



**DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	C & J Paddon
<b>RM reference:</b>	RM150476
<b>Location:</b>	477 Wanaka-Luggate Highway, Wanaka
<b>Proposal:</b>	Construct and operate a winery with associated retail sales, café and wine tasting. Works include the construction and storage of sheds and additions to the existing residential unit.
<b>Type of Consent:</b>	Land Use
<b>Legal Description:</b>	Lot 1 Deposited Plan 300398 held in Computer Freehold Register 2461.
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Commissioner:</b>	Commissioners Jane Taylor & Lyal Cocks
<b>Date Issued:</b>	22 December 2015
<b>Decision:</b>	<b>GRANTED WITH CONDITIONS</b>

**BEFORE QUEENSTOWN LAKES DISTRICT COUNCIL**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of an application by C & J  
Paddon for land use  
consent to construct and  
operate a winery with  
associated retail sales,  
café and wine tasting.  
Works include the  
construction of a storage  
shed and additions to the  
existing residential unit.

Council file: RM 150476

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**DECISION OF COMMISSIONERS APPOINTED BY  
QUEENSTOWN LAKES DISTRICT COUNCIL**

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**22 December 2015**

**Hearing Panel:**

D Jane Taylor (Queenstown)  
Lyal Cocks (Wanaka)

## **The Hearing and Appearances**

Hearing Date:

Monday 2 November 2015, at Wanaka

Appearances for C & J Paddon:

Ms Nicola Scott, Planning Consultant with Resource Management Services

Dr Marion Read, Landscape Architect

Mr Chris Paddon on behalf of the Applicant

Submitters Appearing in Person:

Mr Sean O'Connor of 473 Wanaka-Luggate Highway, Wanaka 9382

In Attendance:

Ms Erin Stagg, Reporting Planner, Queenstown Lakes District Council

Ms Michelle Snodgrass, Consultant Landscape Architect for Queenstown Lakes District Council

Ms Rachael Beer, Committee Secretary

## Introduction

1. Mr Chris and Ms Jackie Paddon (“the Applicant”) have applied for resource consent to construct and operate a winery with associated retail sales, serving of food and wine tasting. A café has also been proposed within the winery, with hours of operation restricted to between 11:00am and 7:00pm. Other works on the site include additions to the existing residential unit and the construction of a storage shed.
2. The legal description of the property is Lot 1 Deposited Plan 300398 held in Computer Freehold Register 2461. The application site comprises 8.072 hectares and is located at 477 Wanaka-Luggate Highway, Wanaka.
3. The property is currently zoned Rural General under the Operative District Plan. The Proposed District Plan was publicly notified on 26 August 2015, after the application was lodged but prior to the hearing. Accordingly, the provisions of the Proposed District Plan were considered in the planning evidence. The property has retained its Rural General zoning under the Proposed District Plan. Full details of the application can be found in the application prepared by Ms Scott and also in the Section 42A planning report prepared by Ms Stagg. The landscape report prepared by Dr Marion Read dated 25 May 2015 contains a very detailed description of the proposal, the application site and the receiving environment.
4. Dr Read noted that the predominant land use within the landscape character area is rural lifestyle residential development. Property sizes are variable, ranging from around 40 hectares down to 2 hectares in area.
5. At the hearing, Ms Scott described some minor changes to the the existing residential dwelling and also with respect to the proposed cellar door. In relation to the cellar door, the toilets and kitchen have been moved to the eastern side of the building, and an office has been added at the southern end. Ms Scott explained that the change in length of the cellar door building is to allow more of the structure to be located “into the bank” and to retain a larger vegetative hill to the east. This will provide further visual mitigation in views from the neighbouring properties and from the public road. Ms Scott considered that the proposed changes were within scope and her assessment was supported by Ms Stagg.
6. There was one further important change to the application made during the course of the hearing. Initially, the Applicant had volunteered that all grapes to be processed at the winery would be grown on site. Following questioning by the Commission in relation to contingency plans in the event of a catastrophic crop failure, the Applicant sought to amend the application to provide for grapes to be transported to the winery for production in order to allow for this possibility. Mr Paddon told the Commission that at full production the winery would only require 20 to 25 tonnes of grapes, which approximates to three truck and trailer loads per season.
7. Following the hearing but prior to the issue of this decision, a further minor amendment was made to the location of the shed, the layout and elevations. Following evidence from Ms Stagg and Ms Scott, we are satisfied that the changes will not exacerbate any adverse effects

of the development of neighbouring properties and, accordingly, are accepted as within scope.<sup>1</sup>

### **Planning and Assessment Framework**

8. At section 5 of her Section 42A report, Ms Stagg has set out the relevant Operative District Plan rules and, accordingly, the consents that are required. At the hearing, Ms Scott confirmed her agreement with Ms Stagg's conclusion that, overall, the application is to be assessed as a **Discretionary Activity** under the Operative District Plan.
9. Consents from the Otago Regional Council ("ORC") are also required for the development in relation to discharge (to discharge treated winery waste water to land) and a water permit to take and use ground water for the purpose of irrigation, frost-fighting, commercial supply and communal domestic supply. The application noted that although there is an existing water permit, a fresh application was required to include water use for commercial purposes. At the date of the hearing, the required ORC consents had not been obtained. Accordingly, the application was placed on hold by the Applicant at the conclusion of the hearing pending issue of the ORC permits, due to the inability of the Commission to assess the effects from the winery wastewater, or to be satisfied in relation to the availability of a water supply, until such time as the requisite consents have been received from the ORC. We discuss the outcome of the ORC process in our section titled Assessment of the Effects on the Environment.
10. Under the Proposed District Plan the site retains its Rural General status. Ms Stagg identified a number of relevant objectives and policies, which we have had regard to in our decision. Although the rules have no legal effect at this stage, the proposal would also fall to be considered as a discretionary activity under the Proposed District Plan.
11. The objectives and policies contained within the Otago Regional Policy Statement ("ORPS") are relevant to the proposed development. At section 8.3 of her report, Ms Stagg outlined the relevant objectives and policies, which include Objective 5.4.1, which seeks to promote the maintenance of the primary productive capacity of rural land and Objective 5.5.4 which seeks to promote the diversification and use of Otago's land resources.
12. Ms Stagg also noted that consent is required under the National Environmental Standard ("NES") for assessing and managing contaminants in soil to protect human health. As the land associated with the application has been partly established as a vineyard, in the absence of a preliminary site investigation or a detailed site investigation to determine if and/or the extent to which the application may be affected by contaminants in the soil, consent for soil disturbance is required as a Discretionary Activity pursuant to clause 11 of the NES.
13. The provisions of the Resource Management Act 1991 ("the Act") relevant to the assessment of the application as a discretionary activity are sections 104, 104B, 108 and Part 2 of the Act.

### **Application Information**

14. The following information has been received and considered by the Commission in reaching its decision:

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<sup>1</sup> The proposed changes were circulated to the submitters for comment; however, no comments were received.

- (a) A Land Use Application and associated Assessment of Environmental Effects in relation to the subject site, prepared by Ms Nicola Scott dated 23 June 2015, together with various plans and drawings.
  - (b) A Landscape and Visual Effects Assessment Report prepared by Dr Marion Read of Read Landscapes dated 25 May 2015.
  - (c) A Section 42A Planning Report dated 2 October 2015 prepared by Ms Erin Stagg of Queenstown Lakes District Council ("the Section 42A Report").
  - (d) The Appendices to the Section 42A Report which includes a Landscape Assessment Report dated 3 August 2015 prepared by Ms Michelle Snodgrass and an Engineering Report prepared by Mr Tim Dennis of Southern Land Limited on behalf of the Queenstown Lakes District Council.
15. The Section 42A Report recommended that resource consent be granted pursuant to section 104 of the Act for the following reasons:
- (i) The adverse landscape and visual amenity effects of the proposal can be adequately avoided, remedied or mitigated and the proposed development is considered appropriate in the context of the surrounding area. The Applicant has demonstrated that the proposal relates to a commercial and industrial activity directly associated with viticulture occurring onsite and therefore the proposal will assist in the retention of land for agricultural purposes in the District.
  - (ii) The proposal is considered to be consistent with the relevant plan provisions, in particular the objectives and policies of the Operative District Plan.
  - (iii) The proposal promotes the overall purpose of the Act.

#### **Notification and Submissions**

- 16. The application was publicly notified on 20 August 2015, with submissions closing on 17 September 2015. A total of three submissions were received within the statutory timeframe.
- 17. The New Zealand Transport Agency ("NZTA") neither supported nor opposed the application and signalled its approval of the proposed development subject to a number of conditions. The Applicant advised that all of the conditions required by NZTA were accepted and, accordingly, these conditions have been included in the conditions of consent to this decision.
- 18. Submissions in opposition to the proposed development were received from Mr Sean O'Connor and Ms Sue Evans of 473 Wanaka-Luggate Highway, Wanaka and Ms Heather McDonald of 475 Wanaka-Luggate Highway. Both submitters expressed concerns in relation to the loss of rural amenity and character; the effect of the development on the openness of the rural landscape; the visibility of the proposed development from their properties; the intensity of the proposed development; nuisance effects, including odour emission and noise from increased traffic and, in particular, the availability of water given the current consent arrangements.
- 19. Written approval was received from the owners of 42 Halliday Road and, accordingly, any adverse effects on this particular property have been disregarded, except in relation to the

proposed café operation, which did not form part of the original application. 42 Halliday Road is the neighbouring property on the northern boundary of the subject site.

### **Summary of the Evidence Heard**

20. Planning and landscape evidence for the Applicant was filed prior to commencement of the hearing in accordance with the new statutory framework. At the hearing, Mr Paddon outlined his vision for the property which includes the farming of pinot noir grapes, a winery and a cellar door operation. Mr Paddon responded to questions from the Commission in relation to the nature and scale of the operations, the sourcing of grapes externally if necessary, the feasibility of the project, the requirement for an additional storage shed for machinery and the status of the ORC consents that had been applied for.
21. Dr Read confirmed that the proposed changes to the residential dwelling and the cellar door would have no effect on her conclusions. In her view, the proposed changes to the cellar door would make it more interesting from the east and she considered the proposed mitigation to be adequate. Dr Read confirmed that the proposed development would not be visible from the submitters' dwellings (apart from one upstairs room in the O'Connor residence). Both of the neighbouring properties were significantly elevated and the predominant views were across the site to wider landscape in the distance.
22. Ms Scott presented additional written evidence in relation to the proposed changes to buildings (described above) and the status of the ORC consents. She elaborated on the requirement for a Discretionary Activity consent pursuant to clause 11 of the NES and confirmed that as the grapes had only been planted for a very short time, there was very little risk of site contamination. In addition, all products used on the site had been organic compounds. In her view, the conditions that had been suggested by the Council were "a little extreme" but the Applicant was happy to "work with these".
23. Mr O'Connor spoke to his submission and outlined his history with respect to the neighbouring site. His particular concern was in relation to the water supply and the costs associated with this, particularly if water was to be allocated for commercial use. In his view, the size of the development was too large and although he had no issue with the tasting room, he considered the gallery and café to be unnecessary in that they had no connection to agriculture or agricultural benefit. Although in his view there was "plenty of water", his concern was more about the costs of supplying the water and he suggested that Mr and Mrs Paddon should invest in their own bore.
24. The Council Officers responded to the various issues that had arisen during the hearing and suggested several changes to the proposed conditions as a consequence.

### **The Principal Issues in Contention**

25. It was common ground that the application falls to be considered as a Discretionary Activity. A wide range of matters were traversed in the application, submissions, the Section 42A report and supporting material, and during the hearing.
26. The principal issues in contention arising from the application, the Section 42A report and the contents of submissions, including matters raised during the hearing were:

- (a) The potential adverse effects of the development on rural amenity and character;
- (b) Landscape and visual amenity effects, including potential effect on the openness of the existing landscape;
- (c) The extent to which the proposal will generate adverse effects associated with noise and odour;
- (d) The impact of the proposed development on the current water supply arrangements; and
- (e) The extent to which the proposed development is consistent with the objective and policies of the Operative District Plan, in particular those associated with Visual Amenity Landscapes.

## **Assessment**

### Landscape Classification

27. Both Dr Read and Ms Snodgrass agreed that the landscape is a Visual Amenity Landscape (“VAL”) located within a broader landscape characterised by a river terrace. Dr Read’s Landscape and Visual Effects Assessment Report contains a detailed description of the landscape character assessment and the existing environment at paragraphs 4.1 to 4.15. In describing the existing environment, Dr Read stated:

*“The land to the west of the river corridor is the location of a ribbon of residential development with houses located on an array of lots. This ribbon extends from Albert Town in the north to approximately half-way between State Highway 8 and the mouth of the Cardrona Valley. To the north of this ribbon is located more dense residential development in Albert Town and Riverside. On the eastern side of the river corridor the terrace lands are the location of larger lot residential development including the subject site and a number of larger farms.”*

28. At paragraph 6 of her report, Dr Read describes the predominant land use within the landscape character area as “rural lifestyle living”. Property sizes are variable, ranging from around 2 hectares up to 40 hectares in area. Dr Read noted that because of the larger lot size, residential use has not resulted in high level of fragmentation, although this has occurred in places. She concluded that the rural character of the area is reasonably intact, notwithstanding that the Albert Town sewerage ponds and Wanaka Wastebusters are located within the area, as are a commercial storage operation, a crane hire operation and a paintball park. In conclusion, Dr Read stated, at 4.8:

*“I conclude that the subject site is located within a portion of the broader landscape which is characterised by a river terrace system edged by rural lifestyle development. It is relatively fragmented in places being divided longways by the river corridor and the willows and other vegetation in association with the river itself, and by the presence of shelterbelts. Residential development is scattered throughout the area, but is not a dominant feature of the landscape, the lots being large enough to retain an overarching rural, pastoral character. Its proximity to Wanaka township has resulted in a number of commercial and industrial operations being located within it, and tourism operations occur as well. The aspects of this landscape which would be most vulnerable to change would be, in my opinion:*

- *the openness where this occurs;*
- *domestication through the use of inappropriate tree species;*



- *the fragmentation of the landscape with boundary planting or similar;*
- *the spread of residential or other non-rural land uses.”*

29. In relation to the subject site, Dr Read noted that vines have been planted over most of the site (as a permitted activity) and that a dam has been constructed for irrigation and frost protection (which is also a permitted activity). She noted that while viticulture is limited in its spread around Wanaka, the Rippon Vineyard has been operating for more than 13 years, and new vineyards are being planted within the area. Although the planting of the subject site in vines alters the character of the site from pastoral to viticultural, in the main openness has been retained notwithstanding that the vines will reach approximately 1.2 metres above ground level at maturity.

#### The Permitted Baseline

30. Ms Stagg considered that the permitted baseline is of limited assistance given the scale and scope of the activity as proposed. However, she noted that some activities fall within the permitted baseline in the Rural General zone, including viticulture activities and signs, provided that these are no larger than two square metres. Ms Stagg also noted that noise, dust and odours are an anticipated effect in the Operative District Plan where these arise from farming and viticultural activities.

#### Actual and Potential Effects on the Environment

31. At paragraph 7.2.2 of her report, Ms Stagg discusses the actual and potential effects on the environment. Her assessment has been guided by the relevant assessment matters set out at Part 5 of the District Plan for development within the Rural General zone, VAL landscape areas.<sup>2</sup> The relevant assessment matters were also addressed in detail by Ms Scott and Dr Read in their evidence.
32. Having reviewed the various reports, we accept the evidence of the primary witnesses, Ms Scott and Dr Read for the Applicant, and Ms Stagg and Ms Snodgrass for the Council. We briefly summarise the main points as follows.

#### *Rural amenity*

33. Both Ms Stagg and Ms Scott agreed that the proposed shed, winery and cellar door are allied to the rural productive activity on site (viticulture) and noted that the District Plan anticipates appropriate retail sales of farm and garden produce that has been raised or produced on site.
34. We accept Ms Stagg's evidence that although the proposed activity will change the character of the subject site as perceived from the wider environment, overall the proposal will retain a viticultural character and, accordingly, any adverse effects on the environment will not be significant. We also accept that the proposed activity is of a large enough scale that it will be significantly different from the activities in the surrounding area. There is no evidence that the proposal will change the open or rural character of the site, as anticipated by the District Plan.
35. The subject site is contained within a distinct topographical area and, importantly, buildings that relate to the proposal will be substantially screened from public views. We concur with

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<sup>2</sup> The appropriate assessment matters are to be found at section 5.4.2.2(3) of the Operative District Plan.

Ms Stagg that the site is capable of absorbing the change associated with the overall development without affecting the character of the surrounding Rural General zone.

36. We acknowledge that the change in character on the subject site will be more visible from the two properties that use the shared accessway along the southern side of the property. Importantly, however, the residential units on these properties are located on a terrace that is substantially higher in elevation than the subject site and, as a consequence, will be largely unaffected by the proposed development. Given the transitory nature of driving we concur with Ms Stagg that the change in character noticeable from the accessway, which will only be visible for a brief moment, will have a negligible effect on the rural amenity of the neighbouring properties.
37. Ms Stagg concluded that the District Plan provides for wineries and underground cellars associated with vineyards to be located in the Rural General zone. Accordingly, the subject site, given the conversion to viticulture, is an appropriate location for the proposed development.
38. We agree with Ms Stagg's conclusion that the adverse effects on rural character will be minimal.

#### *Landscape and visual amenity*

39. Dr Read and Ms Snodgrass have assessed the visibility of the development from public places and also from the private properties surrounding the subject site. We accept their conclusions that the proposed development will have a minimal effect on landscape values and visual amenity, including from the submitters' properties. We were able to validate this conclusion from our site visit to the properties of both of the submitters in opposition.
40. We further accept the landscape experts' conclusions that most of the changes will not be visible from any public viewpoint due to the "blending" of the development to the existing topography, together with the proposed landscaping. We are satisfied that the landscaping conditions that have been proposed will be sufficient to mitigate any adverse effects to a negligible standard.
41. In response to minor issues raised at the hearing, a revised Landscape Mitigation Concept Plan prepared by Read Landscapes dated 6 November 2015 was received. We are satisfied that this plan adequately addresses the landscape and visual amenity concerns expressed during the hearing.

#### *Nuisance*

42. The submissions from Mr O'Connor, Ms Evans and Ms McDonald expressed concern with regard to odour from the winery operation.
43. The effects of nuisances, including noise, dust and odour, were assessed by Ms Stagg. Ms Stagg noted that the subject site is located within the Rural General zone and that rural activities are anticipated in this zone. She considered that some farming activities (for example, dairy) would result in the emission of stronger odours than those generally associated with viticultural activities. Additionally, some farming activities could result in a daily increase in truck movements that would have a greater effect in terms of noise and dust

than the proposed use of the site to accommodate customers to the cellar door. Overall, she concluded that the industrial activity proposed onsite would not result in increased levels of noise, dust or odour.

44. We note that the possible effects of odour arising from the fermentation ponds associated with the winery were addressed by the ORC in considering the discharge consent. We are satisfied that the comprehensive conditions of consent in RM15.288.01, which include the preparation of an Operations and Management Manual for the treatment and land treatment system to ensure its effective and efficient operation, together with the requirement for an Annual Report (which includes a complaints section) will avoid or satisfactorily mitigate any issues that might arise from odour.

#### *Traffic generation and vehicle movements*

45. Both Ms Stagg and Ms Scott acknowledged that the retail and commercial components of the application, including the proposed café, will generate additional vehicle movements. This will result in increased traffic movements onto the site, however the effects of the additional traffic on the residential neighbours was assessed as minimal.
46. We note that access is obtained from a State Highway that is designed for and regularly experiences significant traffic volumes. Conditions of consent have been imposed to ensure that the access point from the State Highway complies with NZTA Standards, and these conditions have been accepted by the Applicant. The Council Engineer, Mr Dennis, was satisfied that site distances are sufficient to ensure that any adverse effects on the safe and efficient operation of the transportation network will be less than minor.
47. Ms Stagg noted that the provision for car parking exceeds the District Plan requirements and, accordingly, it is not anticipated that overflow parking will affect the amenity of the accessway by neighbours.
48. We are satisfied that the traffic and associated noise effects arising from the transportation of grapes to the site, which the Applicant has volunteered to limit to 30 tonnes per annum (as a condition of this consent), are acceptable.

#### *Hazards*

49. Ms Stagg noted that the subject site was planted with vines 10 months prior to lodging of the application. The Applicant has chosen not to provide a PSI or DSI with respect to potential contaminants within the soil resulting from spray drift relating to the vineyard activities. The evidence was that the vines have only been sprayed with organic seaweed-based products, and that the pesticide used on the vines is an organic compound.
50. Ms Stagg concluded that given the short amount of time the vines have been located on site, as well as the use of organic methods to control weeds and pests, the potential risk to human health from soil contamination, while unidentified, is unlikely. Further, the application proposes that all soil is to be retained on site and utilised as fill for the dam.
51. We are satisfied that the conditions of consent will ensure that any disturbance of soil and site management will be undertaken in such a way as to avoid any potential risks to human health.

Overall, given the low risk of contamination we are satisfied that, provided that the conditions of consent are adhered to, the site is safe for residential and commercial purposes.

#### *Servicing*

52. We accept the evidence of the Council engineer that there are no significant issues arising in relation to the servicing of proposed development, with the exception of the provision for wastewater disposal, which we now address.
53. The Applicant has proposed a significant investment in wastewater systems to accommodate the new activities on site. Full details are contained in the Application and were briefly discussed by Ms Stagg in her Section 42A Report.
54. At the hearing Ms Scott clarified that the ORC had advised that it did not require any further information with regard to the on-site dam and that a separate consent for this activity was not required. She also clarified that there are now two new separate wastewater designs/systems in relation to this application. The disposal of human sewage and kitchen waste from the cellar door is to be treated in a separate septic tank and disposal trench system. Waste from the winery building will be handled by a separate system designed specifically to address wine waste and will require a Discharge Permit from the ORC.<sup>3</sup>
55. A revised design for the cellar door wastewater system was submitted to Council on 1 September 2015, which included a report by Richard Davies of Davies Environmental. This system does not require consent from the ORC. Based on the evidence before us we are satisfied that any adverse effects associated with the proposed cellar door wastewater system will be negligible.
56. As noted above, a second separate system is proposed for the treatment of waste from the winery building (wine process waste). An application for a Discharge Permit was submitted to the ORC on 5 October 2015 and was extant at the time of the hearing. Discharge Permit RM 15.288.01 was subsequently granted on 30 November 2015, and provides for: *the discharge of treated winery wastewater to land for the purpose of disposal of wastewater from a winery*. The discharge permit contains a comprehensive set of conditions in relation to the establishment, operation and management of the disposal system, together with an annual reporting requirement. Accordingly, we are satisfied that winery wastewater can be disposed of in accordance with the application without generating any significant effects on the environment and that any adverse effects that may subsequently arise may be satisfactorily addressed through the processes set out in the Discharge Permit.

#### *Water supply*

57. Water is currently supplied to the site under Consent 2004.932 issued by the ORC. Ms Stagg noted that while the Applicant has resource consent to take 345m<sup>3</sup> of ground water a day for communal and domestic supply and irrigation, the existing consent does not cover commercial purposes. The ORC subsequently confirmed that the Applicant was required to either apply for a new consent or to apply for a variation of the existing consent to take water for commercial purposes. Accordingly, an application was submitted to ORC on 5 October 2015

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<sup>3</sup> The existing house waste system will remain as it currently is; accordingly, there are no issues in relation to this aspect of the proposed development.

for a renewal of the term of the water take consent, which included a request for water use for commercial purposes.

58. A Water Permit was subsequently issued by ORC on 30 November 2015 to “*take and use ground water from the Wanaka Basin Cardrona Gravel Aquifer for the purpose of irrigation, frost fighting, communal domestic supply and for commercial use in a winery.*” Conditions of consent include the surrender of the previous Water Permit 96724, and the monthly and annual water volumes that may be taken. In the absence of any evidence to the contrary, we accept that the volumes and conditions specified in the newly issued Water Permit are adequate to meet the needs of the proposed development, together with those of the neighbouring properties.

#### *Issues raised by submitters*

59. The majority of concerns raised by submitters were in relation to rural amenity and character, the effect of the development on the openness of rural landscape, the visibility of the proposed development, nuisance effects and the availability of water. All of these points have been covered in our assessment above.
60. The only remaining point raised by submitters was in relation to the commercial viability of the proposed development. Ms Stagg noted that commercial viability can potentially be considered if there is a real concern that the development is not commercially feasible, which might result in, for example, development infrastructure that has no foreseeable use. She noted that there are several examples of commercially viable wineries with cellar doors in the District, including small scale operations that have adapted to suit market conditions. The permitting of grapes to be transported to the winery for processing in the event of failure of the on-site crop will assist to mitigate concerns in relation to seasonal volatility.
61. Overall, we concur with Ms Stagg that the thrust of the District Plan concerns in relation to commercial viability would not seriously be at risk in this case, as any adverse effects on the environment would only be those resulting from the placement of the buildings on site (which have been addressed and found to be appropriate).

#### *Positive effects*

62. Ms Stagg and Ms Scott have identified positive effects of the proposal in their respective reports. We accept their conclusions that positive effects will arise in respect of:
- (i) The upgrading of the existing vehicle entrance which will provide a safer access point for neighbouring property owners;
  - (ii) The development will assist in the financial viability of retaining rural land for rural productive purposes;
  - (iii) The proposed industrial and commercial activities will provide employment to a number of people within the District who will benefit financially and socially from the proposed activities;
  - (iv) The proposed development, which will result in the addition of an activity likely to be of interest to visitors to the District, will contribute to economic development and provide additional amenity for both residents and tourists.

### *Summary of effects*

63. Overall, we have found the effects of the proposed development on the environment to be acceptable. While the proposal will represent a change to the character of the site, we accept the evidence before us that this site has the ability to absorb the proposed change in character without resulting in any adverse effects on the wider environment. In reaching this conclusion, we are cognisant that rural activities, including farming and viticulture, are anticipated in this site. These activities often result in increased levels of dust, noise and odours. However, given the conditions that have been imposed both by the ORC and through this consent, we are satisfied that any adverse effects will be avoided, remedied or mitigated to an acceptable level.

### The District Plan and Proposed District Plan

64. Ms Stagg has carried out a comprehensive analysis of the proposal against the relevant objectives and policies of both the Operative District Plan and the Proposed District Plan.

### *Operative District Plan*

65. As previously discussed, our evaluation of the assessment matters takes into account all matters raised by the relevant objectives and policies set out in Part 4.2 – *Landscape and Visual Amenity*. For the reasons previously discussed, we find the proposal to be consistent with these important objectives and policies. Ms Scott has concurred with Ms Stagg's assessment. Overall, we find that the proposal is consistent with the District wide objectives and policies in relation to *Landscape and Visual Amenity*, *Earthworks*, *Character and Landscape Value*, and the *Transport* objectives and policies.

### *Plan Change 49*

66. At the time of the hearing, Plan Change 49 had advanced to the stage where the rules have legal effect and parts are to be treated as operative.
67. The relevant objectives and associated policies of Plan Change 49 seek to enable earthworks that are part of a development, provided the works are undertaken in a way that avoids, mitigates or remedies any adverse effects; including effects on landscapes, land stability, flooding and cultural values. For the reasons discussed in our analysis of the effects on the environment, we have concluded that the proposal is consistent with these objectives and policies.

### *Proposed District Plan*

68. The Proposed District Plan was notified on 26 August 2015. Although the rules have no legal effect at this stage, it is relevant to consider the objectives and policies and the extent to which the proposal is consistent with any potential change in direction from the Operative District Plan.
69. Ms Stagg has carried out an analysis of the objectives and policies in Chapter 3 - *Strategic Directions*, Chapter 6 – *Landscapes*, and Chapter 21 – *Rural Zone of the Proposed Plan*. There are a number of objectives and associated policies that are relevant.

70. Objective 3.2.1.4 seeks to recognise the potential for rural areas to diversify land use, provided a sensitive approach is taken to rural amenity and landscape character. We concur with Ms Stagg that the proposed activity enables the economic diversification of land while maintaining the rural amenity of the surrounding area, as well as the character of the landscape.
71. Similarly, Objective 6.3.8 seeks to recognise the District's dependence on tourism and to recognise that tourism-related activities within the Rural zone may be appropriate where these activities enhance the appreciation of landscapes, provided that they protect landscape character and visual amenity values. Plainly, the proposal, which has a tourism element, is consistent with this objective. We concur with Ms Stagg that the activity will enable tourists to enjoy the rural landscape, as well as the agricultural products of the site.
72. The relevant objectives and policies in Chapter 21 - *Rural Zone*, seek to enable farming and other permitted activities while protecting landscape, rural and ecological values. While the policies recognise the potential opportunities for diversification through commercial activities in order to encourage the long term sustainability of farms in the District, this must be done in such a way so as to ensure that commercial activities do not compromise landscape values or rural amenity. We have concluded that the proposed development, which is both a commercial and an industrial activity, will enable the site to diversify in a way that encourages the long-term maintenance of rural productivity on the site, while also protecting the landscape and rural values of the site.

#### *Summary*

73. Based on the comprehensive analysis carried out by Ms Stagg, together with the supporting evidence of Ms Scott, we have concluded that the proposed development is consistent with the relevant objectives and policies of the Operative District Plan, Plan Change 49 and the Proposed District Plan.

#### Regional Policy Statement

74. Ms Stagg has carried out an assessment of the relevant objectives and policies contained within the Otago Regional Policy Statement ("ORPS") which are relevant to the proposal. Based on the evidence before us, we have concluded that the proposed development is consistent with the relevant objectives and policies of both the Operative and Proposed Otago Regional Policy Statements.

#### Section 104(1)(c) – Other Matters

75. In her Section 42A report, Ms Stagg discussed the submission of Mr O'Connor and Ms Evans that the proposal is inconsistent with Wanaka 20:20, as it encourages growth on the eastern side of the Cardrona River. Ms Stagg identified that Wanaka 20:20 is a non-statutory I document that sets out the community's desired future goals with regard to growth and development in and around Wanaka. Accordingly, while we are entitled to have regard to this document, we are not bound by it.
76. We agree with Ms Stagg that Wanaka 20:20 encourages the retention of the rural working landscape and, importantly, specifies that planning should support the viability of farming activities. Plainly the proposed development is rural rather than urban in nature and,

accordingly, it is appropriate for it to be located outside of the urban growth boundary identified by Wanaka 20:20. The proposed activity will support the viability of a viticultural activity which is anticipated in the rural working landscape. Accordingly, we consider that the proposed activity is consistent with the Wanaka 20:20 Community Plan.

#### Part 2 of the Resource Management Act 1991

77. Part 2 of the Act sets out the Act's purpose in promoting the sustainable management of natural and physical resources. We agree with Ms Stagg's conclusion that the proposal represents development that enables the Applicant to provide for their social and economic well-being through encouraging the productive economic use of land. The processing of and sale of the grapes grown on site enables the efficient use of the physical resource while also encouraging sustainability by reducing the transportation required to process and sell goods produced on site.
78. The activity has the potential for positive benefits to both the Applicant and the wider community, and will support the local tourism industry. It is expected that the proposed development will provide employment for a small number of people. In reaching our conclusion, we have also had regard to the relevant matters listed in sections 6 and 7 of the Act which includes sections 6(b), 7(b), 7(c), 7(f) and 7(g). We are satisfied that the proposed development provides for the protection of outstanding natural features and landscape from inappropriate development as a matter of national importance.
79. In relation to the relevant section 7 matters, we have concluded that the proposed development will maintain and enhance amenity values and the quality of the environment, with particular regard to amenity values of the surrounding rural area. Any adverse effects on the amenity of neighbouring properties has been assessed as minimal. We accept Ms Stagg's evidence that the proposed activity is an efficient use of land as a physical and natural resource.
80. Overall, we have concluded that the proposal promotes the purpose of the Act set out in section 5.

#### **Decision**

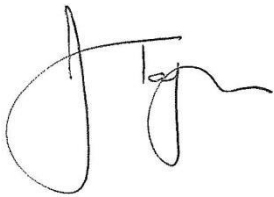
81. For the reasons discussed above, we are satisfied that the proposal represents sustainable management of natural and physical resources provided that it complies with the conditions that have been imposed. Pursuant to section 113 of the Act, the reasons for this decision are:
  - (a) In terms of section 104(1)(i) of the Act, the actual and potential effects of the proposal on the environment will, on balance, be acceptable. Potential adverse effects, particularly in relation to landscape and visual amenity effects, will be adequately mitigated by the design measures proposed by the Applicant and by the conditions that have been offered and/or imposed.
  - (b) In terms of section 104(1)(b) of the Act, we consider the proposal to be consistent with the relevant objectives and policies of the Operative District Plan, Plan Change 49 and the Proposed District Plan. The proposal meets the relevant assessment criteria relating to Visual Amenity Landscapes and with the associated objectives and policies.



- (c) We have concluded that the proposal is consistent with Part 2 of the Act. The proposed development will provide for the economic and social benefit of the Applicant while retaining and enhancing the naturalness of the remainder of the site for future generations. Overall, we have concluded that the application promotes the purpose of the Act, which is the sustainable management of natural and physical resources.

### **Conditions**

82. At the conclusion of the hearing, we requested Ms Scott and Ms Stagg to reach agreement (if possible) on an agreed set of conditions taking into account the matters raised at the hearing. We are grateful for the effort that was put into this process.
83. Pursuant to section 108 of the Act, consent is granted subject to the conditions that follow.

A handwritten signature in black ink, appearing to be 'DJ Taylor', with a large loop on the left and a horizontal line extending to the right.

D J Taylor

For the Commission

## General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

- 'Site Plan' 9072015
- 'Winery'
- 'Shed'

### Draftline Ltd

- 'Proposed Floor Plan' Proposed Cellar Door Luggate, Wanaka 02 Nov 2015 Dwg 102
- 'Proposed Basement Floor Plan' Proposed Cellar Door Luggate, Wanaka 02 Nov 2015 Dwg 103
- 'North and East Elevations' Proposed Cellar Door Luggate, Wanaka 02 Nov 2015 Dwg 104
- 'South and West Elevations' Proposed Cellar Door Luggate, Wanaka 02 Nov 2015 Dwg 105
- 'House/Garage Floor Plan' Proposed Dwelling Addition Luggate, Wanaka 09 Nov 2015 Dwg 107
- 'House/Garage Elevations' Proposed Dwelling Addition Luggate, Wanaka 09 Nov 2015 Dwg 108 and 109

### Penguin Pools

- 'Pool Plan' and 'Pool Cross Section' DWG April 2015

### Read Landscapes

- 'Mitigation concept for Chris Paddon: Lots 2 & 7 DP 429863, Wanaka-Luggate Highway Ref 15008/5 date 6/11/2015

### **stamped as approved on 21 December 2015**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.

## Landscaping

3. The vegetation as indicated on the approved landscape plan (prepared by Read Landscapes) approved under Condition 1 shall be maintained and irrigated in perpetuity. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
4. All proposed Lombardy poplars shall be 2.0m high at the time of planting.
5. All proposed olive trees shall be 1.2m high at the time of planting.
6. All proposed cherry laurel plants shall be 1.0m high at the time of planting and the hedge shall be maintained at 1.5m above ground level.

7. The fence for the swimming pool shall be of an open style or glazed so as to not appear solid and an extension of the built form.

#### Lighting

8. Exterior lighting adjacent to the cellar door or winery shall be no higher than 3m above ground level and shall be directed downwards and away from existing buildings and property boundaries, so that light spill beyond property boundaries, and onto Wanaka-Luggate Road does not occur.

#### Colours and Materials

9. The colours and materials of the dwelling extension, winery, Cellar Door and shed approved under this resource consent are as follows:

Element	Material	Colour
<b>Cellar Door</b>		
Walls	Schist	N/A
Walls	Colorsteel	'Grey Friars' (LRV 12.8%)
Walls (timber accents)	Resene	'Red Berry' (LRV 10%)
Roof	Colorsteel	'Grey Friars' (LRV 12.8%)
Spouting and downpipes	Copper	To tarnish naturally
Joinery	Aluminium	'Matt Silver' (LRV 38%)
<b>Winery</b>		
Walls and roof	Colorsteel	'Grey Friars' (LRV 12.8%)
Joinery	Aluminium	Unpainted
<b>Farm building</b>		
Walls and roof	Colorsteel	'Grey Friars' (LRV 12.8%)
<b>Addition to the dwelling</b>		
Walls	Plaster	Dulux 'Omarama' (LRV 41%) to match the existing dwelling on site
Roof	Colorsteel	'Grey Friars' (LRV 12.8%)
Garage door	Wood	Dark stain

Any amendment to this schedule of colours and materials shall be first certified as appropriate in writing by Council, and confirmed as being consistent with Council's "A Guide to Reducing Glare and Reflectivity in the Queenstown Lakes District" prior to being used on the buildings.

10. All schist used on the proposed cellar door shall be locally sourced

#### Engineering

##### **General**

11. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>*

**To be completed prior to the commencement of any works on-site**

12. Prior to commencement of works on site on the winery, cellar door or associated parking and accessway, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development, and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
13. Prior to commencing works on any road reserve area, the consent holder shall obtain and implement an approved traffic management plan for NZTA's Network Consultants, Opus International Consultants Ltd, Alexandra. A copy of the approved plan and agreement to work on State Highway 6 shall be submitted to the Principal Resource Management Engineer at Council as required by NZTA.
14. Seven days prior to commencing works within the State Highway road reserve, the consent holder shall submit an application to carry out works on the State Highway be completed and submitted to the NZTA's Network Consultants, Opus International Consultants Ltd, Alexandra.
15. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
16. The proposed development may be staged. For the purposes of engineering review and certification, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. Prior to the commencement of any works on the site relating to a particular stage the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans for that stage as is considered by Council to be both necessary and adequate, in accordance with Condition 12, to detail the following engineering works required:
  - a) The provision of a sealed vehicle crossing to the site from Wanaka-Luggate Highway to be in terms of NZTA's Diagram E standard. This shall include the relocation of the mailboxes opposite the entry as detailed in NZTA's submission dated 14/9/2015
  - b) The provision of a stormwater disposal system from all access and parking areas to Council's standards. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 and be subject to the review of Council prior to implementation.
  - c) The provision of an access way to the winery/cellar door and accessible car parks that complies with the guidelines provided for in Council's development standard NZS4404:2004 with amendments as adopted by the Council in October 2005. The access shall have a minimum formation standard of 150mm compacted AP40 with a 5.5m minimum carriageway width. Provisions shall be made for stormwater disposal from the carriageway.
  - d) The provision of parking and manoeuvring areas for Class 2 users to Council's standards. The parking and manoeuvring areas shall have a minimum formation standard of 150mm compacted AP40. Provision shall be made for stormwater disposal from the parking and manoeuvring areas.
  - e) The provision of Design Certificates for all engineering works associated with the development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.

***To be completed when works finish and before occupation of the buildings***

17. Prior to the occupation of the winery/cellar door, the consent holder shall complete the following:

- a) The completion of the works detailed in Condition 16 above.
- b) The provision of an effluent disposal system in accordance with the Davies Environmental report submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.
- c) Any power supply connections to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- d) All earthworked and/or exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised as soon as practicable.
- b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- c) The consent holder shall provide evidence to the Principal Resource Management Engineer at Council that all works associated with the State Highway have been completed to the satisfaction of NZTA or their network consultants, Opus International Consultants.
- d) The consent holder shall submit to the Principal Resource Management Engineer at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
- e) In the event that the test results required in Condition 17(d) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Principal Resource Management Engineer at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to occupation of the winery/cellar door.
- f) Fire fighting storage is to be provided in accordance with the letter from New Zealand Fire Service Central/North Otago Area dated 23/6/2015. This shall include the following:
  - A piped system from the storage dam onsite to a coupling point
  - A round thread adaptor (PSL 058900 or 059000 or similar) is fitted for NZFS access to water
  - A gate valve fitted near the coupling point.
  - A fire fighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres (preferably 10m), from any proposed building on site.

The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located within 5m of the coupling point in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed

width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

The Fire Service connection point/coupling must be located so that it is clearly visible and provided with appropriate signage to enable connection of a fire appliance.

### Managing Soil Contaminants

18. Prior to any disturbance of soil commencing on site, the consent holder shall submit to the manager of Resource Consenting a plan outlining the management of the disturbance of soils on site. This shall include details with regard to mitigation measures and a notice, which shall be erected where visible to all persons entering the site. The sign shall be a minimum of A3 size, laminated and replaced as necessary such that remains onsite until the dwelling is completed.
19. The duration of the earthworks and exposed areas of soil disturbance shall be three (3) months with the entire build and landscaping being completed within one (1) year of the commencement of the works on site. The consent holder shall confirm to the Manager, Resource Consents of the Council the earthworks start date at least two (2) weeks prior to the work commencing. The duration of the earthworks component of the consent shall commence from the start date confirmed to the Council.
20. Prior to any soil disturbance commencing, a sufficient water source shall be established and the site regularly watered to suppress dust.
21. Throughout the entirety of the soil disturbance period and construction of the dwelling, suitable protection including dust masks and water baths shall be made available to all person visiting and working onsite.
22. All cut material is to be retained and reused on site or if taken off site, shall be taken to an approved landfill disposal site that is approved by Council. Prior to any soil being removed from the site, the consent holder shall submit the details of the receiving site and volumes disposed of to the Manager Resource Consents for consideration and approval.  
  
Any growing of domestic food (vegetable garden) shall be established in areas where no soil disturbance occurs as identified in the approved cut/fill plan. In addition no areas of disturbed soil shall be used for garden/landscaping beds

### Hours of Operation

#### **Earthworks**

23. Hours of operation for earthworks, shall be Monday to Saturday (inclusive): 8.00am to 6.00pm. Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

#### **Winery and Café**

24. Hours of operation for the winery and café shall be as follows:

Monday-Sunday	11:00 – 19:00
---------------	---------------

## Accidental Discovery Protocol

25. If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
  - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
  - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
  - (i) stop work within the immediate vicinity of the discovery or disturbance and;
  - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 and;
  - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

## Externally sourced Grapes

26. No more than 30 tonnes of grapes (equivalent to approximately three truck loads) shall be brought onto the site annually. For clarification, this condition has been imposed to limit the quantity of grapes being brought onto the site that are grown off site.

## Advice Note

- *The consent holder is advised that they are required to comply with the Drinking Water Standards for New Zealand 2005 (Revised 2008) at all times.*





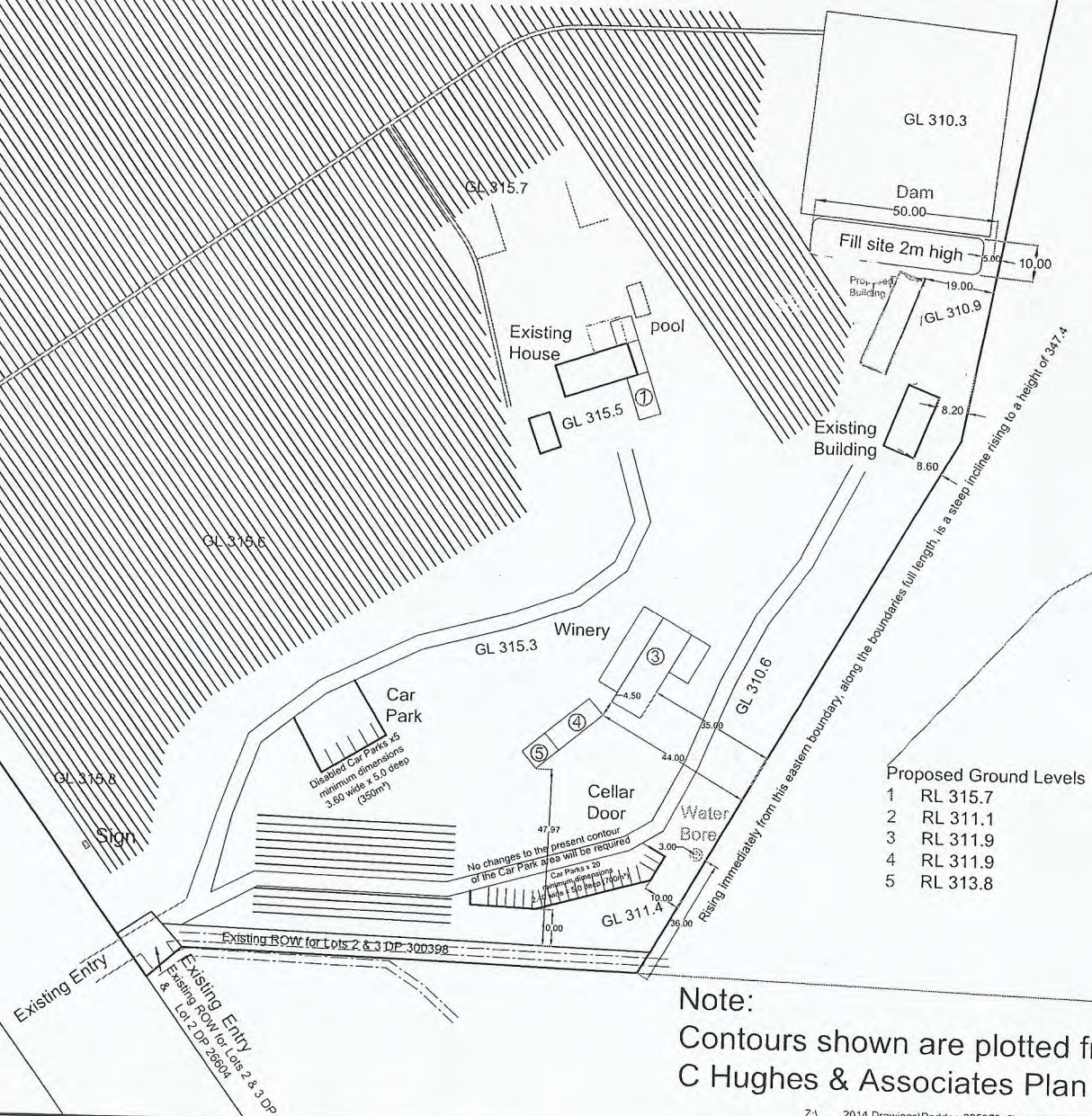
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM150476

Monday, 21 December 2015

Scale 1:1250 @ A3

Site Plan



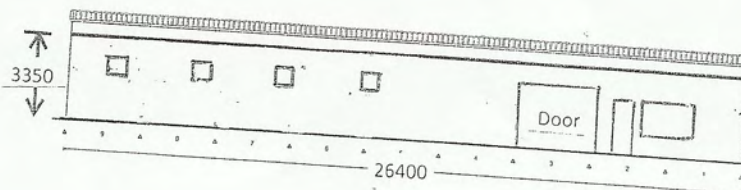
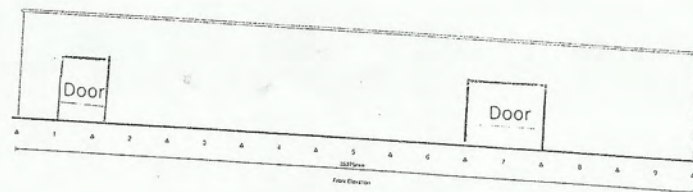
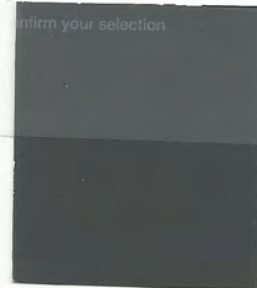
- Proposed Ground Levels
- 1 RL 315.7
  - 2 RL 311.1
  - 3 RL 311.9
  - 4 RL 311.9
  - 5 RL 313.8

Note:  
Contours shown are plotted from  
C Hughes & Associates Plan C 612



**QUEENSTOWN LAKES DISTRICT COUNCIL**

**Monday, 21 December 2015**



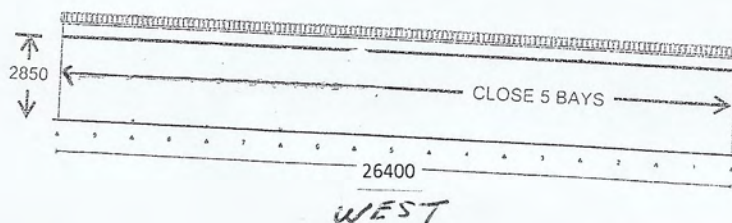
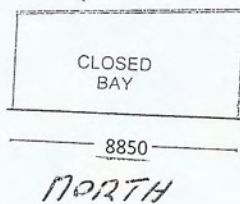
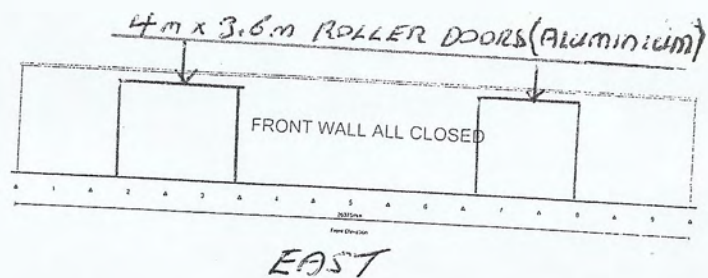
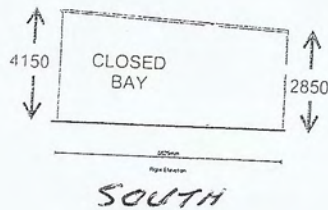
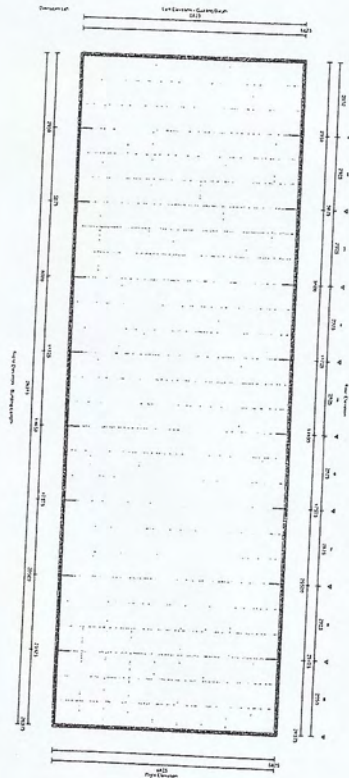
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SHED

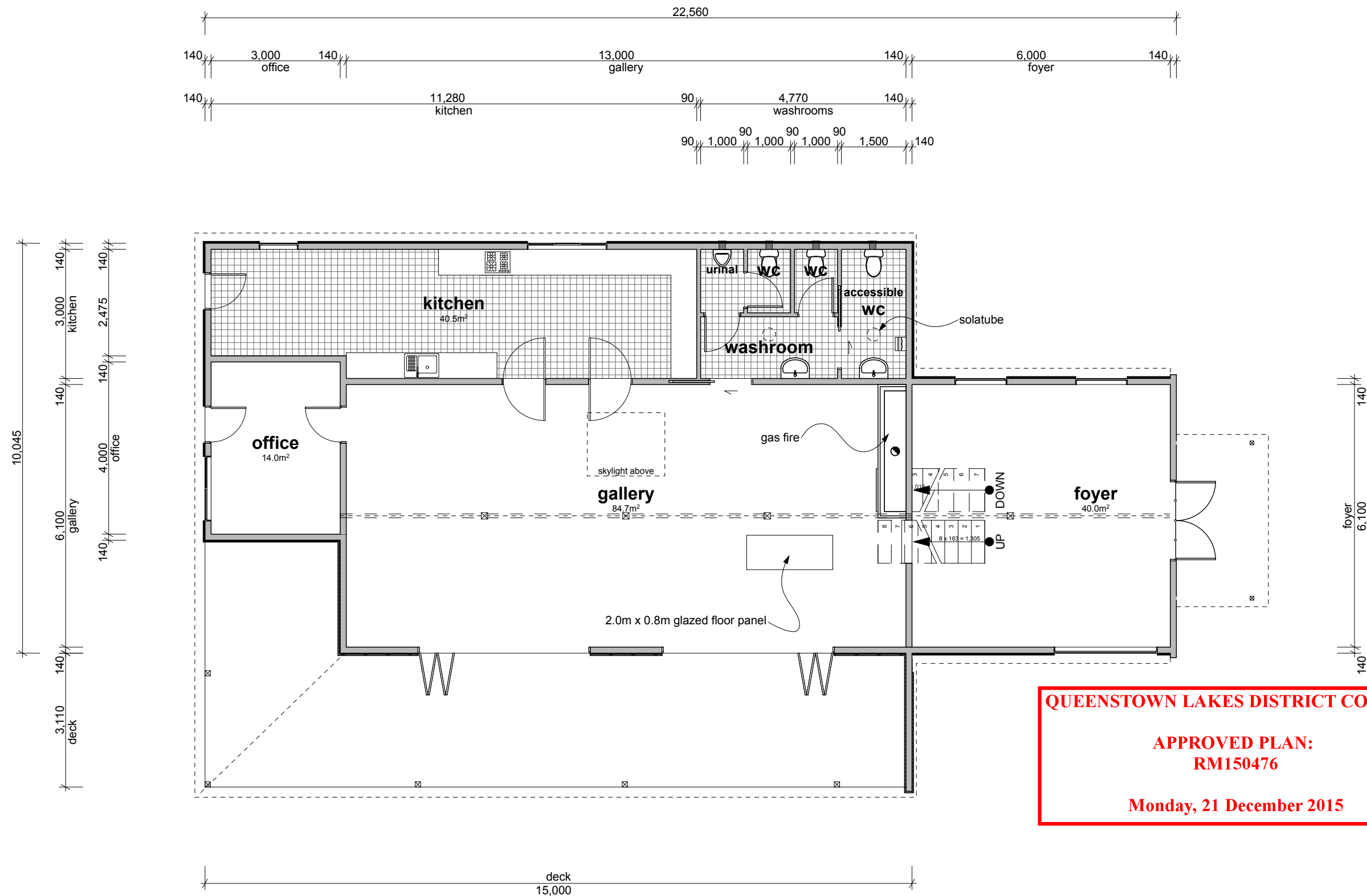
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Roof and walls clad with colour steel (grey Frairs)



Firm Name  
**DRAFTLINE LTD**  
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All dimensions are in millimetres unless otherwise stated  
All construction to comply with NZBC/NZ 3604: 2011, alongside all current standards alike  
All timber to be SG8 unless specified otherwise  
**ALL DIMENSIONS TO BE VERIFIED ON SITE**  
**DO NOT SCALE OFF PLANS**

Job Title  
**Proposed Cellar Door**  
**Luggate,**  
**Wanaka**

Design	P. Coll
Drawn	LT
Checked	
Revision Date	02-Nov-15
Plot Date	

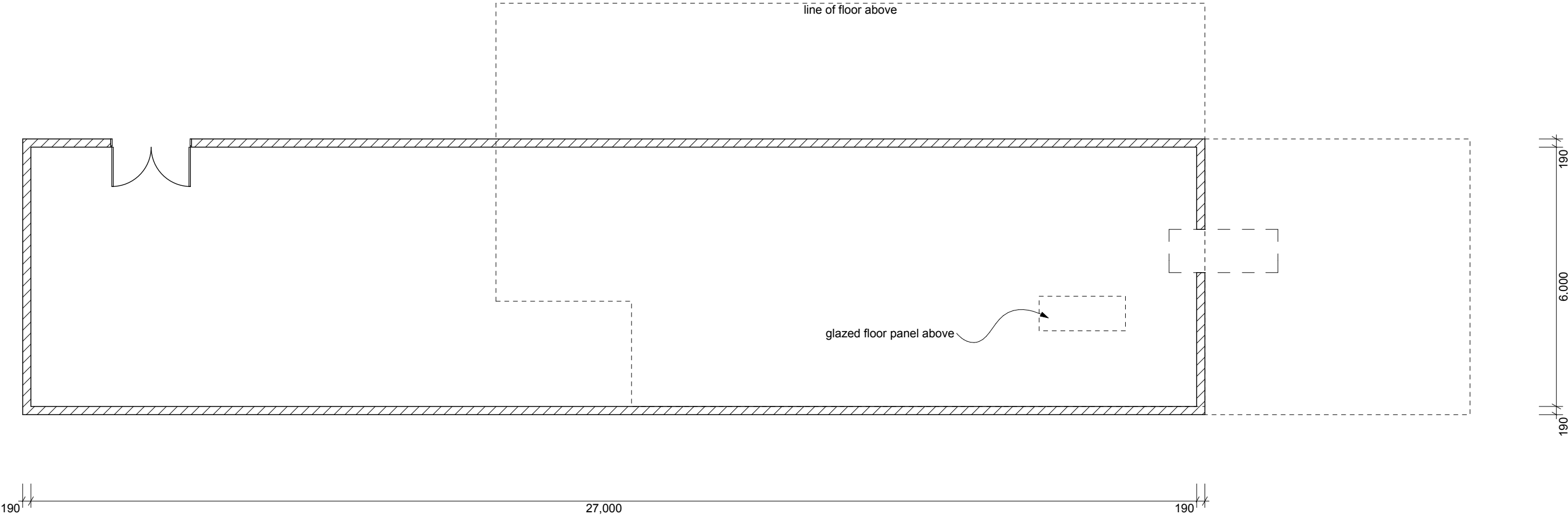
**Proposed Floor Plan**

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Drawing Number	102

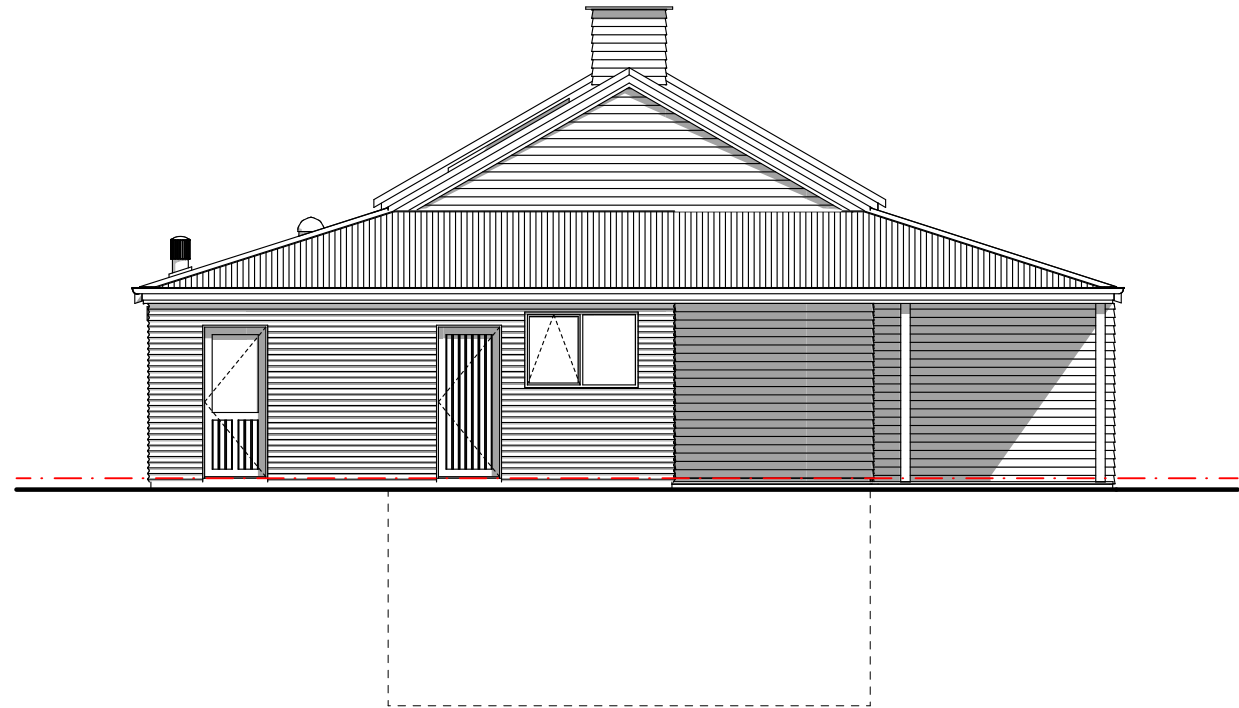
QUEENSTOWN LAKES DISTRICT COUNCIL

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RM150476

Monday, 21 December 2015



<div>Firm Name</div> <div><b>DRAFTLINE</b><sup>LTD</sup></div> <div>DESIGN &amp; DRAUGHTING SERVICES</div> <div>PROPERTY MANAGEMENT</div> <div>PROPERTY INSPECTION</div> <div>PATRICK COLL. NZCD Arch</div> <div>5 Beswick Street Timaru</div> <div>Ph/Fax 03 688 8455</div> <div>Cell 0274 370 280</div> <div>Email pat.coll@draftline.co.nz</div>	<div>Notes</div> <div>Copyright remains the property of Draftline Ltd unless specified in writing</div> <div>All dimensions are in millimetres unless otherwise stated</div> <div>All construction to comply with NZBC/NZ 3604: 2011, alongside all current standards alike</div> <div>All timber to be SG8 unless specified otherwise</div> <div>ALL DIMENSIONS TO BE VERIFIED ON SITE</div> <div>DO NOT SCALE OFF PLANS</div>	<div>Job Title</div> <div><b>Proposed Cellar Door</b></div> <div><b>Luggate,</b></div> <div><b>Wanaka</b></div>	Design	P. Coll	<b>Proposed Basement Plan</b>	Scale
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			Revision Date	02-Nov-15		103
			Plot Date			

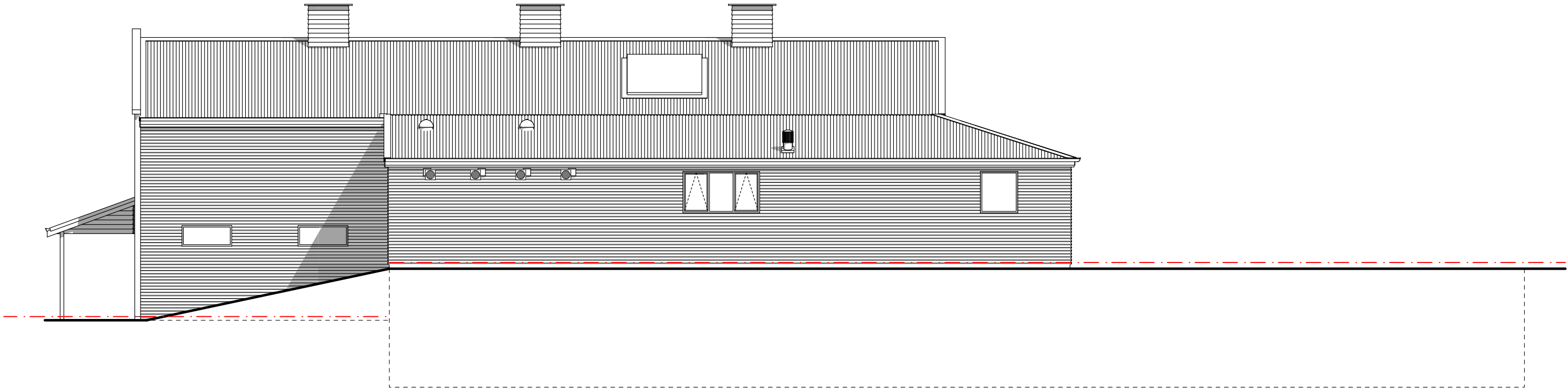


North Elevation

QUEENSTOWN LAKES DISTRICT COUNCIL

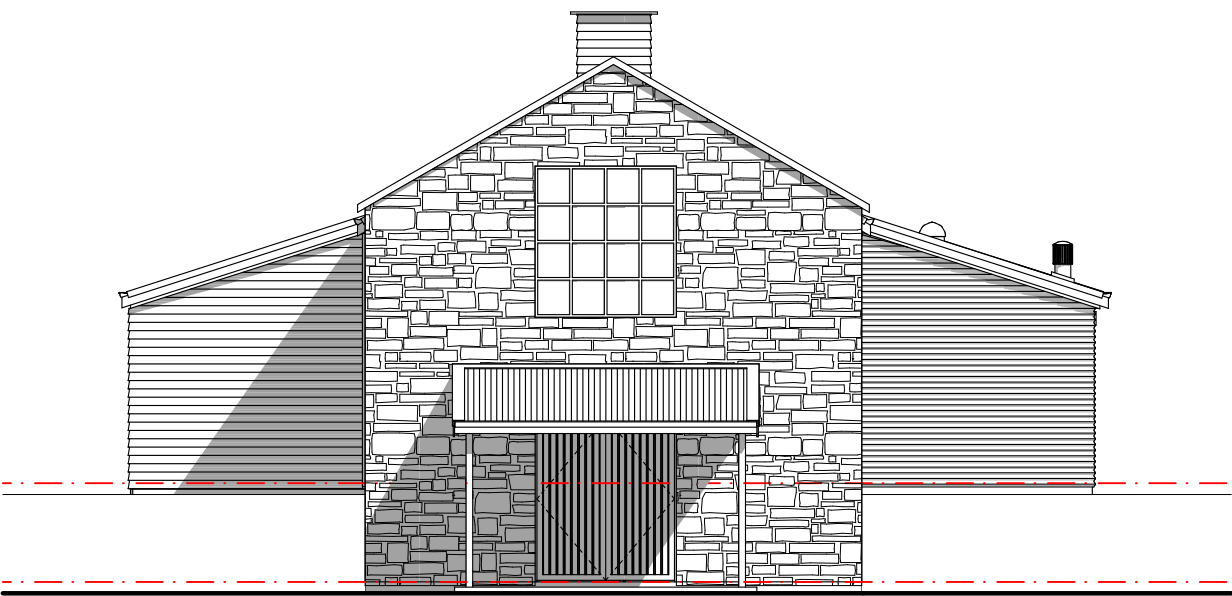
APPROVED PLAN:  
RM150476

Monday, 21 December 2015

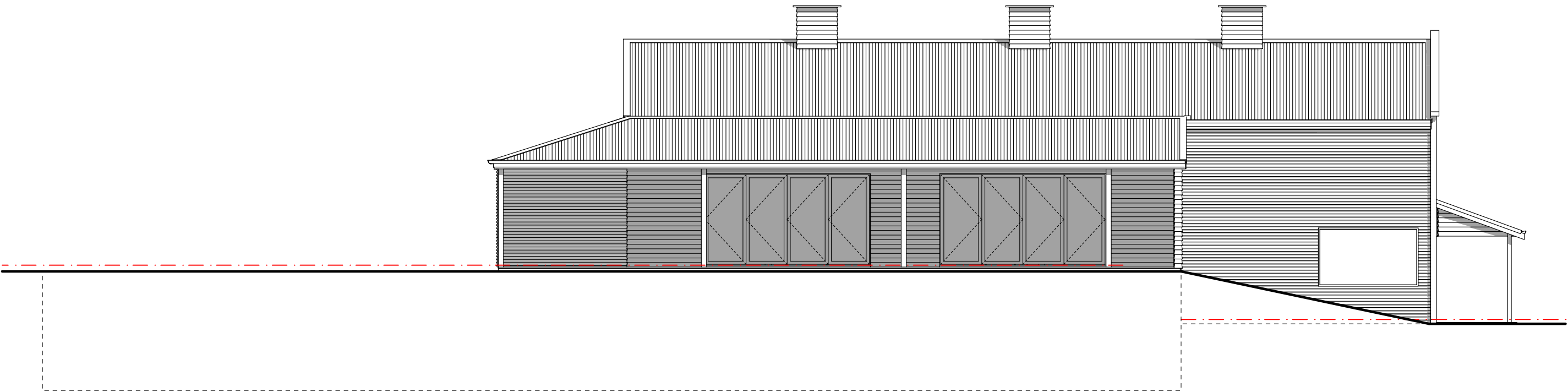


East Elevation

<div><div>Firm Name</div><div><b>DRAFTLINE</b><sup>LTD</sup></div><div>DESIGN &amp; DRAUGHTING SERVICES</div><div>PROPERTY MANAGEMENT</div><div>PROPERTY INSPECTION</div><div>PATRICK COLL. NZCD Arch</div><div>5 Beswick Street Timaru</div><div>Ph/Fax 03 688 8455</div><div>Cell 0274 370 280</div><div>Email pat.coll@draftline.co.nz</div></div>	<div>Notes</div> <div>Copyright remains the property of Draftline Ltd unless specified in writing</div> <div>All dimensions are in millimetres unless otherwise stated</div> <div>All construction to comply with NZBC/NZ 3604: 2011, alongside all current standards alike</div> <div>All timber to be SG8 unless specified otherwise</div> <div>ALL DIMENSIONS TO BE VERIFIED ON SITE</div> <div>DO NOT SCALE OFF PLANS</div>	<div>Job Title</div> <div>Proposed Cellar Door</div> <div>Luggate,</div> <div>Wanaka</div>	Design	P. Coll	North & East Elevations	Scale
			Drawn	LT		1:100
			Checked			Drawing Number
			Revision Date	02-Nov-15		104
			Plot Date			

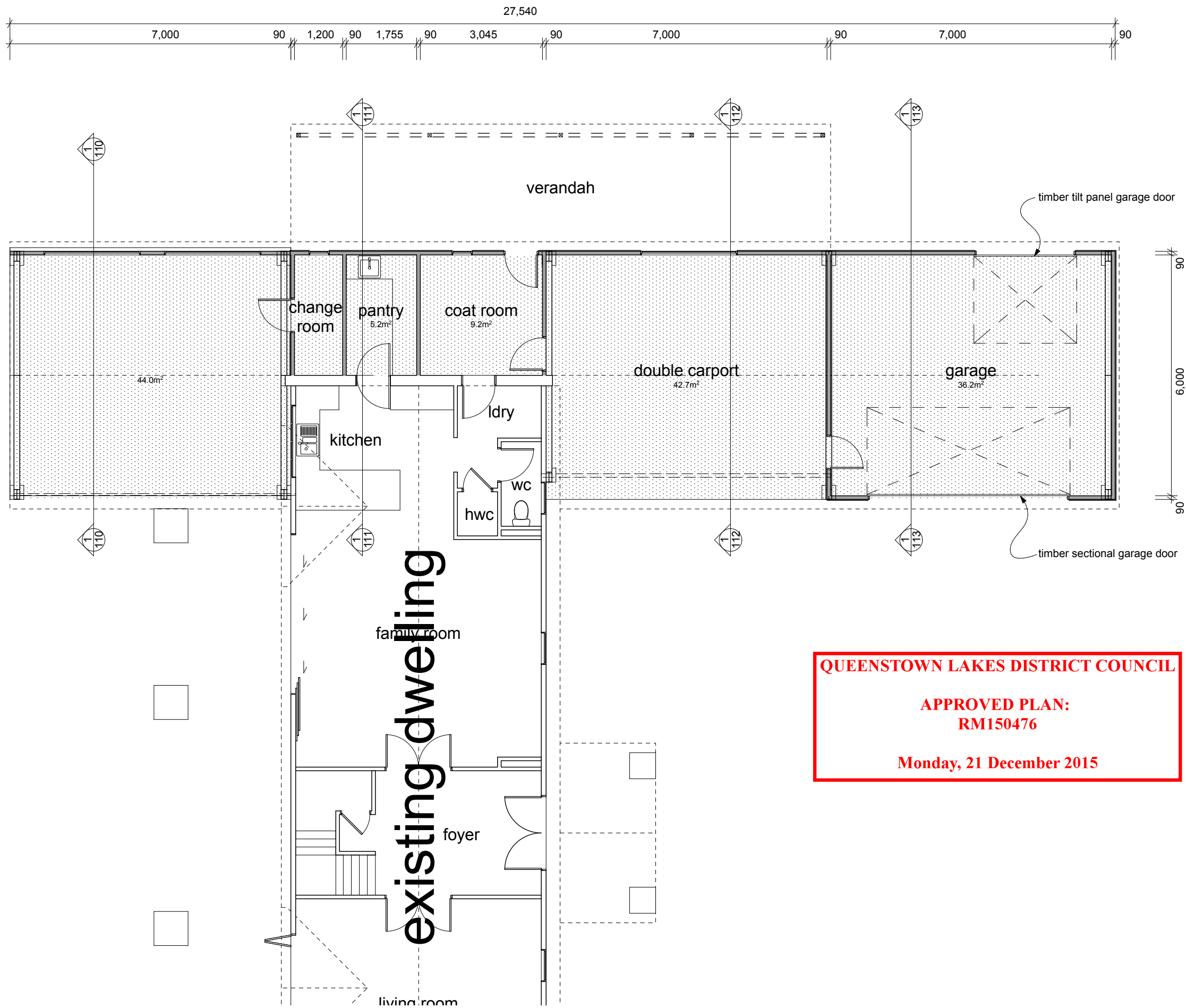


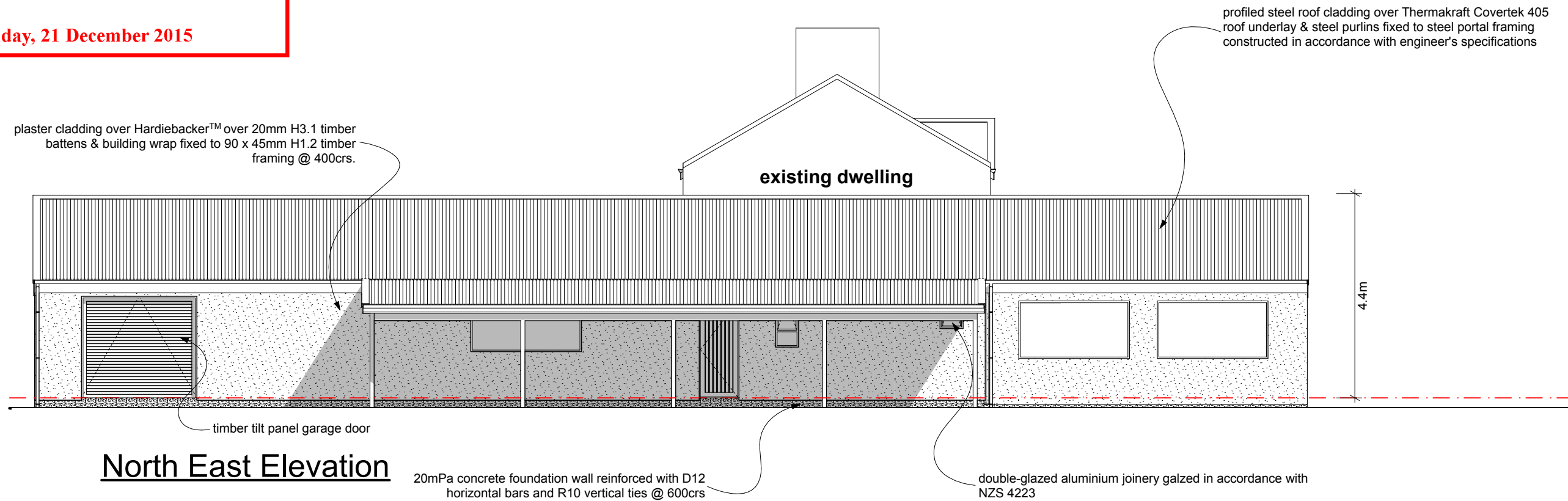
South Elevation



West Elevation



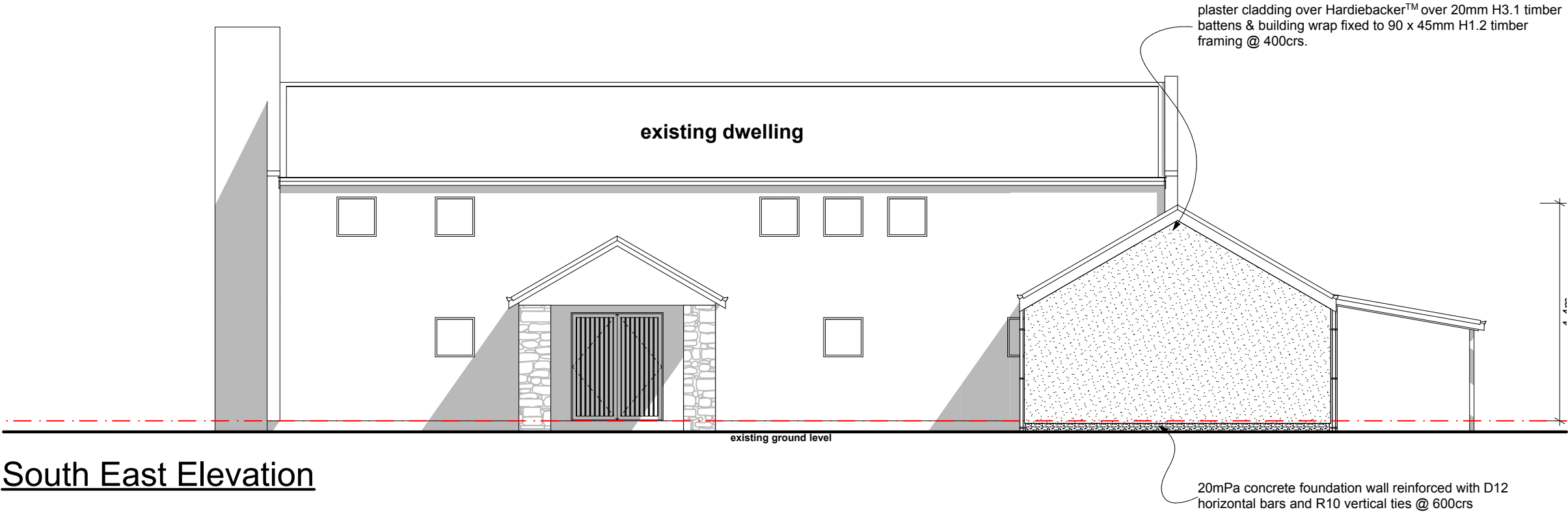
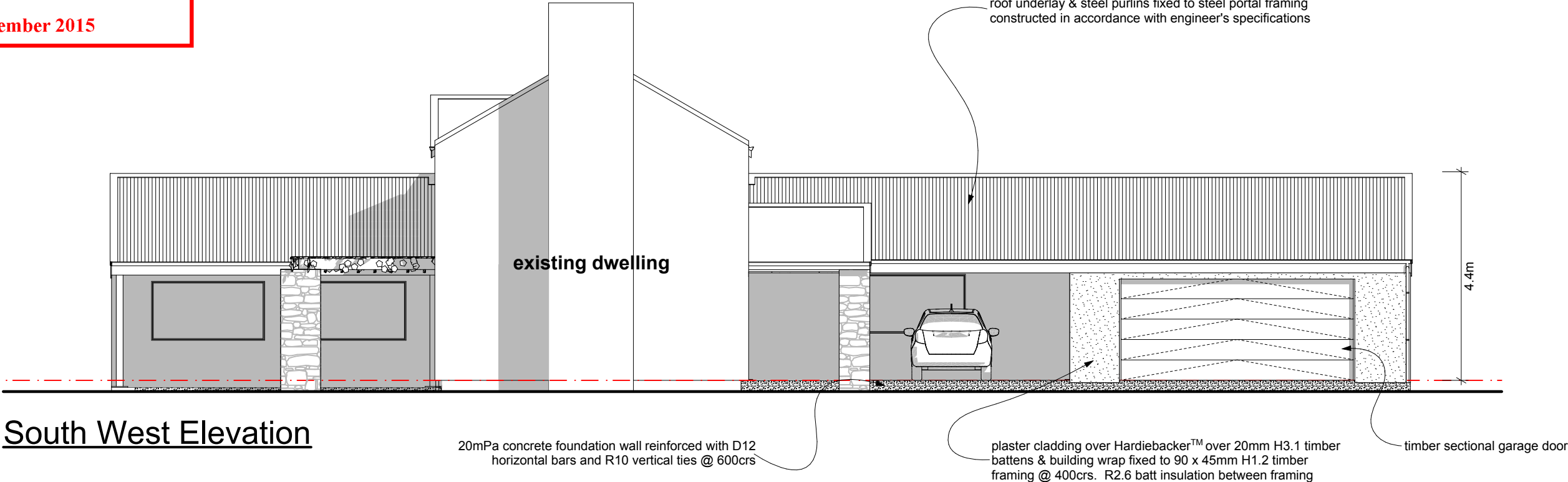






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Email pat.coll@draftline.co.nz

Notes  
Copyright remains the property of Draftline Ltd unless specified in writing  
All dimensions are in millimetres unless otherwise stated  
All construction to comply with NZBC/NZ 3604: 2011, alongside all current standards alike  
All timber to be SG8 unless specified otherwise  
**ALL DIMENSIONS TO BE VERIFIED ON SITE  
DO NOT SCALE OFF PLANS**

Job Title  
**Proposed Dwelling Addition  
Luggate,  
Wanaka**

Design	P. Coll
Drawn	LT
Checked	
Revision Date	09-Nov-15
Plot Date	

**House/Garage Elevations**

Scale	1:100
Drawing Number	109



#### SPECIFICATION

##### Building Consent:

All work shall be carried out in accordance with the New Zealand Building Code and local body bylaws. Consent to be received before any site work commences. Discharge from pool to comply with regulations.

1. Pool Site: Pool to be located in level "good ground" as defined in NZS 3604 Section 3. If in doubt employ the services of a suitably qualified engineer.
2. Excavation: Excavation to be carried out carefully. Avoid over excavation.
3. Fittings: All plumbing and drainage fittings to be in accordance with local body bylaws.
4. Installation: Installation and backfilling to be carried out in accordance with instructions.
5. **Water Level/Emptying: Water level to be maintained full to provide stability to pool. Never empty without advice from suitably qualified agent. Reduction in water level may lead to distortion or floatation of pool liner.**
6. Pool Fencing: Pool fencing and gates to be in accordance with Fencing of Swimming Pools Act 1987.

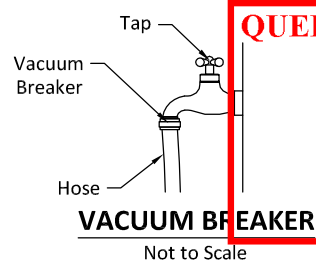
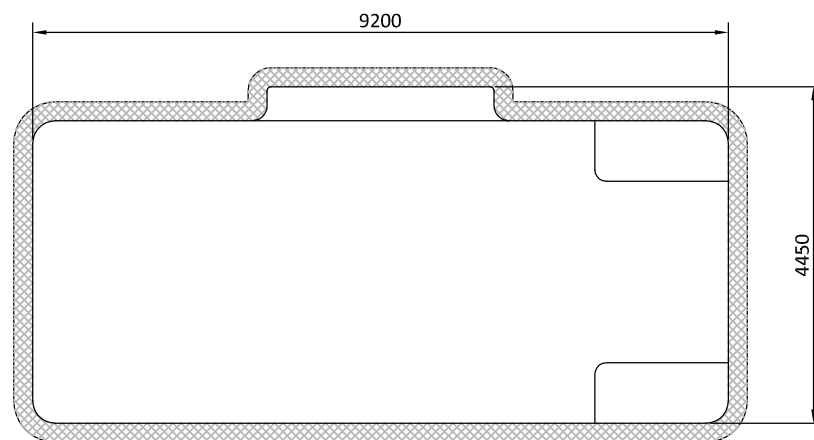
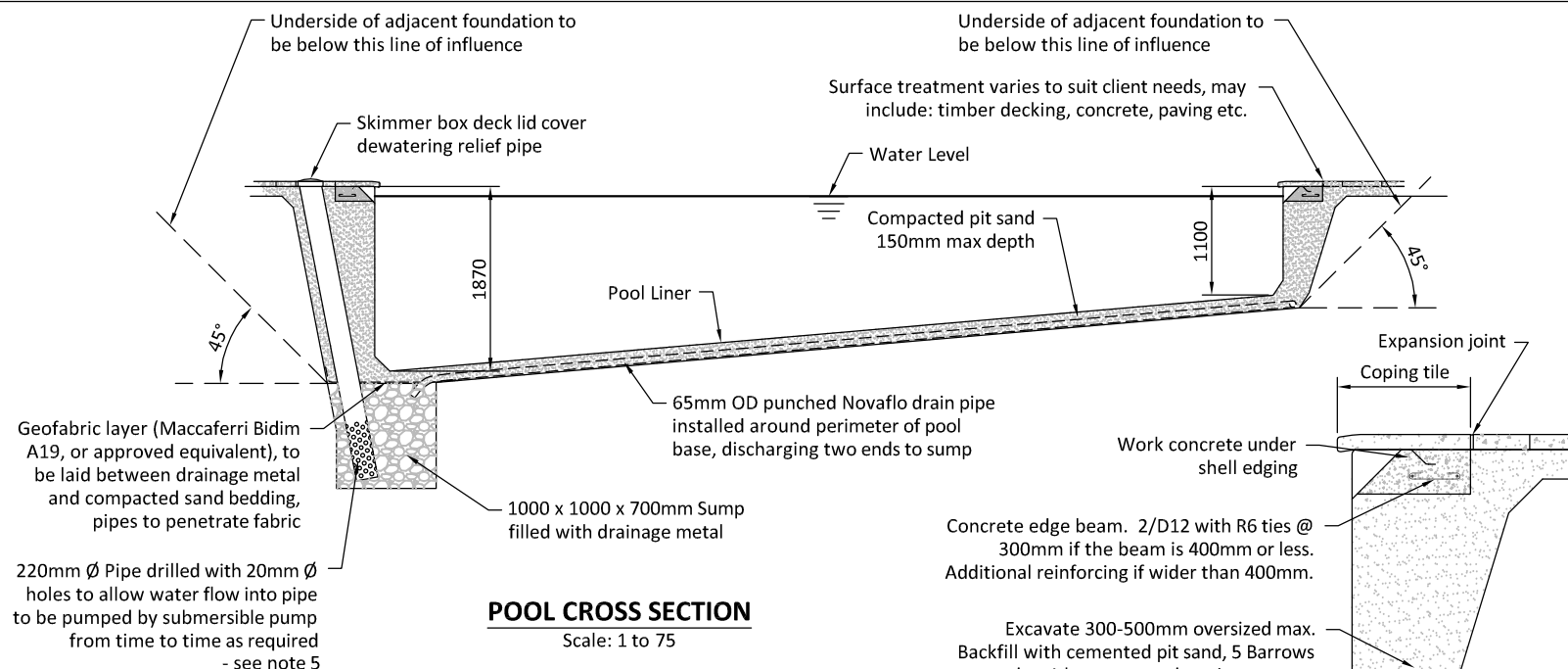
Copyright  
PENGUIN POOLS NZ

Warranty will be issued on completion of the pool by Penguin Pools NZ

Penguin Pools  
353 Raynes Road  
Hamilton  
Phone: 07 829 5707

CLIENT:

# DIAMOND

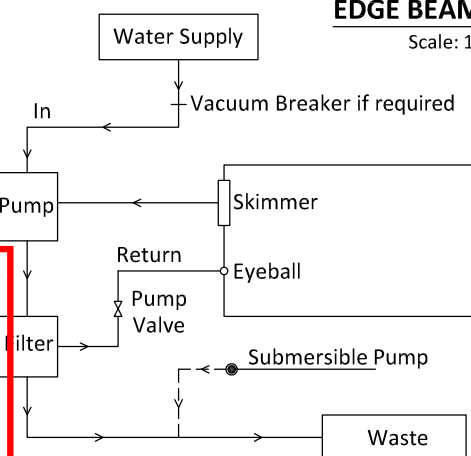


**QUEENSTOWN LAKES DISTRICT COUNCIL**

Scale: 1 to 100

**APPROVED PLAN:  
RM150476**

**Monday, 21 December 2015**



#### EDGE BEAM DETAIL

Scale: 1:25

Drawing Issue: April 2015





**Key:**

1. Shed extension
2. New pool
3. House extension
4. Row of *Olea europea* (olives)
5. Winery
6. Cellar Door
7. Disabled car parks
8. Main car park
9. Clusters of *Populus nigra italica* (Lombardy poplars)
10. Hedge of *Prunus laurocerasus*
11. Neighbour's driveway
12. Existing trees to remain
13. Trees transplanted from north of drive to south of drive
14. Existing trees interplanted with transplants
15. New planting of *Pittosporum eugenioides* (Lemonwood) and *Eucryphia X nymanensis*