

Chapter 23 – Gibbston Character Zone

Note: Text in **blue** made 18 July 2017. Underlined are additions and ~~strike-through~~ are deletions.

23.1 – Zone Purpose

1. Insert the following as paragraphs s four and five within the **Zone Purpose**:

The purpose of the Gibbston Valley Sub Zone is to provide for the development of a resort comprising of a range of visitor, residential, winery, recreation, and viticulture/horticulture activities. Development controls are imposed in the sub zone to maintain the overall scenic and environmental qualities of the Gibbston valley. To achieve this, integrated planning in accordance with a Structure Plan is required.

The Structure Plan for the Gibbston Valley Sub Zone contains a number of activity areas that identify where built form and the range of activities noted above are to occur. In addition, the Structure Plan identifies areas to be planted and managed as productive areas of the landscape which serve the ancillary purpose of mitigating the effects of built form and activities from State Highway 6.

23.2 – Objectives and Policies

2. Insert the following **objective**:

23.2.5 **Objective – Visitor, residential, winery, and recreation activities development within the Gibbston Valley Sub-Zone in an integrated manner with particular regard for landscape, heritage, ecological and productive land use qualities.**

3. Insert the following **policies**:

23.2.5.1 Require development and activities to be located in accordance with the Gibbston Valley Sub Zone Structure Plan so as to promote integrated development and prevent inappropriate development of sensitive parts of Gibbston.

23.2.5.2 Require the external appearance of buildings to have appropriate regard to landscape values.

23.2.5.3 Protect and, where practicable, enhance sensitive ecological areas and heritage features.

23.2.5.4 Ensure that open space or productive landscape planting is maintained and/or enhanced in accordance with the Structure Plan.

23.2.5.4 Manage the location and extent of commercial activity to be contained within the Vintners Village (Activity Area AA4).

23.2.5.4 Short and long-term accommodation for workers is to be the primary activity undertaken in activity area AA8 of the Gibbston Valley Sub Zone.

23.3 – Other Provisions and Rules

23.3.2 Clarification

4. Insert of the following **clarification**:

23.3.2.10 The Gibbston Valley Sub Zone is a subset of the Gibbston Character Zone and all rules applicable to the Gibbston Character Zone apply, unless specifically stated to the contrary.

23.4 – Rules - Activities

5. Insert the following **rules**:

Rule	Table 1 – Activities	Activity
	<u>Gibbston Valley Sub Zone</u>	
<u>23.4.12</u>	<p><u>Buildings in Activity Areas AA1, AA2, AA6 and AA8</u></p> <p><u>With the exercise of Council's control limited to the implementation of design criteria and parameters to control:</u></p> <ul style="list-style-type: none"> • location, scale, height, and external appearance, as it effects the landscape and amenity values for the Gibbston Valley Sub Zone. • the external appearance of the building. • <u>the effect on visual values of the area including coherence with surrounding buildings and landscape values.</u> • <u>landscaping.</u> • <u>mitigation to soften views from State Highway 6.</u> • <u>provision of water supply, sewage treatment and disposal.</u> • <u>ecological and heritage values.</u> • natural hazards. • <u>access and vehicle parking.</u> • <u>associated earthworks.</u> 	<u>C</u>
<u>23.4.13</u>	<p><u>Buildings in Activity Areas AA3, AA4, and AA5</u></p> <p><u>With the exercise of Council's discretion limited to the implementation of design criteria and parameters to control:</u></p> <ul style="list-style-type: none"> • location, scale, height, and external appearance, as it effects the landscape and amenity values for the Gibbston Valley Sub Zone. • the external appearance of the building. • <u>curtilage areas for any residential units.</u> • <u>landscaping.</u> 	<u>RD</u>

	<ul style="list-style-type: none"> • <u>the effect of visual values of the area including coherence with surrounding buildings and landscape values.</u> • <u>mitigation to soften views from State Highway 6.</u> • <u>provision of water supply, sewage treatment and disposal.</u> • <u>signage for commercial activities.</u> • <u>natural hazards.</u> • <u>access and vehicle parking.</u> • <u>associated earthworks.</u> <p><u>Assessment Matter: in AA3, AA4 and AA5, the following are anticipated:</u></p> <ul style="list-style-type: none"> • <u>recessive building materials.</u> • <u>a generally lower level of built form.</u> • <u>commercial buildings in AA4 with a rural character and aesthetic.</u> • <u>an effective cover of vine plantings between AA3 and State Highway 6 (as shown on the Structure Plan) to soften the prominence of buildings in AA3 when viewed from the highway.</u> 	
<u>23.4.14</u>	<p><u>Visitor accommodation within Activity Areas AA1 and AA2.</u></p> <p><u>With the exercise of Council's control limited to:</u></p> <ul style="list-style-type: none"> • <u>the density of visitor accommodation units as set out in Rule 24.4.21.</u> • <u>hours of operation.</u> • <u>location, scale, height and external appearance, as it effects the landscape and amenity values for the Gibbston Valley Sub Zone.</u> • <u>landscaping.</u> • <u>access and vehicle parking.</u> • <u>associated earthworks.</u> • <u>provision of water supply, sewage treatment and disposal.</u> • <u>lighting, including car parking areas.</u> • <u>screening and location of storage areas for waste materials, outdoor display and signage areas and parking.</u> 	<u>C</u>
<u>23.4.15</u>	<p><u>Residential activity outside of a residential building platform within Activity Areas AA3, AA5 and AA6, that complies with the density in Rule 24.4.20.</u></p>	<u>P</u>
<u>23.4.16</u>	<p><u>Buildings within Productive Landscape Areas (PL) as shown on the Structure Plan, other than those necessary for the purpose of farming and resort maintenance activities that comply with the standards in Table 1 and 2.</u></p>	<u>NC</u>
<u>23.4.16</u>	<p><u>Buildings in Activity Area AA7, other than for temporary buildings and structures associated with concerts/events and community events.</u></p>	<u>D</u>
<u>23.4.17</u>	<p><u>Retail sales-Commercial activity ancillary to winery and viticultural activity within Activity Areas AA1 and AA2 and AA4</u></p> <p><u>With the exercise of Council's discretion limited to:</u></p> <ul style="list-style-type: none"> • <u>scale and nature of the activity.</u> • <u>hours of operation.</u> • <u>the relationship of the commercial activity to winery and viticultural activity.</u> • <u>the relationship of the retail activity to existing/proposed resort activities, viticulture and integration with the Gibbston community.</u> 	<u>RD</u>

	<ul style="list-style-type: none"> • <u>signage.</u> • <u>vehicle parking and access.</u> <p><u>Assessment Matter: in AA1, AA2 and AA4, the following are anticipated:</u></p> <ul style="list-style-type: none"> • <u>recessive building materials.</u> • <u>the a generally lower level of built form.</u> • <u>a maximum GFA of commercial activity in AA4 of 2500m²</u> • <u>commercial buildings in AA4 with a rural character and aesthetic.</u> 	
24.4.18	<p><u>Commercial activity and retail sales within Activity Area AA4</u></p> <p><u>With the exercise of Council's discretion limited to:</u></p> <ul style="list-style-type: none"> • <u>scale and nature of the activity.</u> • <u>hours of operation.</u> • <u>signage.</u> • <u>vehicle parking and access.</u> 	<u>RD</u>
24.4.198	<p><u>Workers accommodation in Activity Areas AA8</u></p> <p><u>With the exercise of Council's control limited to:</u></p> <ul style="list-style-type: none"> • <u>vehicle parking and access.</u> • <u>screening and location of storage areas for waste materials, and parking.</u> • <u>Setbacks in between buildings to ensure appropriate access to sunlight.</u> • <u>The provision of useable communal outdoor areas.</u> • <u>provision of water supply, sewage treatment and disposal.</u> • <u>measures to ensure that short and/or long-term accommodation for workers is the primary activity in AA8.</u> 	<u>C</u>
24.4.20	<p><u>Residential density in AA3, AA5 and AA6</u></p> <p><u>In the following activity areas, the total number of residential units shall not exceed:</u></p> <ul style="list-style-type: none"> • <u>AA3: 50</u> • <u>AA5: 50</u> • <u>AA6: 20</u> 	<u>D</u>
24.4.21	<p><u>Visitor accommodation density in AA1 and AA2</u></p> <p><u>In the following activity areas, the total number of visitor accommodation units shall not exceed:</u></p> <ul style="list-style-type: none"> • <u>AA1: 50</u> • <u>AA2: 100</u> 	<u>D</u>
24.4.22	<p><u>Workers accommodation in Activity Area AA8 greater than 90 rooms.</u></p>	<u>D</u>

6. Amend the following **rules**:

	Table 2: Standards for buildings	Non-compliance
23.5.1	Buildings, <u>outside of the Activity Areas of the Gibbston Valley Sub Zone</u> ...	RD
23.5.3	Building Height The maximum height of any residential building, residential accessory building or commercial building other than for a farming or winery building shall be 8m. <u>The following maximum heights shall also apply to the respective Activity Areas in the Gibbston Valley Sub-Zone, as shown on the Structure Plan:</u> <ul style="list-style-type: none"> • <u>AA2: 7m</u> • <u>AA3: 5.5m</u> • <u>AA4: 5.57m</u> • <u>AA5: 7m</u> • <u>AA6: 5.57m</u> • <u>AA8: 7m</u> 	NC
23.5.6	Setback from Roads (any building) The minimum setback of buildings from road boundaries shall be 20m, except the minimum setback of any building for other sections of State Highway 6 where the speed limit is 70 km/hr or greater shall be 40m. <u>Within the Gibbston Valley Sub Zone, the minimum setback from State Highway 6 for building within AA3 shall be 75m, and within AA5 shall be 15m.</u>	NC

7. Insert the following **rules**:

	Table 2: Standards for buildings	Non-compliance
23.5.9	<u>Site Building Coverage within Gibbston Valley Sub-Zone</u> <u>The following maximum building coverage shall apply to buildings within the Activity Areas of the Sub Zone:</u> <ul style="list-style-type: none"> • <u>AA1: 5,000m² coverage for buildings containing visitor accommodation and 7,200m² coverage for buildings containing all other activities.</u> • <u>AA2: 5,000m² coverage for buildings containing visitor accommodation and 5,300m² coverage for buildings containing all other activities.</u> • <u>AA3: Average coverage of 350m² per residential unit.</u> • <u>AA4: 2,500m² coverage for all buildings.</u> 	NC

	<ul style="list-style-type: none"> • AA5: Average of 250m² per residential unit. • AA6: Average of 250m² per residential unit. • AA8: 2,300m² coverage for all buildings <p>The maximum site coverage shall not exceed 10% of the total area of the sub zone. For the purpose of this Rule, site building coverage includes all buildings, accessory, utility and service buildings, but excludes bridges, roads, access ways and parking areas.</p>	
23.5.10	<p><u>Access from State Highway 6</u></p> <p><u>Development within the Gibbston Character Sub Zone shall only be accessed from those points shown on the Structure Plan as authorised by the New Zealand Transport Agency.</u></p> <p><u>Note: if amendments or changes to those access points are required, the application shall be served on the New Zealand Transport Agency as an affected party.</u></p>	D

23.6 – Rules – Non-Notification of Applications

8. Insert the following **requirement**:

23.6.3 Controlled Activities in the Gibbston Valley Sub Zone.