

Chapter 27 – Subdivision & Development

Key: Underlined provisions are additions and ~~strike-through~~ provisions are deletions.

1. Insert the following **location- specific objective**:

Objective 27.7.21 – Gibbston Valley Sub Zone

Ensure that adverse effects on landscape values are avoided, remedied or mitigated by containing and managing built form and non-rural activity within the activity areas shown on the Structure Plan for the Gibbston Valley Sub Zone.

2. Insert the following **location-specific policy**:

Policy 27.7.21.1 – At the time of considering a subdivision application, particular regard shall be had to the following matters:

- Clustering of built form within the activity areas.
- The location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access.
- The subdivision design has regard to minimising the number of accesses to roads.
- Subdivision design avoids heritage features and areas of ecological significance.
- Areas suitable for viticultural and productive land uses are set aside from non-rural development, where practicable.
- The extent to which the species, location, density, and maturity of the planting in the Productive Landscape Areas will successfully reduce prominence of views obtained when travelling along State Highway 6.

3. Amend the following **rule**:

27.5.1.1 - In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m² in area and not greater than 1000m² in area.

- a Rural Zone.
- b Gibbston Character Zone.
- c Rural Lifestyle Zone.

This rule does not apply to residential activity within Activity Areas AA3, AA5 and AA6, and workers accommodation within Activity Area AA8 in the Gibbston Valley Sub Zone that complies with the density requirements under Rules 23.5.10 and 23.5.12.

4. Insert the following **matter of discretion**:

27.7.22 – Gibbston Valley Sub-Zone Structure Plan - Matters of Discretion for Restricted Discretionary Activities

27.7.22.1 – The District Wide objectives and policies in Part 27.2, with discretion restricted to:

In order to achieve objective 27.7.21 and policy 27.7.21.1, when assessing whether any subdivision under rule 27.8.10 is in accordance with Gibbston Valley Sub-Zone Structure Plan shown in part 23.8, discretion is restricted to:

- The design of the subdivision including allotment configuration and roading patterns.
- The allotment size being sufficient to provide for the intended land use.
- Landscaping and vegetation.
- Natural and other hazards.
- Earthworks.
- Infrastructure and services.
- Access.
- Heritage.
- Ecological values.