA Southern and Architecture + Women Southern	23.4.14	Oppose	Opposes the rule. Change to Permitted Activity. Encourage locally grown and made goods for a more sustainable future.	Reject		23.4.14
OS719.121		NZ Transport Agency	23.4.14	Support	Retain	Accept		NZTA
FS1107.116	238.111	Man Street Properties Ltd	23.4.14	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.15

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FS1226.116	238.111	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	23.4.14	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.16
FS1234.116	238.111	Shotover Memorial Properties Limited & Horne Water Holdings Limited	23.4.14	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		23.4.17
FS1239.116	238.111	Skyline Enterprises Limited & O'Connells Pavillion Limited	23.4.14	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		23.4.18
FS1241.116	238.111	Skyline Enterprises Limited & Accommodation and Booking Agents	23.4.14	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		23.4.19
FS1242.139	238.111	Stokes, Antony & Ruth	23.4.14	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept in Part		23.4.20
FS1248.116	238.111	Trojan Holdings Limited & Beach Street Holdings Limited	23.4.14	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.21
FS1249.116	238.111	Tweed Development Limited	23.4.14	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		23.4.22
OS330.2		The Station at Waitiri	23.4.15	Support	Endorse the activity status of commercial recreation activities.	Accept		The Station at Waitiri
OS330.3		The Station at Waitiri	23.4.16	Support	Endorse the controlled activity status of winery and farm buildings	Accept		The Station at Waitiri
OS719.122		NZ Transport Agency	23.4.16	Support	Retain	Accept		NZTA
OS490.1		Gibbston Valley Wines Limited	23.4.17		States that the proposed rules do not permit the expansion of essential activities associated with commercial activities (such as car parking) independent of the commercial activity or winery rules and standards. Requests a new Rule be inserted under Rule 23.4.17 as follows: <i><u>Additional Car Parking associated with existing commercial or winery development. - Controlled Activity (C)</u></i> <i><u>Controlled is reserved to the following matters:</u></i> <i><u>o Location, scale and functional need of the additional car parking.</u></i> <i><u>o Access to the new car park.</u></i> <i><u>o Associated earthworks and landscaping.</u></i> <i><u>o Lighting.</u></i>	Accept in Part		Rule 23.4.17
FS1155.3	490.1	Mt Rosa Wines Ltd	23.4.17	Support	Supports the requested rule for car parking associated with commercial activities being a controlled activity. Seeks that submission is adopted.	Accept in Part		Rule 23.4.18
OS438.34		New Zealand Fire Service	23.4.19	Support	Retain 23.4.19 as notified	Accept		Fire Fighting
OS330.4		The Station at Waitiri	23.4.20	Support	Endorse the permitted activity status of non commercial and recreational activities	Accept		The Station at Waitiri

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OS29.2		Shearer, Jane	23.5 Rules - Standards	Other	Glossy surfaces reflect light in concentrated, whereas matte surfaces reflect light diffusely. Add a policy considering concentrated vs diffuse reflection of light, not just reflectance value of colours/finishes.	Reject		The rules proposed will cover the majority of building colours and proposals. This matter can be assessed through the resource consent process. This would not create a large number of resource consents, especially compared to the ODP that requires a resource consent for any building, irrespective of the colour.
OS238.112		NZIA Southern and Architecture + Women Southern	23.5.1	Other	Support in part. Area should increase to 10sqm to be consistent with Building Act.	Reject		Rule 23.5.1
FS1107.117	238.112	Man Street Properties Ltd	23.5.1	Oppose	The submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Rule 23.5.2
FS1226.117	238.112	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	23.5.1	Oppose	The submitter opposes this submission. Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Rule 23.5.3
FS1234.117	238.112	Shotover Memorial Properties Limited & Horne Water Holdings Limited	23.5.1	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Rule 23.5.4
FS1239.117	238.112	Skyline Enterprises Limited & O'Connells Pavillion Limited	23.5.1	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Rule 23.5.5
FS1241.117	238.112	Skyline Enterprises Limited & Accommodation and Booking Agents	23.5.1	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept in Part		Rule 23.5.6
FS1242.140	238.112	Stokes, Antony & Ruth	23.5.1	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept in Part		Rule 23.5.7
FS1248.117	238.112	Trojan Holdings Limited & Beach Street Holdings Limited	23.5.1	Oppose	The submitter opposes this submission. Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Rule 23.5.8
FS1249.117	238.112	Tweed Development Limited	23.5.1	Oppose	The submitter opposes this submission. Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept in Part		Rule 23.5.9
OS12.1		Landpro	23.5.3	Oppose	To specifically exclude wind machines from the height requirements in the Gibbston Character Zone. Council may wish to include some controls around this like for instance the colour of the structure (excluding the blades), and potentially a set back from Gibbston Valley highway. With controls such as those mentioned to minimise the impact of wind machines there is no reason why wind machines can not be a permitted activity.	Accept		Rule 23.5.4

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OS719.123		NZ Transport Agency	23.5.6	Other	Support but add additional rule Add a new Rule 23.5.6.1 as follows: <u>23.5.6.1 For buildings located adjacent to a State highway. Any new residential buildings, or buildings containing activities sensitive to road noise, located within: . 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater, or . 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h. Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ2107:2000.</u>	Reject		NZTA
OS719.124		NZ Transport Agency	23.5.8	Support	Retain	Accept		NZTA
OS719.125		NZ Transport Agency	23.5.11	Support	Retain	Accept		NZTA
OS719.126		NZ Transport Agency	23.6.1	Support	Retain	Accept		NZTA
OS719.127		NZ Transport Agency	23.6.2	Oppose	Amend Rule 23.6.2 to read as follows: Controlled activity winery and farm buildings (Rule 23.4.16), <u>except where the access is directly onto a State highway.</u>	Accept		NZTA