



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991

Applicant:	ZESCENT GROUP LTD
RM reference:	RM140108
Location:	On the land located on the eastern side of Cardrona Valley Road opposite the access to the Cardrona Ski Field
Proposal:	To construct and operate a museum and whisky distillery including vehicle access, parking, earthworks and landscaping. The activity will include tasting and tours associated with the distillery operation, as well as a small perfumery.
Type of Consent:	Land Use
Legal Description:	Section 2 Survey Office Plan 24173, held in Computer Freehold Register 571908.
Zoning:	Rural General
Activity Status:	Non-Complying
Notification:	27 February 2014
Commissioners:	Commissioners A. Henderson and L. Cocks
Date:	3 July 2014
Decision:	CONSENT IS GRANTED SUBJECT TO CONDITIONS

UNDER THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF an application by Zescent Group Ltd to the Queenstown Lakes District Council for consent to construct and operate a museum and distillery including vehicle access, parking, earthworks and landscaping. The activity will include tasting and tours associated with the distillery operation, as well as a small perfumery.

Council File: RM140108

DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL HEARINGS PANEL COMPRISED OF A. HENDERSON AND L. COCKS, HEARINGS COMMISSIONERS APPOINTED PURSUANT TO SECTION 34A OF THE ACT

The Proposal

- 1 We have been given delegated authority to hear and determine this application by the Queenstown Lakes District Council ("Council" under section 34 of the Resource Management Act 1991 ("the Act") and, if granted, to impose conditions of consent.
- 2 The application (RM140108) has been made by Zescent Group Ltd (the Applicant) for land use consent to construct and operate a whisky distillery and museum that would comprise three buildings; one to be used for distilling primarily whisky but also rose perfume, a building for storing alcohol (the bond store) and a third building to be used for a museum and tasting rooms.
- 3 The distillery's prime product will be single malt whisky, and it will also produce vodka, fruit liqueurs and perfume. The landscape plan shows that much of the remaining area is to be used productively to grow the roses that will be used to produce the perfume.

Site Description

- 4 A full description of the application can be found in section 3 of the Assessment of Environmental Effects (AEE) prepared for the Applicant by Southern Land Ltd. None of the descriptions were disputed by any party and we are therefore content to rely upon them, noting that the descriptions accord with our impressions from our site visit.

- 5 The property is legally described as Section 2 Survey Office Plan 24173 held in Computer Freehold Register 571908. The site is currently part of a larger property, and we understand that if consent is granted the applicant intends to subdivide and acquire the 'development site area' which is in the order of 3.5 ha. For the purposes of this decision, where we refer to 'site' we refer to the 3.5 hectare area.

Notification and Submissions

- 6 Public notification of the application on 27 February 2014 drew 10 submissions, seven in support, two in opposition and one neutral. The submissions are summarised as follows.

Name	Summary of Submission	Relief Sought
Mary Lee	<ul style="list-style-type: none"> Activity fits well with the Cardrona Valley Utilises farming, preserves history Assists with economic sustainability in Cardrona Valley 	<ul style="list-style-type: none"> Consent granted
John Lee	<ul style="list-style-type: none"> Will promote growth for Cardrona and increase tourist attractions Growth will support essential services such as the reestablishment of a school bus 	<ul style="list-style-type: none"> Consent granted
Jenney Roberts	<ul style="list-style-type: none"> The activity has a low impact and is well thought out, including parking areas on the lower terrace below Cardrona Valley Road 	<ul style="list-style-type: none"> Consent granted
Mount Cardrona Station Ltd	<ul style="list-style-type: none"> Not satisfied there are adequate controls on odour Mount Cardrona Station has an easement on the application site and seeks assurance that the activity will not affect the easement or ability to construct a wastewater treatment plant in the future. 	<ul style="list-style-type: none"> Consent refused unless these two matters are resolved
Dennis Pezaro	<ul style="list-style-type: none"> A sensible development within the tourist character of Cardrona Valley The location is suitable It will complement but not replicate existing tourism and recreational opportunities It will provide useful employment within Cardrona The sale of finer quality spirits unlikely to contribute to alcohol related road safety issues Contribute to public education as well as recreation and enjoyment 	<ul style="list-style-type: none"> Consent is granted and allow construction to begin while is completed

	<ul style="list-style-type: none"> • There is a precedent for whisky consumption in Cardrona 	
Roger Deacon	<ul style="list-style-type: none"> • Minimal impact • That only truly meaningful concerns need to be addressed 	<ul style="list-style-type: none"> • Consent granted
UCESI	<ul style="list-style-type: none"> • Merit establishing an interesting business and tourist attraction that would be utilised by locals and tourists • Buildings and infrastructure will be visually obtrusive creating significant adverse effects • Increase adverse effects associated with ribbon development along Cardrona Valley Road • Highly visible from the road and walking tracks • The activity does not meet sections 6 or 7 of the RMA • Ample room for alternative locations on the site 	<ul style="list-style-type: none"> • Changes to the activity including: <ul style="list-style-type: none"> • Locate the buildings on the lower terrace away from Cardrona Valley Road • Plant native vegetation
Donald Lousley	<ul style="list-style-type: none"> • Well considered design/application and faith in the applicant to deliver a quality development • Benefits to the local economy • A good precedent for the identity of Cardrona 	<ul style="list-style-type: none"> • Consent granted
Barrie Morgan	<ul style="list-style-type: none"> • Distillery will have a positive effect on the Cardrona Valley in terms of jobs and tourism • Will provide a much needed facility to preserve the history of the valley 	<ul style="list-style-type: none"> • Consent granted
Southern District Health Board	<ul style="list-style-type: none"> • Drinking water and wastewater 	<ul style="list-style-type: none"> • If consent is granted, conditions are imposed associated with ensuring adequate quality of drinking water and wastewater discharges

- 8 We were advised by Mr Barr that the submission of Mt Cardrona Station was withdrawn subject to the imposition of a condition relating to odour. Mr Barr did not consider this appropriate given that odour falls under the jurisdiction of the Otago Regional Council. However, as Ms Caunter noted, the condition is volunteered by the Applicant and there is no barrier to us imposing it.
- 9 A letter was tabled from the Upper Clutha Environmental Society noting that they did not intend to speak at the hearing but stood by the views they originally expressed in their submission. These matters, as are all the relevant issues raised by submitters, are addressed in this decision.

The Hearing

- 10 A hearing to consider the application was convened on the 10th of June 2014. In attendance were:
- (a) The Applicant, Ms Desiree Read, represented by Ms Jan Caunter, Galloway Cook Allan;
 - (b) Council Officers, being Mr Craig Barr (Reporting Planner), Ms Lyn Overton (Council Engineer), and Ms Helen Mellsop (Consultant Landscape Architect);
 - (c) Mr and Mrs Lee (submitters); and
 - (d) Mr Barrie Morgan (submitter).
- 11 Ms Caunter called evidence from the following parties and expert witnesses in support of the Applicant's case:
- (a) Ms Desiree Read (the Applicant)
 - (b) Mr Barrie Morgan (Cardrona Valley Heritage Trust)
 - (c) Mr Tim Scurr (a Cardrona resident)
 - (d) Ms Sarah Scott (Architect)
 - (e) Mr Ben Espie (Landscape Architect); and
 - (f) Mr Scott Edgar (Planner).

Summary of Evidence Heard

- 12 The following is a brief outline of the submissions and evidence presented on behalf of the Applicant and submitters. We note that all of the submitters supported the proposal, and there was no evidence from any party that put a contrary position to us. This summary therefore does not detail all of the material that was advanced at the hearing, but captures the key elements of what we were told. Where relevant, we address specific issues in our assessment.
- 13 **Ms Caunter** introduced the application, and identified that a number of changes had been made to the application in response to the matters raised in the officer reports. She presented a full set of plans that included the changes made to the landscape plan, and also included a

set of agreed facts that all parties agreed, which largely related to the description of the activity. She submitted overall the proposal is well designed with particular care being given to the environment within which it sits. Ms Caunter noted that the evidence to be called for the Applicant would show that there would be no more than minor effects, and that the proposal is not contrary to the relevant provisions of the Plan. Despite this terminology, Ms Caunter noted that the Applicant's view is that the proposal should be considered to be a discretionary activity.

- 14 **Ms Read** told us that the variable climate and clean air of the Cardrona Valley is excellent for both making and maturing single malt whisky. She explained the site selection process she undertook in identifying an appropriate site, finally settling on the area subject to this application after discounting others due to geotechnical instability arising from the extensive mining history of the Cardrona Valley or a lack of water. The site upon which the distillery is proposed has no history of being mined, and water can be made available.
- 15 Ms Read also explained the consultation she had undertaken with the Cardrona Valley residents and the widespread support she had received. She also noted that the inclusion of a small museum to highlight the heritage of the Cardona Valley arose out of discussions with Mr Lee. Ms Read confirmed that while the displays and exhibits would be controlled by the Cardrona Heritage Trust, the buildings, utilities and staffing would be provided by the Applicant.
- 16 **Mr Tim Scurr** spoke as a resident, noting that his family has lived on the same piece of land in the Cardrona Valley for six generations. He told us that Cardrona was once the hub of the goldfields in the Upper Clutha, and that it needs more year-round employment and more opportunities for travellers, locals and visitors. He considered that the proposed site is the best place for the distillery, and that it would become a Cardrona Icon.
- 17 **Mr Barrie Morgan** is a Trustee of the Cardrona Heritage Trust and the Chair of the Cardrona Valley Residents and Ratepayers Society. He noted the Trust's support for the project, and particularly the Museum given the opportunity to employ various methods to display the Valley's history, including digital representations and the display of artefacts. He considered that the proposed buildings were appropriately screened and used colours that do not detract from the natural beauty of the valley.
- 18 **Ms Sarah Scott** explained the design of the buildings and the site, noting that the connection between the buildings is intrinsic to the overall operation of the complex. The buildings are positioned adjacent to each other, forming three sides of an open, north facing courtyard which is sheltered from the westerly (prevailing) wind. She also explained that the buildings have been located as close as possible to the south east corner of the upper plateau in order to ensure the greatest separation from the Cardrona Valley Road.

- 19 Ms Scott explained that the museum will also include a small commercial kitchen to provide tea and coffee and small goods (cheese platters/cakes) to visitors, and that it would be limited to the opening hours of the museum (9 – 5 daily). She also noted that it is a minor adjunct to the core function of the building which is to house and display the heritage of the valley.
- 20 Ms Scott described the design philosophy of the buildings. She noted in response to Ms Mellsop's assessment that the proposed grain silos on the site were intended to appear similar to those normally situated in the rural area, which would require them to be finished in a dull galvanised steel. She noted that the silos cannot be manufactured in a colour coated steel, and confirmed that the desire LRV (Light Reflectance Value) of 25% could be achieved by applying an acid wash to enhance the natural weathering process. Ms Scott also stated that the Applicant intends to use a diluted application of Liquid Rust paint to the Bond Store to achieve a soft dull-brown finish, which would also fall within the required LRV values.
- 21 **Mr Espie** explained that the Application had been amended to address a number of matters raised in Ms Mellsop's assessment of the proposal. The changes include:
- Amendments to the Structural Landscaping Plan to include four trees immediately west of the museum, one tree immediately north of the bond store and six trees at the top of the escarpment to the south.
 - Cladding of the grain silo and water cooling tower in ungalvanised, unpainted steel which would be treated with an acid wash to result in an LRV of less than 36%, which would satisfy Ms Mellsop's recommendation.
 - Finishing the chimney on the museum building in Sandstone Grey, which has an LRV of approximately 28%, which satisfies Ms Mellsop's recommendation; and
 - Fixing all exterior lighting no more than 2.2m above ground level, directed downwards.
- 22 Mr Espie agreed with much of Ms Mellsop's assessment and considered that the amendments made to the application addressed her concerns. He noted that the only outstanding issues related to the use of 'Liquid Rust', which he considered would produce an appropriately rustic, visually interesting and unobtrusive result when combined with the remaining development on the site, and considering the nature of existing development in the area. Mr Espie disagreed with the UCESI submission that developments must be hidden in order to be appropriate, concluding that the proposal will sit relatively comfortably with the relevant Objectives and Policies of the Plan that relate to Outstanding Natural Landscapes (District Wide).
- 23 **Mr Edgar's** evidence covered the changes made to the proposal since it was notified, the status of the activity, and addressed the matters raised in the section 42A report. **Mr Edgar** confirmed that if we considered the proposal should be a non-complying activity as opposed to discretionary as he argued, then his view was that the proposed development passes both of the threshold tests in section 104D.

24 **Mrs Lee** confirmed her support for the project, noting that it would inject life into the valley and that the museum would be a welcome addition. She considered that it was appropriately located, as keeping developments closer to the road meant the river could be kept for recreational purposes.

25 **Mr Lee** explained the rich mining history that the Cardrona Valley has, and noted that despite this history there is little left to see. He considered that the valley needed more development.

Officers

26 Following the Applicant's case and the submitters' evidence, we received comments from the Council officers. Firstly, **Ms Overton** confirmed that she was satisfied with the amended conditions proposed by the Applicant, noting it was appropriate to provide a condition requiring the Applicant to connect to future waste reticulation should it become available.

27 **Ms Mellsop** agreed that the changes addressed by Mr Espie satisfied her concerns, apart from the proposed 'Liquid Rust' colour. We return to this point later.

28 **Mr Barr** concluded overall that he was satisfied with the proposed changes to the application subject to the matter of the Liquid Rust colour being resolved. He confirmed his view that the application should be considered a non-complying activity.

Applicant's Right of Reply

29 Ms Caunter's closing comments were brief, reflecting the fact that most of the outstanding concerns raised in the planner's report had been addressed throughout the hearing.

30 With respect to the issue of the 'Liquid Rust' colour proposed for the Bond Store, Ms Caunter noted that Liquid Rust comes in 4 palette types, and that the applicant intended to use the brown palette to avoid the orange hue that other palettes could result in. She suggested that the relevant part of Condition 3(f) be amended to refer to the brown palette and that the final colour be submitted to the Council for approval.

31 Ms Caunter also confirmed the Applicant's view that the application included a small sign at the road side entrance, and that this was identified in the material included in the Application.

32 The third and final matter Ms Caunter addressed was the overall activity status to be ascribed to the application, affirming the Applicant's view that the proposal overall should be considered to be a discretionary activity. In the event that we determined that it should be a non-complying

activity, Ms Caunter confirmed that the evidence prepared by the Applicant also identified that the proposal satisfied both of the threshold tests for a non-complying activity.

District Plan Provisions

- 33 The site is located within the Rural General Zone in the Operative District Plan, the purpose of which is stated as being to
manage activities so they can be carried out in a way that:
- *protects and enhances natural conservation and landscape values;*
 - *sustains the life supporting capacity of the soil and vegetation;*
 - *maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and*
 - *ensures a wide range of outdoor recreational opportunities remain viable within the Zone.*
- 34 The section 42A report identified that the relevant Objectives and Policies are located in Parts 4 (District Wide Issues), 5 (Rural Areas), 14 (Transportation) and 16 (Hazardous Substances).
- 35 The resource consents required for the proposal are addressed in evidence of both planning experts. We note that they were agreed on all of the consent requirements apart from the rules that relate to the commercial aspects of the proposal. Significantly, it is these rules that will result in the proposal being considered as a non-complying activity or a discretionary activity overall.
- 36 Mr Edgar considered that the commercial activities are ancillary to the commercial recreation activity on the site, being the winery tours and tastings. In his view this aspect of the proposal requires a **discretionary** activity pursuant to Rule 5.3.3.3(ii)(a) for commercial activities ancillary to and located on the same site as recreational activities. The museum component of the activity fits within the definition of recreational activities. Mr Edgar stated that

The proposed distillery tours and tastings are a commercial recreation activity. I consider that the commercial activity component of the proposed development, being the sale of the goods produced on site, is ancillary to those recreation activities. The sale of goods produced on site is not intended to act as a retail outlet for the distillery independent of the recreation activities. Rather, it is expected to provide visitors, who have completed a tour of the distillery and/or a whisky tasting, the opportunity to purchase the goods that they have learnt about and sampled. I consider it unlikely that people will travel to the site specifically to buy the goods in the same way that most people buy wine from the supermarket than visiting the winery. I therefore maintain my opinion that the retail sales are ancillary to the recreation activity and therefore require a discretionary activity consent (Rule 5.3.3.3(ii)(a)).

- 37 We prefer the evidence of Mr Barr, the Council's reporting officer, on this issue, who considered that the commercial aspect of the proposal should require a **non-complying** activity consent pursuant to Rule 5.3.3.4(a)(i) as it does not satisfy the exemptions for commercial activities, which include those "*ancillary to and located on the same site as recreational activities*". While the Applicant intends that only those undertaking the tours would purchase products, we note that the Applicant did not preclude purchases by other parties and did not want to prevent this by way of a condition.
- 38 We consider that it is conceivable that visitors to the museum may wish to purchase products without going on the tours, as may others, and it was not clear whether other products, such as the perfume, liqueurs and vodka also mentioned in the Application would also be limited only to those taking tours.
- 39 We have therefore come to the view that it is appropriate to treat the application as a non-complying activity, as Mr Barr has done. We consider that the higher test of the non-complying activity will ensure that the assessment of the proposal is robust, and we note in any event that the Applicant's case made it clear that if we did consider it to be a non-complying activity, their evidence clearly shows that both threshold tests of the Act as they relate to non-complying activities are satisfied.
- 40 We consider that the effects of the matters requiring consent are connected and overlapping, and it is appropriate to bundle the activities together for assessment. Overall, we are of the view that the application should be considered as a **non-complying activity**.

Relevant Statutory Provisions

- 41 The provisions of the Act that are relevant to the consideration of this application as a non-complying activity are sections 104, 104B, 104D, 108 and Part 2.
- 42 Subject to Part 2 of the Act, section 104(1) sets out those matters to be considered when considering a resource consent application. Considerations of relevance to this application are:
- (a) Actual and potential effects on the environment of allowing the activity;
 - (b) Relevant objectives, policies, rules or other provisions of a plan or proposed plan;
 - (c) Any other matters the consent authority considers relevant and reasonably necessary to determine the application.
- 43 Following assessment under section 104, the application must be considered under section 104B of the Act, which states:

“After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –

- (a) may grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.”*

44 Section 104D states that when considering a non-complying activity, we are unable to grant the consent unless the proposal is shown to have effects that are no more than minor or that the proposal is not contrary to the relevant provisions of the Operative District Plan.

45 The purpose of the Act is to promote the sustainable management of the natural and physical resources. The definition of sustainable management, as expressed in section 5, is:

“managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

46 Section 6(b) of the Act considers the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development to be a Matter of National Importance. We note that all parties are agreed that the site is located within an Outstanding Natural Landscape (District Wide).

47 Section 7 is also relevant, requiring us to have particular regard to the following:

- (b) The efficient use and development of natural and physical resources*
- (ba) the efficiency of end use of energy*
- (c) the maintenance and enhancement of amenity values*
- (f) the maintenance and enhancement of the quality of the environment*
- (g) any finite characteristics of natural or physical resources.*

48 Section 104(3)(b) requires that we have no regard to effects on people who have given written approvals of the application. This is particularly relevant in this application as written approval has been obtained from Joanna Jones of Cardrona Valley Farms Ltd (the application site). Pursuant to section 104(3)(b), any effects on this property have not been considered.

49 In reaching our decision we note that we have taken into account all of the information provided with the application, the section 42A report and appended assessments, and the evidence presented at the hearing. We have also considered the provisions of the relevant plans, and Part 2 of the Act.

Permitted baseline, existing environment and receiving environment

50 Both Mr Edgar, planner for the Applicant, and Mr Barr, the reporting planner, agreed that the permitted baseline included a range of activities that could be undertaken as of right in the Rural zone. We accept that this includes farming activities, landscaping, horticultural plantings (such as orchards), and productive uses.

51 We also agree that the existing environment includes granted but unimplemented consents, including the ski field gondola proposed for the Snow Farm consented under RM070610 and the construction and operation of a sewage plant and disposal field under RM061036.

52 We consider it appropriate in this case to exercise our ability to apply the permitted baseline and disregard the actual and potential effects of activities where the Plan permits activities with that effect. We consider that this is particularly relevant to the proposal to plant much of the upper part of the site in roses.

53 Our assessment of this application, therefore, has been undertaken within the context of the receiving environment, as discussed by Mr Barr and Mr Edgar. As summarised by Mr Barr in the section 42A report, we note that the construction of a gondola and associated buildings and parking areas, and the construction of the waste water treatment plant for the Mt Cardrona Special Zone and the associated buildings and site works, and the development of the Mt Cardrona Special Zone itself are all activities that can reasonably be expected to occur within the immediate vicinity of the site.

Assessment

54 We have noted that the two planning experts are in agreement over most, if not all, of the actual and potential effects, and we accept their evidence. We also note that the landscape experts are in general agreement, and we also accept their evidence. Any area where there is disagreement is addressed in the following considerations.

55 We also note that the UCESI submission raised a contrary view, considering that the development was inappropriately located and that it should be located on the lower terraces, away from the Cardrona Valley Road. The submitter elected not to appear at the hearing and

no evidence in support of their position was provided, and so we are guided by the evidence that has been available to us. We address the UCESI submission later.

56 We consider the following matters require assessment, including the Outstanding Natural Landscape (District Wide) Assessment Matters:

- (i) Potential of the landscape to absorb development
- (ii) Effects on openness of landscape
- (iii) Cumulative Effects of the landscape
- (iv) Positive Effects
- (v) Traffic, Access and Parking
- (vi) Production and Storage of hazardous substances;
- (vii) Natural Hazards;
- (viii) Earthworks;
- (ix) Servicing;
- (x) The use of Rural General zoned land for industrial and commercial activities;
- (xi) Nuisance effects.

Potential of the Landscape to absorb development

57 Mr Espie's evidence considered that while the development will be readily visible from an approximate stretch of 1.4km along Cardrona Valley Road, and from a stretch of the Cardrona River, the adverse effects of this visibility would not be significant. He considered that the proposed development generally accords with the existing character, rather than detracting from it, and that the proposed vegetation on the southern side of the buildings would screen the buildings from the south. Ms Mellsop agreed with this position, although she considered additional planting was required to screen the development to views from the South. The applicant amended the landscape plan to provide the additional trees, and at the hearing Ms Mellsop confirmed that she was satisfied that the amendments were sufficient to address her concerns.

58 Having undertaken a site visit, we accept the views of the landscape architects. On approach from the north, we considered that the landscape provides the opportunity to absorb the development given the overall dominance of the mountainous backdrop. We also agreed that the visibility when approaching the site from the south would be appropriately mitigated by the proposed (amended landscaping).

59 Mr Espie identified that the planting of roses for a productive use will be different to existing cropping within the valley. Whilst he considered that it will visually distract from existing landscape patterns to a degree, we agree that it will not be directly contrary to these patterns

and will be a variation within the ambit of productive use. In this regard we also note that the planting of roses for productive purposes falls within the permitted baseline.

- 60 We also noted that Ms Mellsop considered that the entire development would be visible from parts of the Roaring Meg Pack Track. As she noted, these views are at a distance of between 1.8 and 5 kilometres, and from this distance we do not consider that the visual effects will be more than minor, as the development will be visible as part of the wider landscape viewed from this area. We hold the same view with respect to the views of the development from the lower stretches of the Snow Farm access road and the Cardrona Ski-field access road.
- 61 The landscape architects disagreed over the use of 'Liquid Rust' for the Bond Store, with concerns raised that it may be obtrusive. We were told that this colour comes in four different palettes, and that the Applicant intended to use the brown palette to achieve a light, rust coloured finish. At the hearing the Applicant suggested that the condition specifying the final colour refer to the brown palette, and require the final colour to be provided to the Council for approval. We consider this an appropriate solution, and consider that requiring the final colour to be approved prior to application will enable the Council to be satisfied with the final colour.
- 62 We also heard evidence from the Applicant that the proposed silos would be constructed from an unpainted galvanised iron, to which an acid wash would be applied to hasten the weathering of the material and to achieve the appropriate light reflectance value. We agree that this finish is consistent with silos throughout the rural area, and we do not consider that it will detract from the landscape values of the site or surrounds.
- 63 The landscape architects overall agreed that the development can be absorbed within the landscape without significant adverse effects on the character of the landscape or people's appreciation of the naturalness and aesthetic qualities of the valley and its enclosing mountain ranges. We accept this view.

Effects on openness of the landscape

- 64 Mr Espie's evidence noted that the valley in the vicinity of the site constitutes a broad expanse of open landscape, with a number of elements on the valley floor that amount to minor interruptions to this openness. The only elements that would interrupt any views of the wider landscape are the buildings and screening vegetation on the upper terrace. Ms Mellsop agreed with Mr Espie, noting that while the development would reduce open space values, the views to the surrounding mountain ranges would be largely retained. We accept this assessment.

Cumulative effects on landscape values

65 The evidence of both landscape architects was that the location of the site is not at point at which further modification is unacceptable. Ms Mellsop's evidence noted that this particular part of the valley has a greater capacity to absorb development of the type proposed than the lower valley to the north or the more unmodified landscape above Cardrona township. Mr Barr's conclusion was that the location of the proposed development is suitable from a cumulative effects perspective, particularly taking into account the nature of the existing and consented development in the vicinity. We agree with this assessment, and consider that the additional planting measures suggested by Ms Mellsop, and taken up by the Applicant, will ensure that the development is appropriately absorbed into the landscape.

Positive Effects

66 We agree that the distillery would provide a range of positive effects, including employment opportunities and the opportunity to preserve and showcase the heritage of the Cardrona Valley through the museum. We also note the benefits to the local area were hailed by many of the submitters.

UCESI Submission

67 The submission from the UCESI raises a number of matters including that the buildings and infrastructure will be visually obtrusive creating significant adverse effects, adverse effects from ribbon development along Cardrona Valley Road, the development will be highly visible from the road and walking tracks and, for these reasons the activity does not meet sections 6 and 7 of the Act. We have addressed these effects in the above sections, where we agree with the evidence of both landscape architects. On this basis we do not agree that the adverse effects will be significant.

68 We also accept, as discussed in the section 42A report, that the proposed development is located within a node of existing activities and visually prominent consented activities (gondola, Mt Cardrona Special zone). We find that the proposed development does not constitute ribbon development, and agree with Mr Barr rather it reinforces the emergence of a node of anticipated and consented development.

Summary of effects on landscape

69 Having considered the evidence, and undertaken our own site visit, we agree with Mr Barr's overall conclusion that while the proposed development would be prominent for a relatively short stretch along Cardrona Valley Road and clearly visible from public tracks and roads in the vicinity, the adverse effects on the landscape and visual qualities of Cardrona Valley in the

context of it being an outstanding natural landscape (district wide) would not be diminished to the extent the adverse effects are significant.

- 70 We accept that while the proposed buildings will introduce a new element of building and cropping in the Cardrona Valley, we accept that the change, including that introduced by the production roses, will not give rise to any adverse effects that are more than minor. We consider that the conditions of consent are sufficient to ensure that the proposal will be appropriately absorbed into the landscape.

Transport, access and parking

- 71 Ms Overton, the Council's Engineer and MWH, the Council's consultant roading engineers undertook an assessment of the traffic related elements of the application, in particular addressing the effects of the sight distances being less than the Plan requires and the traffic to be generated by the proposal. Both agreed that subject to conditions requiring the upgrading of the access to the Council's standards that the traffic related effects of the activity are of a minor nature and can be appropriately managed so that adverse effects on the environment would not be more than minor. We accept this view, and note that no contrary view was raised either in the submissions or in the evidence presented at the hearing.
- 72 With respect to car parking requirements, we note that while the proposal requires 33 parking spaces, 27 are provided. No parties raised any concerns in relation to the parking associated with the development, and we accept Mr Barr's overall assessment that the car parking shortfall is negligible, and consider it appropriate to impose the conditions suggested by Ms Overton to ensure the car park is formed to an adequate standard.

Production and Storage of hazardous substances

- 73 Mr Barr's report identifies that the alcohol produced and stored on site will be highly flammable with a flash point of less than 23°C and therefore is categorised as a Class 3a flammable liquid. Approvals would be required from New Zealand Customs and the Ministry of Primary Industries, and we accept that the activity will need to comply with regulations under the Hazardous Substances and New Organisms Act (HSNO), which include rules relating to the bulk storage of spirits and fortified wines. We accept that a location test certificate will be required for this activity.
- 74 Ms Overton, the Council's engineer has identified that additional water storage may be required for fire fighting, and recommended conditions of consent to ensure that adequate fire fighting measures are installed. These conditions were accepted by the Applicant and accordingly we

find that the adverse effects on the environment associated with the production and storage of hazardous substances will not be more than minor.

Natural Hazards

- 75 We were told that the lower part of the site containing the car park is identified in the Council's hazard maps as susceptible to liquefaction and prone to flooding from the Cardrona River, a factor that discounts this part of the site being appropriate to house the development, as sought by UCESI. These hazards do not extend to the upper terrace. We accept that the natural hazard risk to the proposed development will not be more than minor.

Earthworks

- 76 The visual effects associated with earthworks including the access, footpaths, excavations for the buildings and formation of the car park have been assessed by us as part of the visual effects of the proposed development. We accept that the effects on the environment arising from the earthworks will not be more than minor, and can be appropriately mitigated through standard earthworks conditions, including an accidental discovery protocol.

Servicing

- 77 Mr Edgar addressed the servicing requirements for the development, responding to the matters raised in the officer reports.
- 78 With respect to water supply, he noted that 60,000 litres per day would be required to service the domestic and production needs of the development. He noted that the Applicant was happy to accept a condition that the drinking water supply be registered and comply with the revised (2008) Drinking Water Standards 2005. To give effect to this he suggested that the condition relating to the water supply be amended to require that 15,000 litres per day be subject to the standard, as the remainder of the supply was only required for cooling and did not require treatment. We note that the Council Engineer was satisfied with this amendment, and we therefore accept it.
- 79 Mr Edgar addressed fire fighting water supply, and we simply note that the water provided complies with the NZ Fire Service Fire Fighting Water Supply Code of Practice, and that the Applicant accepts the condition proposed by Ms Overton requiring a fire report given the nature of the materials to be stored on the site. We agree that this is appropriate.
- 80 The application proposed that wastewater from the kitchen, staff and visitor facilities, characterised as typical domestic type wastewater, would be treated and disposed of on-site

from a 'Biolytix' treatment system. Given that the Council is presently investigating the feasibility of constructing a reticulated wastewater scheme for the Cardrona Valley, we agree that it is appropriate that a condition be included that requires the domestic waste water to be connected to such a reticulated system should it become available. In the interim, we note that the conditions proposed by Mr Edgar provide for the installation of the Biolytix system or a temporary solution such as a holding tank until such time as the reticulation becomes available. Mr Edgar's evidence was not challenged and we accept that the condition is appropriate.

- 81 Overall we agree with Mr Edgar that the necessary services can be provided to the development, and that any effect relating to these services would not be more than minor.

The use of Rural General zoned land for industrial and commercial recreation activities

- 82 The section 42A report addressed the potential effects of the use of Rural General zoned land for industrial and commercial recreation activities. In this regard we accept that the use of land within the Rural General zone for whisky production and storage is an 'industrial activity'. The museum, and tasting and tours are 'commercial recreation activities'.
- 83 We accept that Industrial activities are permitted in the Rural General zone. Having considered the evidence, and particularly that of the landscape architects, we are of the view that the proposed activity can be appropriately absorbed into the landscape without having a more than minor effect on the landscape values of the site and surrounding area.
- 84 We therefore agree with Mr Barr that the combination of the industrial and commercial recreation activities on the site is of a relatively small scale and overall that the scale of the activity is compatible with the area it is to be located within. We have considered the landscape evidence which establishes that the character of the site, being a rural productive site within an outstanding natural landscape, will remain dominant. We agree with this view.

Nuisance Effects

- 85 The Application notes that noise from the mill and the boiler and odour from the whisky production process are the two potential sources of potential nuisance. We accept that any noise effects will be no more than minor given that these elements are located within the buildings, and further, within separate rooms with specific noise attenuation measures.
- 86 The potential for odour was raised in the submission by Cardrona Station Limited. We accept that the activity is of a small scale and is not likely to create an objectionable odour. We also accept Mr Barr's opinion that such a condition is unnecessary given that odour is within the Otago Regional Council's jurisdiction. However, as the Applicant has volunteered the condition,

we do not consider there is any impediment to us imposing it. We find overall that the adverse effects on the environment associated with odour will be no more than minor.

Other matters

- 87 The submission from Mt Cardrona Station Limited also seeks that the easement located on the application site to facilitate wastewater is not affected by the application. We accept that the information available within the application indicates that the easement areas would not be adversely affected by the location of the proposed buildings and car parks.

Summary of Effects

- 88 Overall we are satisfied that the adverse effects of the proposed activity will not be more than minor. Having also considered the proposal in light of the Assessment Matters relating to developments in Outstanding Natural Landscapes (District Wide), we accept the evidence of the landscape architects that this landscape will not be adversely affected to a more than minor degree. The changes to the application made by the Applicant, and the conditions proposed, are sufficient in our opinion to avoid, remedy or mitigate any adverse effects of the proposal.

Objectives and Policies of the District Plan

- 89 We have considered the detailed assessments of the objectives and policies of the Plan as set out in the Application, the section 42A report and the evidence of the planning experts.
- 90 The plan provisions in Parts 4 (District Wide) and Rural (Part 5) are primarily concerned with the protection of amenity and landscape values of the rural area and the Outstanding Natural Landscape (District Wide) within which the site is located. Other provisions, and particularly those of Parts 14 (Transportation) and 16 (Hazardous Substances), are concerned that appropriate access and parking is provided and that hazardous substances are appropriately managed.
- 91 We have earlier found that the adverse effects of the proposal are no more than minor. Specifically, the proposal can be appropriately sited and absorbed into the landscape and will not give rise to adverse visual effects that are more than minor. All necessary services can be provided.
- 92 Having considered the assessments of Mr Edgar and Mr Barr, we are satisfied that the proposal is not contrary to the objectives and policies of the Plan. The location of the buildings, their respective finishes and the amended landscaping provisions are in our view appropriate to avoid adverse effects on the character and amenity of the surrounding area.

Part 2 Matters

93 Section 5 states that the purpose of the Resource Management Act is “to promote the sustainable management of natural and physical resources”. “Sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while —

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

94 Section 6(b) of the Act considers the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development to be a Matter of National Significance. We note that both landscape architects agreed overall that the application appropriately avoids adverse effects on the Outstanding Natural Landscape (District Wide).

95 Section 7 requires that we have particular regard to a range of matters. We are satisfied that the evidence presented on behalf of the Applicant, and that of the Council reporting officers, has demonstrated that these matters are appropriately addressed.

96 There are no particular Treaty of Waitangi issues (Section 8) that need to be taken into account in relation to this application.

92 For the reasons set out in this decision, we consider the application to be consistent with relevant matters in Part 2 of the Act.

Determination

97 Consent is sought to consent to construct and operate a whisky distillery and museum that would comprise three buildings; one to be used for distilling primarily whisky but also rose perfume, a building for storing alcohol (the bond store) and a third building to be used for a museum and tasting rooms. The distillery’s prime product will be single malt whisky, and it will also produce vodka, fruit liqueurs and perfume.

98 Overall, the activity was assessed as a non-complying activity under sections 104, 104B and 104D of the Act.

- 99 The Act seeks to avoid, remedy and mitigate adverse effects associated with developments. We consider that the adverse effects of this application can be appropriately avoided, remedied or mitigated, and overall find that the adverse effects will be no more than minor.
- 100 We further find that the proposal is not contrary to the relevant objectives and policies of the District Plan.
- 101 Accordingly, we determine that consent be **GRANTED** pursuant to section 104B of the Act subject to the attached conditions which are imposed under section 108 of the Act.

Dated at Queenstown this 3rd day of July 2014

A handwritten signature in blue ink, appearing to read 'A Henderson', is written over a faint horizontal line.

Andrew Henderson
Hearings Commissioner (on behalf of the Commission)

Conditions

General Conditions

1. The development shall be undertaken in accordance with the application and following plans prepared by Sarah Scott Architects Limited titled '*Cardrona Distillery and Museum*' **stamped as 'Approved dated 3 July 2014:**

- 'Site Plan, 101 A'
- 'Site Services Plan, 102 A'
- 'Landscape Plan, 103 A'
- 'Distillery Ground Floor, 104'
- 'Distillery First Floor, 105'
- 'Museum Plan, 106 A'
- 'Bond Store Plan, 107'
- 'Elevations, 201 A'
- 'Elevations, 202 A'

and the plan prepared by Southern Land Limited titled '*Proposed Earthworks on Section 2 SO 24173, Q4217_S1 Rev. A* stamped as Approved dated 2 July 2014', with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until 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 have been paid in full.
3. 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.

Exterior Finish of the Buildings

4. The buildings shall be finished in the following colours and materials:
 - a. Exterior Walls – Schist
 - b. Roof – Colorsteel 'Grey Friars'
 - c. Exposed retaining walls/block walls – natural raw materials or similar.
 - d. Grain Silo & Cooling Tower – weathered galvanised finish
 - e. Museum Chimney – Plaster coloured 'Sandstone Grey'

- f. Bond Store – ‘Liquid Rust’, provided that it is selected from the Brown palette. The final colour shall be submitted to the Council for approval prior to application.
- g. Any signs attached to the building shall be in general accordance with the approved elevations plans referenced in condition 1

Any amendment to the specified colours and/or materials shall be certified by the Council prior to use on the buildings. The exterior colours shall be derived from the natural landscape and shall be in the natural range of greys, greens and browns and shall appear appropriately recessive in the surrounding landscape in all seasons of the year (light reflectance value less than 36%).

Landscape and Design Conditions

- 5 Prior to the implementation of the approved landscape plan details of plant grades shall be submitted to and approved by Queenstown Lakes District Council. The approved landscape plan shall be implemented within the first planting season from completion of construction, and thereafter be maintained and irrigated in accordance with the plan. If any tree or plant shall die it shall be replaced in the next available planting season.
- 6 With the exception of a low lux light, which shall have a light level no greater than 80 lux, above the approved signage on the western elevation of the distillery building all exterior lighting associated with the buildings shall be fixed no higher than 2.2 metres above finished ground level, shall be directed downwards and away from property boundaries, so that light spill beyond property boundaries does not occur and shall be illuminated only during the approved hours of operation set out in Condition 18. All lighting of footpaths and parking areas shall be limited to low level, sensor controlled, downward facing bollard lighting which shall be illuminated only when footpaths and parking areas are in use.

Engineering Related Conditions

- 7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

- 8. Prior to the commencement of any works on site, 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”.

9. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
10. A minimum of 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works within Cardona Valley Road Road reserve. Compliance with the prior to commencement of works conditions detailed in Condition (12) below shall be demonstrated.
11. 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.
12. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (7), to detail the following engineering works required:
 - a) Provision of a minimum water supply of 60,000 litres per day to the development, 15,000 litres of which shall be potable water that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008). This shall include the submission of Chemical and bacterial tests of the water supply that clearly demonstrates 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>).
 - b) The consent holder shall provide evidence as to how the water supply will be monitored and maintained on an ongoing basis.
 - c) The provision of road widening to the site from Cardona Valley Road to be in terms of Diagram 3, Appendix 7 and Rule 14.2.4.2 of the District Plan. This 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. Provision shall be made to continue any roadside drainage.

- d) The provision of a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. 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.
- e) The provision of a fire fighting water supply to each building within the development with adequate pressure and flow to service the development in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. This shall be based on Council's standards and the recommendations in a Fire Fighting Assessment Report to be undertaken by a suitably qualified Fire Engineer for the development.
- f) The provision of an access way to the development that complies with the guidelines provided for in Council's development standard NZS 4404:2004 with amendments as adopted by the Council in October 2005. The access way shall meet the following requirements:
 - i) The gradient of the access way shall not exceed 1:6.
 - ii) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
 - iii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - iv) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - v) Passing bays or road widening shall be provided to prevent vehicle conflicts on narrow, steep and/or curved sections of the access. The number and design of passing areas shall form part of the overall access design with consideration given to available sight lines, vehicle safety and minimising earthwork cuts.
- g) The construction of all vehicle manoeuvring and car parking areas to Council's standards.
- h) The provision of a pedestrian link to connect the visitor car parking area with the distillery buildings on the upper terrace. This shall include the installation of handrails if deemed necessary.

During earthworks

- 13. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 14. 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 New Zealand Historic Places Trust 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 New Zealand Historic Places Trust 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 New Zealand Historic Places Trust, 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 New Zealand Historic Places Trust 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 Historic Places Act 1993 and;

(iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

On completion of earthworks

15. On completion of earthworks within the building footprint and prior to the construction of the buildings, a suitably qualified engineer experienced in soils investigations shall either:

- a) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site; or
- b) Provide certification to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer.

To be completed prior to operation

16. Prior to the commercial operation of the distillery, the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all roads (including right of ways and access lots), water reticulation (including private laterals and toby positions).
 - b) The completion of all works detailed in Condition (12) above.
 - c) The installation of a commercial wastewater system in general accordance with the design and recommendations contained in the Apex Environmental report "Assessment of environmental effects for Zescent Group to discharge wastewater onto land" dated February 2014.
 - d) The submission of Completion Certificates from both the Contractor and Engineer advised in Condition (8) for all engineering works completed in relation to or in association with this development (for clarification this shall include all Roads, Water, Wastewater and Stormwater infrastructure). The certificates shall be in the format of a Producer Statement, or the NZS4404 Schedule 1B and 1C Certificate.
 - e) The provision of an effluent disposal system, either;
 - i) In accordance with the Petherick Consultancy Ltd 'Onsite Wastewater Disposal Site and Soil Assessment' (Dated 18/04/2014) 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. The disposal field shall be kept clear of the Cardona Valley flood plain. Or;
 - ii) Via a temporary system (i.e. holding tank/s) approved by Council and to be used until such time as a connection to Council reticulation can be made; or
 - iii) Via a connection to Council reticulation.
 - f) Any power supply connections to the buildings shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - g) Any wired telecommunications connections to the buildings shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - h) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Ongoing Condition (reticulated wastewater)

17. At such a time that a reticulated Council sewage disposal system is available to service the development, within a period of no more than three months from the system's availability, the owner for the time being shall cease the use of the alternative effluent disposal system referred to under Condition 16(e) and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution. This condition does not apply to the commercial wastewater treatment and disposal system referred to under Condition 15(c).

Hours of Operation

18. The hours of operation shall be:
- a. Production: 8.00 am to 5.00 pm Monday to Sunday
 - b. Museum: 9.00 am to 5.00 pm Monday to Sunday
 - c. Guided distillery tours: 9.00 am to 5.00 pm Monday to Sunday

Hazardous Substances

19. Prior to the commencement of the distillery and storage of alcohol on site, the consent holder shall submit to the Council a hazardous substances location test certificate along with a copy of any emergency response plan required as part of obtaining and holding a location test certificate.

Odour

20. There shall be no objectionable or offensive odour to the extent that it causes an adverse effect at or beyond the boundary of the site.

Review Condition

21. Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- a. To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.

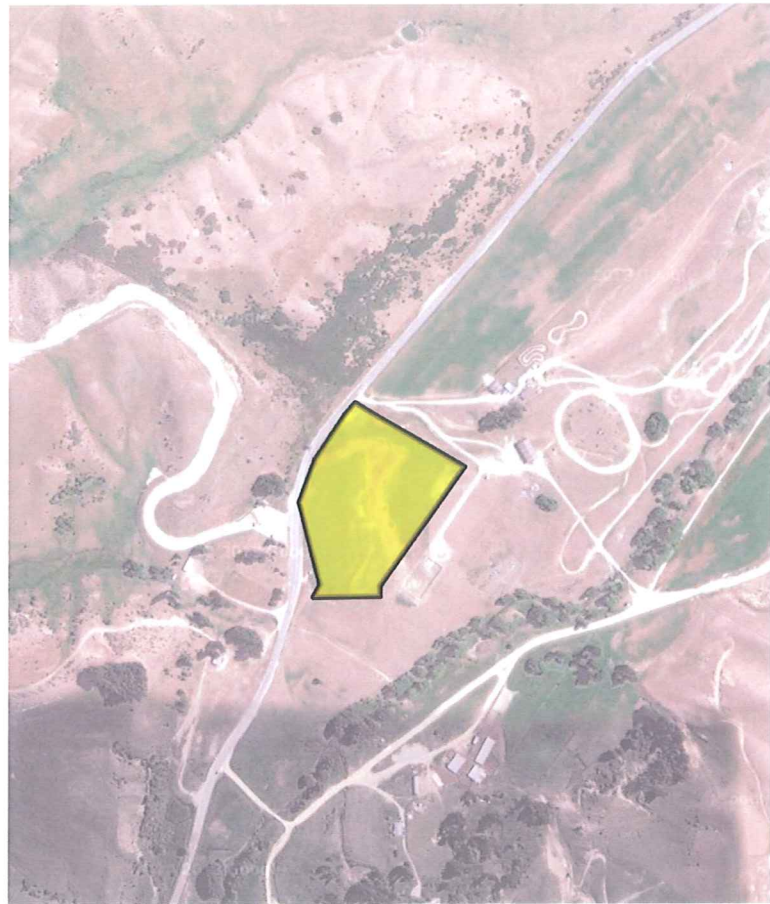
- b. To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered, such as odour and noise.
- c. To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Road Frontage Sign

- 22. A freestanding sign may be installed adjacent to and facing the road boundary of the site in general accordance with the dimensions and design as shown on page 66 of the application booklet, entered into Council records as RM140108. The maximum height of the sign shall be 2.0 meters above ground level.

Advice Notes

- 1. This consent triggers a requirement for Development Contributions. Please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.
- 2. The activity is required to comply with the maximum noise limits as required for the Rural General zone of the District Plan. Should the activity not comply with these a resource consent will be required.

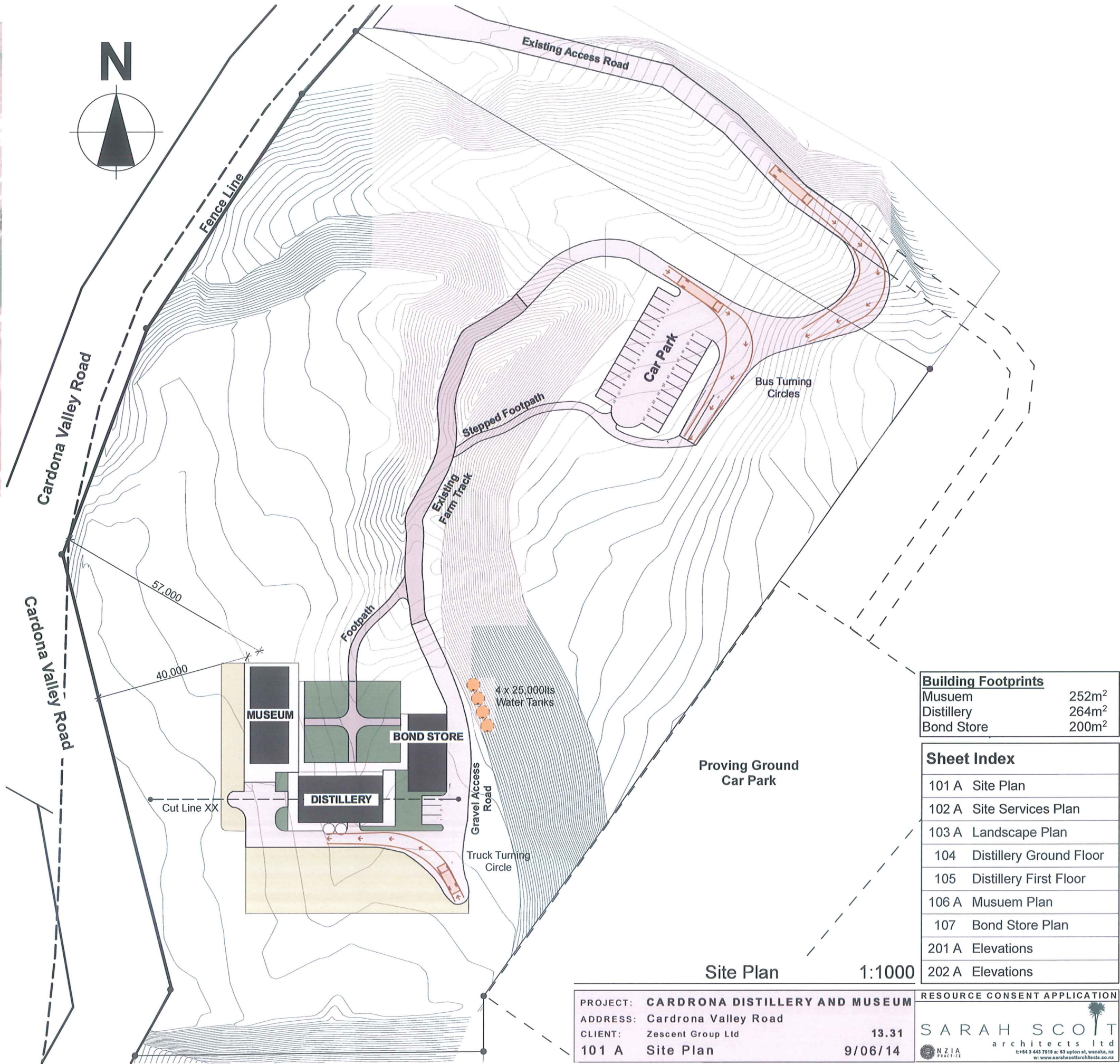


Context Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140108

Thursday, 3 July 2014



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**APPROVED PLAN:
RM140108**

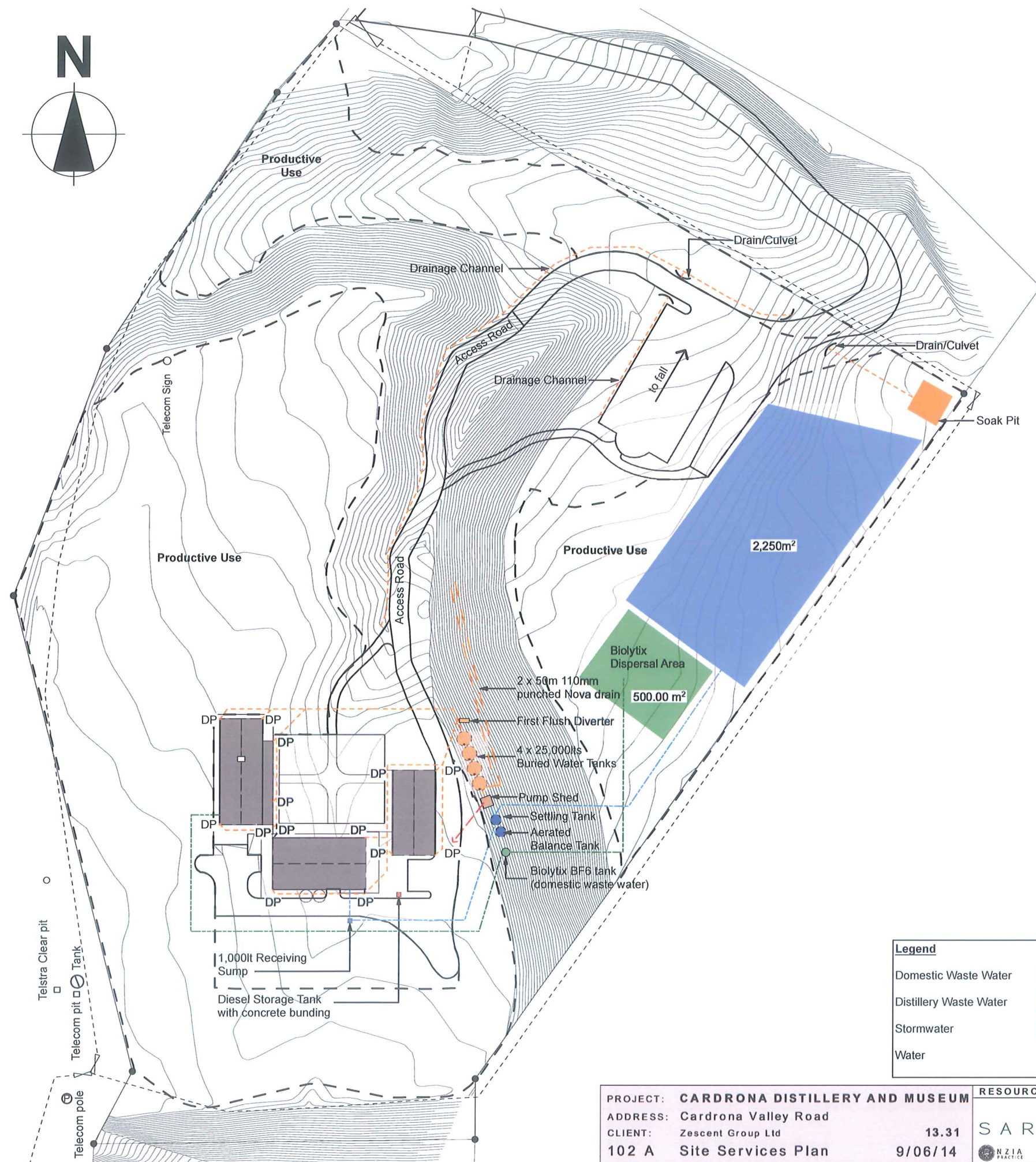
20mm aggregate

Filter Cloth

110mm punched Nova Drain

600

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RESOURCE CONSENT APPLICATION

SARAH SCOTT architects ltd

nzia
PRACTICE

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w: www.sarahscottarchitects.co.nz

Site Planting Legend

Macrocarpa
(*Cupressus macrocarpa*)

Lawson Cypress
(*Chamaecyparis lawsoniana*)

Weeping Willow
(*Salix babylonica*)

Poplar
(*Populus deltoids*)

Italian Alder
(*Alnus cordata*)

Narrow Leafed Ash
(*Fraxinus angustifolia*)

Holm Oak
(*Quercus coccinea*)

Scarlet Oak
(*Quercus ilex*)

Sweet Chestnut
(*Castanea sativa*)

Fruit Tree
(*Prunus species*)

Productive Use

Paddock Grass
(*Light Management*)

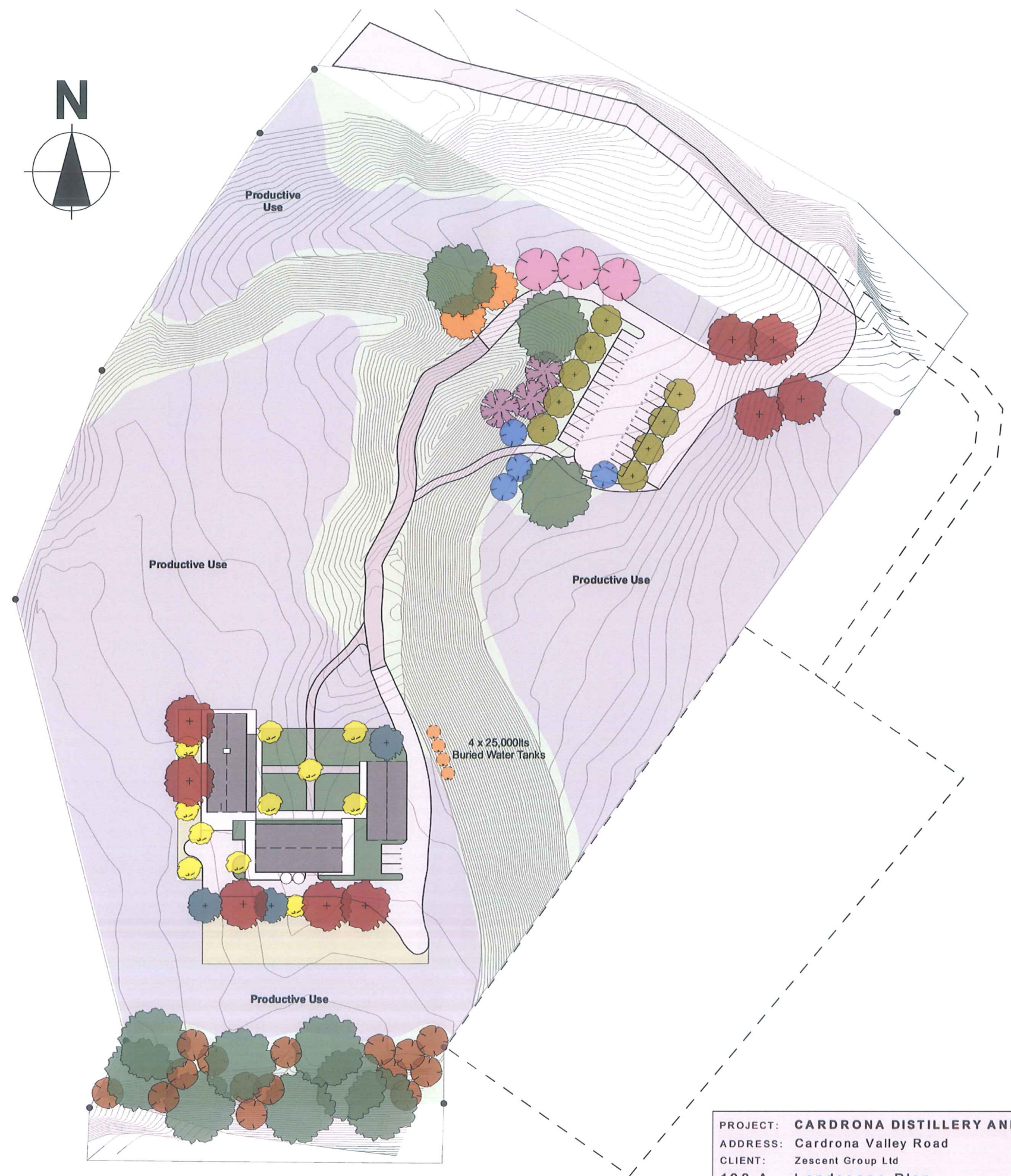
Formal Courtyard/Garden

Existing Farm Track

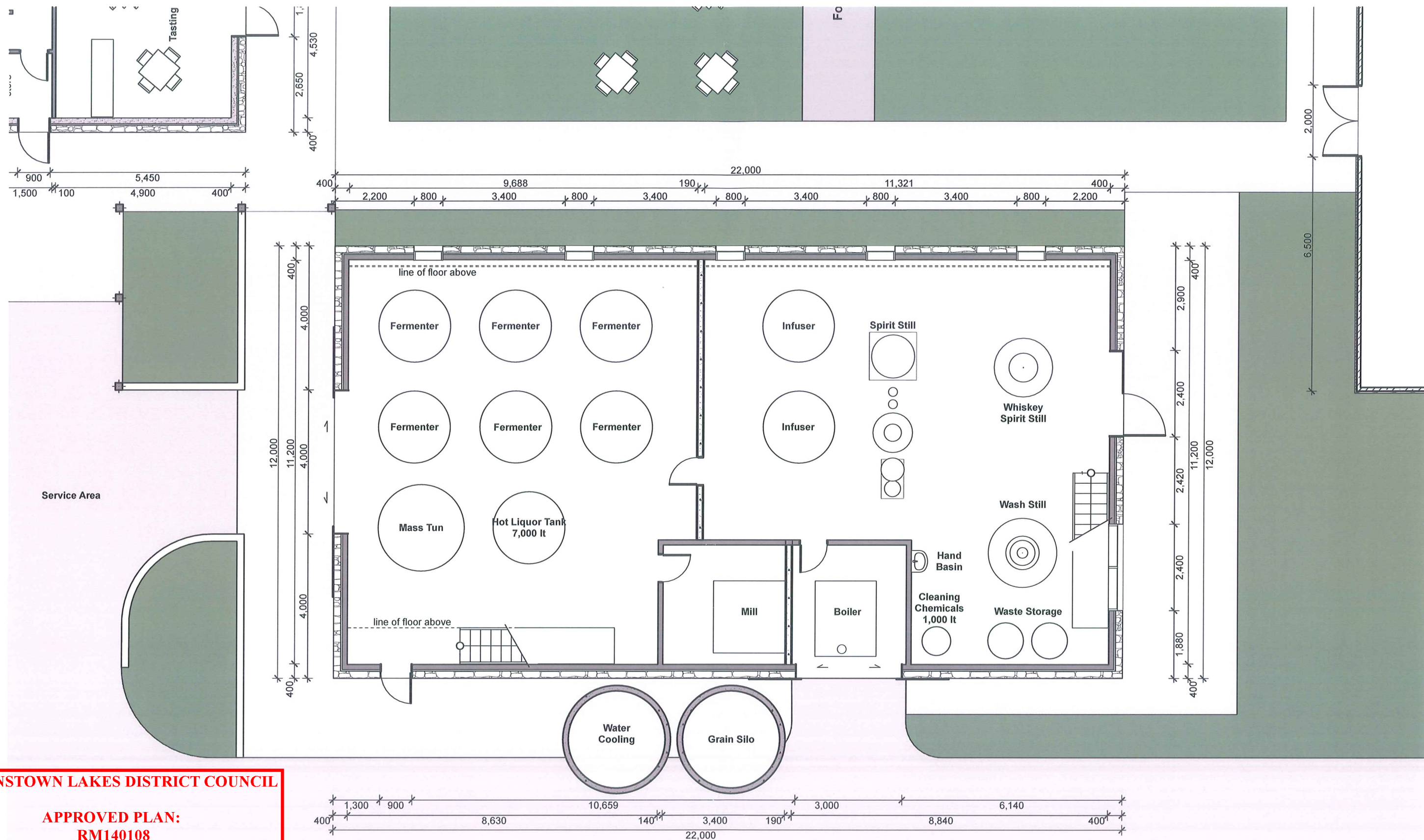
Proposed Access Road

Outdoor Utility Space

NOTE: Formal Courtyard/Garden design to be finalised at a later stage



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Thursday, 3 July 2014

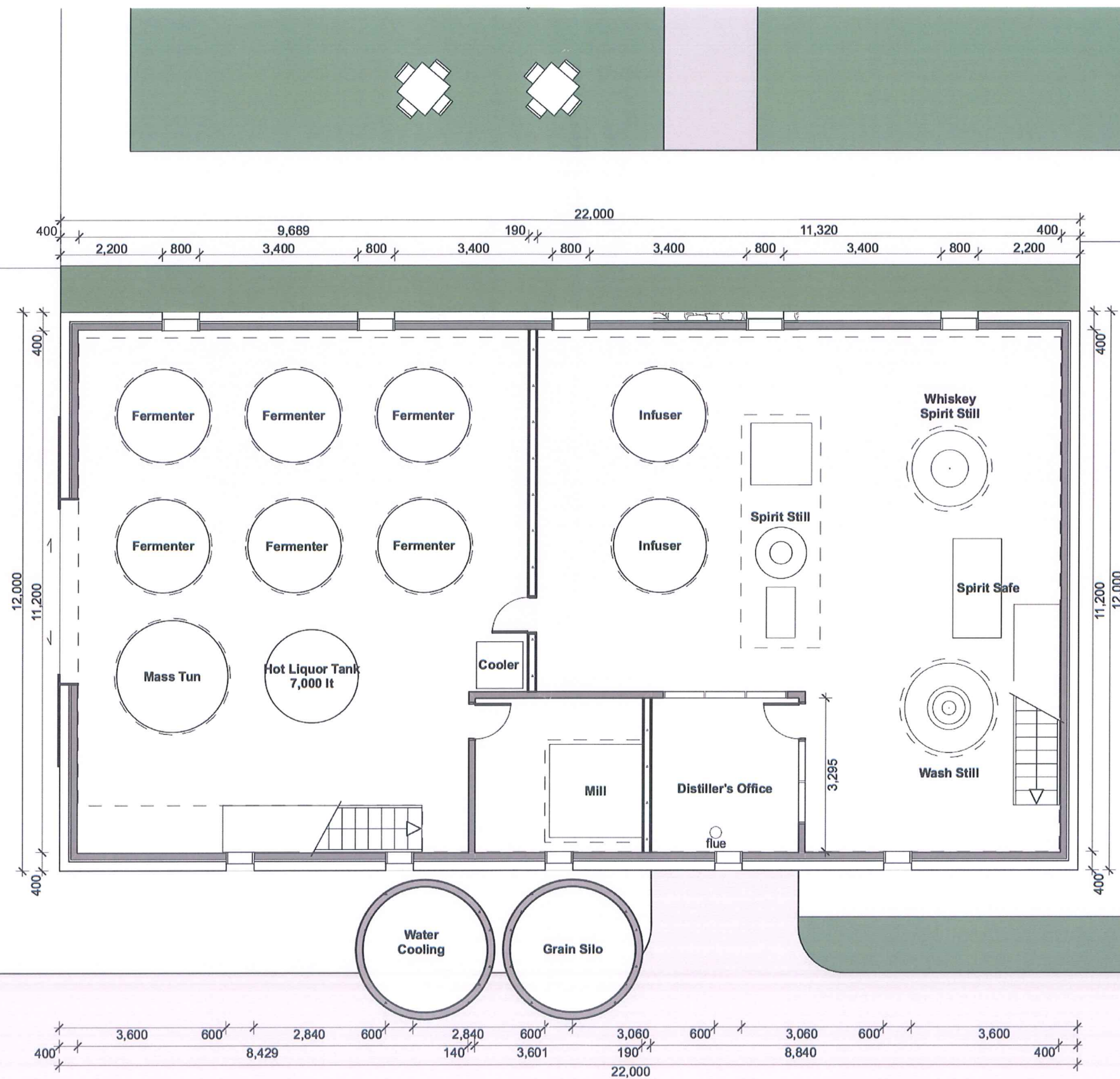
Ground Floor Plan

1:100

QUEENSTOWN LAKES DISTRICT COUNCIL

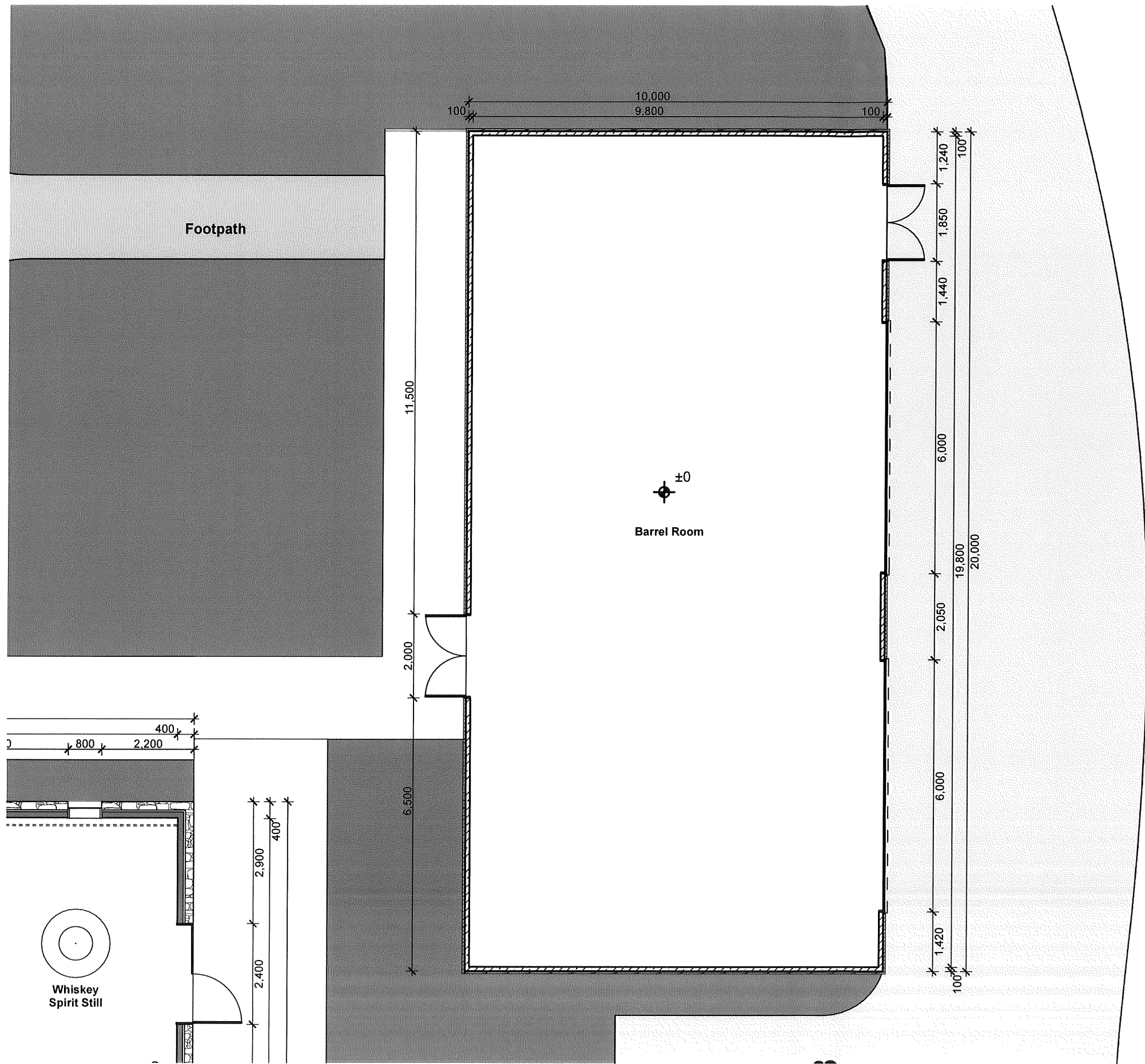
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Thursday, 3 July 2014



First Floor Plan

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RM140108

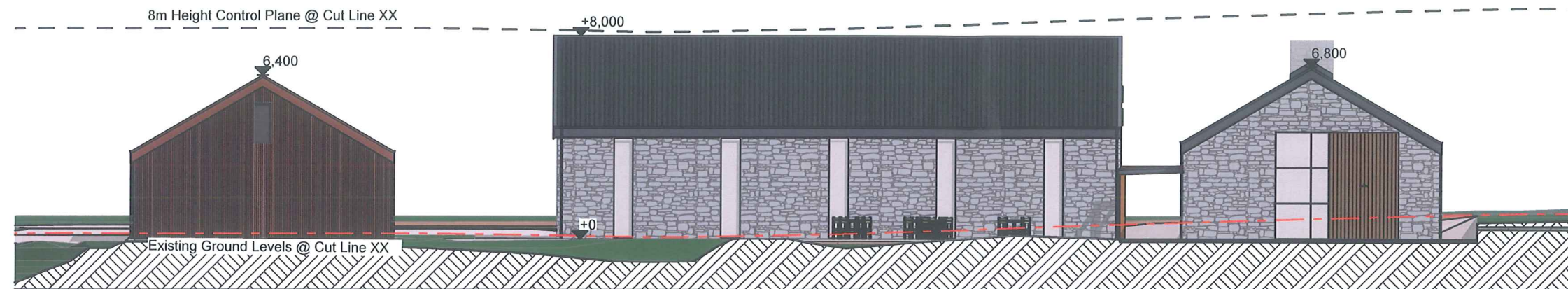
Thursday, 3 July 2014

Ground Floor Plan

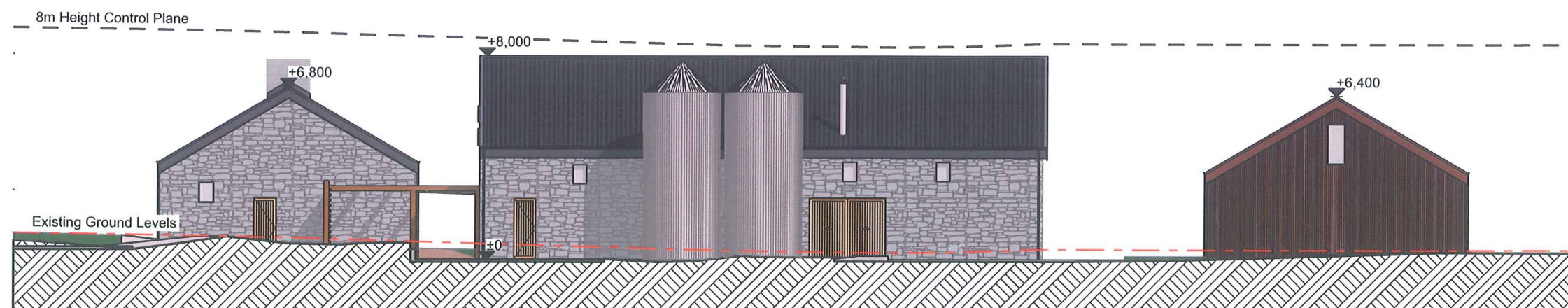
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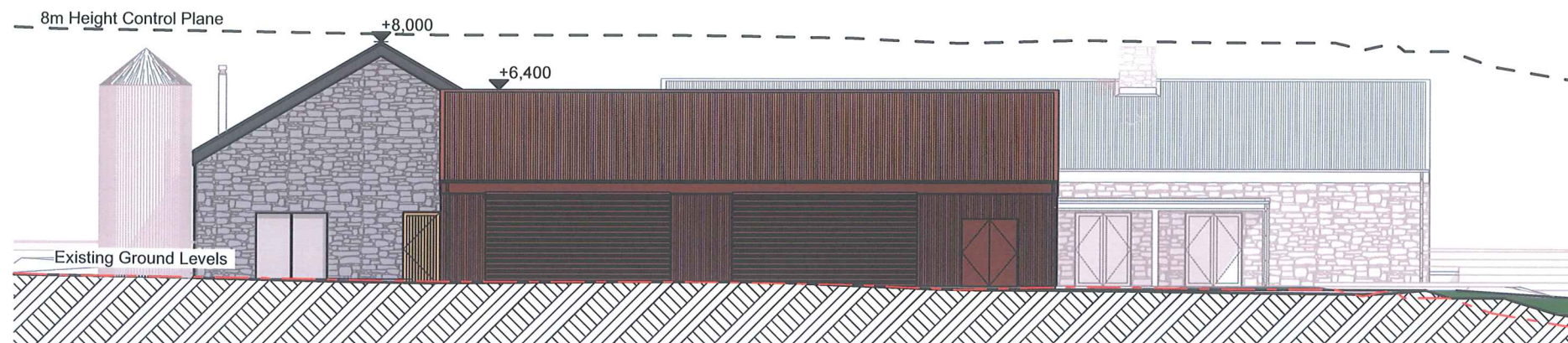
PROJECT: CARDRONA DISTILLERY AND MUSEUM			RESOURCE CONSENT APPLICATION	
ADDRESS: Cardrona Valley Road			13.31	<div>SARAH SCOTT architects ltd</div> <div> NZIA PRACTICE</div> <div>t: +64 3 443 7919 a: 63 Upton St, Wanaka, NZ w: www.sarahscottarchitects.co.nz</div>
CLIENT: Zescent Group Ltd				
107	Bond Store Plan	9/06/14		



North Elevation 1:200



South Elevation 1:200

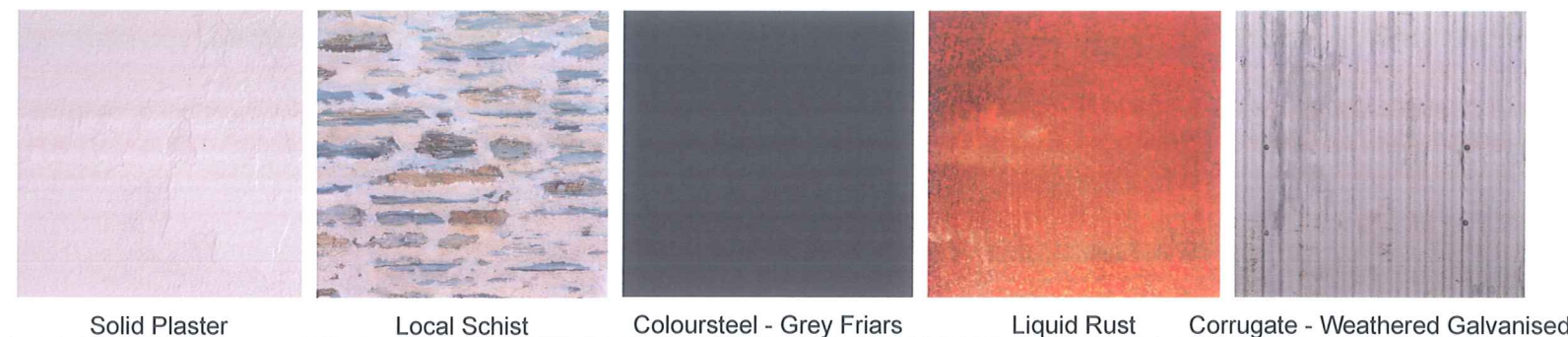


East Elevation 1:200

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140108

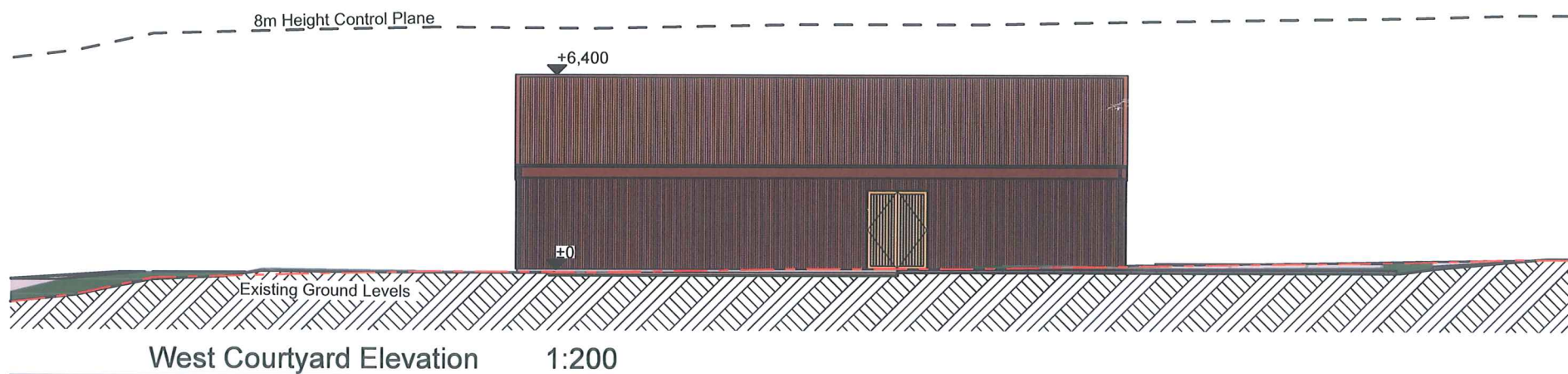
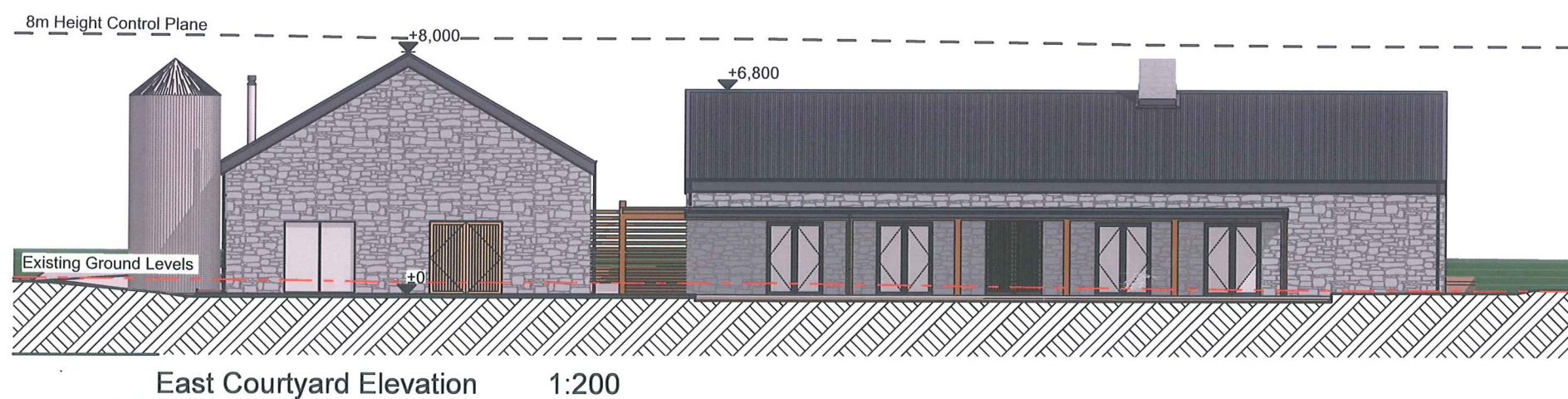
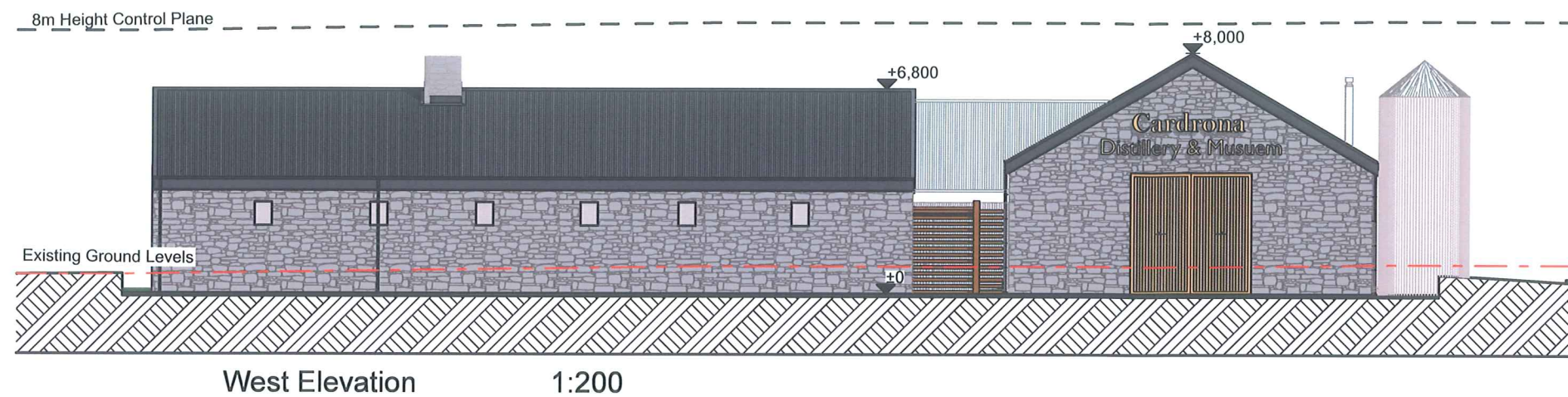
Thursday, 3 July 2014



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FLOOR LEVEL DATUM = +520.615

PROJECT: CARDRONA DISTILLERY AND MUSEUM	RESOURCE CONSENT APPLICATION
ADDRESS: Cardrona Valley Road	
CLIENT: Zescent Group Ltd	
201 A Elevations	13.31 9/06/14
	SARAH SCOTT architects ltd nzia t: +64 3 443 7919 a: 63 Upton St, Wanaka, NZ w: www.sarahscottarchitects.co.nz




QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140108

Thursday, 3 July 2014

FLOOR LEVEL DATUM = +520.615

PROJECT: CARDRONA DISTILLERY AND MUSEUM		RESOURCE CONSENT APPLICATION	
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CLIENT: Zescent Group Ltd			
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