

Form 5

Submission on a Publicly Notified Proposal for Policy Statement or Plan

Clause 6 of First Schedule, Resource Management Act 1991

To: **Queenstown Lakes District Council (“the Council”)**

Name of Submitter: **Gibbston Valley Station Limited**

Introduction:

1. This is a submission on the proposed **Queenstown Lakes District Plan** (“the Proposed Plan”) notified on 26 August 2015.
2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter has an interest in the Proposed Plan as a whole, and as such this submission relates to the Proposed Plan in its entirety.
4. This specific submission relates to land in Gibbston, Wakatipu. The provisions are those included in, but not limited to, the following chapters:
 - a. Chapter 3: Strategic Direction;
 - b. Chapter 4: Urban Development;
 - c. Chapter 6: Landscapes;
 - d. Chapter 21: Rural;
 - e. Chapter 23: Gibbston Character Zone;
 - f. Chapter 27: Subdivision and Development;
 - g. Planning Maps.
5. The property in question is shown on the plan contained in **Annexure A** and on Planning Maps 13 and 15 of the Proposed Plan.

Outline of Submission:

6. The submitter **opposes** the retention of the zoning of the property as Gibbston Character and Rural General. Given existing and consented land uses, the landscape character, and landscape values of the locality, the property is most appropriately afforded a zone that provides for a range of uses, including viticulture, residential, commercial, commercial recreation and visitor accommodation. The reason for this includes, but is not limited to, the following:

- a. In granting Resource Consent RM080864 (and other consents), the Council has assessed the property in relation to its potential to absorb a high level of residential, commercial, viticultural and commercial recreational activity and found it can cater for change without significantly impacting on the landscape and environment.
 - b. The property is not located within an Outstanding Natural Landscape, and development of the property can be constrained to the valley floor such that landscape values in the wider area can be maintained and protected.
 - c. Access to the property will not adversely impact on the State Highway and its functioning.
 - d. Providing for a range of activities on the property will help meet the needs of the community, provide for an appropriate level of growth, and be located in an area that does not further compromise rural productive land uses or landscape values.
 - e. The property can be readily serviced by local infrastructure, such as water, sewer, telecommunications, electricity and stormwater.
 - f. The area is not located within a flood hazard or management area.
7. Altering the zone as requested will:
- a. Promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 (“RMA”) and ultimately achieve its purpose;
 - b. Enable the social, economic and cultural well-being of the community;
 - c. Meet the reasonably foreseeable needs of future generations; and
 - d. Represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

Relief sought:

8. The submitter requests the following decision:
- a. The properties located in **Annexure A** are afforded an alternative zone that allows for a range of uses, including residential, viticultural, commercial, visitor accommodation and commercial recreation;
 - b. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules,

discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission.

9. The suggested revisions do not limit the generality of the reasons for the submission.
10. The submitter wishes to be heard in support of its submission.
11. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.



Brett Giddens
(Signed on behalf of Gibbston Valley Station Limited)

23 October 2015

Date

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