APPLICATION PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT

1. Applicant's full name:

J&C Erkkila Family Trust

Email Correspondence:
jenny@carterplanning.nz

Phone: 021632849

2. Invoicing Details:

John Erkkila
2300 Gibbston Highway, RD1, Queenstown
9371
John@kinross.nz

3. Details of the site:

(a) Address/location to which this application relates:

The subject site lot is located at 2300 Gibbston Highway.



Figure 1: Location of subject site. (Source: Approved resource consent RM220680)

(b) Legal Description

Lot 2 Deposited Plan 569541 and Lot 1 Deposited Plan 497759 and Lot 2 Deposited Plan 24857 held in record of title 1026946.

(c) The owner/occupier

The site is owned by Christine and John Erkkila, and occupied by Kinross Trading Post Ltd.

(d) District Plan Zone(s):

The site is located within the Gibbston Character Zone of the Proposed District Plan (PDP), as illustrated in Figure 2 below. The yellow outlines the boundaries of the title.

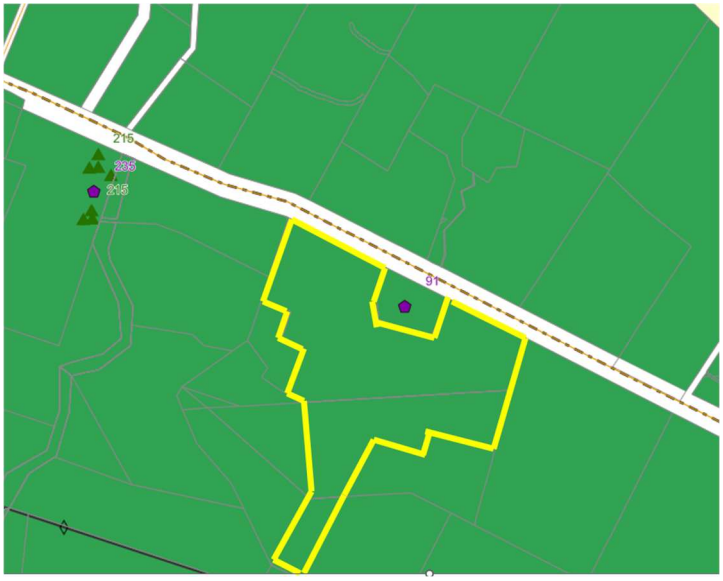


Figure 2: Extract from Proposed District Plan showing the site is located in the Gibbston Character Zone. The title boundary is outlined in yellow.

4. Brief description of the proposal

This is a proposal to construct a building for the purposes of a reception and ablutions to support the existing commercial and visitor accommodation activities on site. The building will be located and designed as illustrated on the site plan and elevations, attached and marked [**D**] and [**E**] respectively.

5. No other National Environmental Standard is relevant.

No National Environmental Standard is relevant.

6. Other consents:

No other resource consents are required.

7. Information required to be submitted:

This application includes the following:

- Records of title for the property
- A plan showing the location of the site
- Assessment of Environmental Effects

DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Jenny Carter
JCarter Planning
June 2026

ANNEXURES:

A Assessment of Environmental Effects

B Completed Application Form (Form 9)

C Record of title and relevant interests

D Site plan

E Elevations and floor plan

ANNEX A

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Application pursuant to Section 88 of the Resource Management Act to construct a building at Kinross for the purposes of providing a reception and ablutions to support the existing activities on site.



On behalf of J&C Erkkila Family Trust

June 2026

FOURTH SCHEDULE
Information Required in Application for Resource Consent

1. Introduction – the Proposal

As illustrated on the plans attached and marked [**D**] and [**E**] the applicant seeks to construct a small building for the purpose of providing a reception and ablutions. The building supports the existing activities on site, which includes visitor accommodation, restaurant and wine tasting and sales.

As illustrated on the plans, the building is designed and located to complement the existing buildings and activities on site. It will provide a rustic character, clad in macrocarpa weatherboard, with recessive roof. The building is 4.8m in height at its apex and its location on site does not necessitate the removal of any vegetation. In particular the large willow tree to its south west will be retained, providing a backdrop to the building.

2. Site description

The site subject to this application is located at 2300 Gibbston Highway. The site is legally described as Lot 2 Deposited Plan 569541 and Lot 1 Deposited Plan 497759 and Lot 2 Deposited Plan 24857 held in record of title 1026946. A copy of the Computer Freehold Register is attached, marked [**C**].

The site location is provided in Figure 3 below.



Figure 3: site location of the proposed building in the context of the existing buildings and activities. (Source: google maps) NB Not to scale

3. Description of other activities

No other activities are part of the proposal to which this application relates.

4. A description of any other resource consents required for the proposal

No other consents are required for this proposal

5. An assessment of the activity against any relevant provisions of a document referred to in Section 104(1)(b)

Section 104(1)(b) requires that the Council must have regard to any relevant provisions of—
(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and

Clause (i) is not relevant in that the NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 is not triggered; this is not a change in use nor is it a subdivision.

There are no relevant objectives and policies within higher order documents, including the Otago Regional Plans and National Policy Statements. This is because of the minor nature of the proposed changes. The Queenstown Lakes District Plan is relevant, and the relevant provisions are assessed in section 8 of this application.

The Operative Queenstown Lakes District Plan (ODP) is no longer relevant, with the PDP now being effectively operative pursuant to Section 86F of the RMA. This is because there are no appeals to any of the applicable provisions.

6. Assessment against relevant objectives and policies and rules

This application is for all matters requiring resource consent under the District Plan, rather than for the specific list of consent matters / non-compliances identified by the author. As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE.

I note that, if the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under

Section 104(5) of the Resource Management Act 1991 ("Act") to process the application regardless of the type of activity that the application was expressed to be for.

The following resource consents are sought:

6.1 Operative District Plan:

The ODP is no longer in effect; the Gibbston Character Zone (GCZ) is effectively operative pursuant to Section 86F of the RMA.

6.2 Proposed District Plan

Rule 23.4.10 requires **discretionary activity** consent for any building.

The proposed building is in support of the winery and visitor accommodation operation, providing a reception and ablutions. It is located and designed such that it complies with Standards for buildings.

Therefore, this is an application for a **discretionary activity**.

7. Section 95A Notification

It is requested that the application is processed on a non-notified basis, for the following reasons as set out in the Assessment of Effects below:

The applicant does not request public notification of the application (s95A(2)(b)). There is no rule or national environmental standard which requires or precludes public notification of the application (s95A(2)(c)). There are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

The consent authority shall publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). An assessment in this respect follows.

8. Assessment of Effects on the Environment (s95D)

8.1 Mandatory Exclusions from Assessment (s95D)

A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).

B: Trade competition and the effects of trade competition (s95D(d)).

8.2 Permitted Baseline (s95D(b)) and receiving environment

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

The permitted baseline is not relevant to this application because all buildings require resource consent.

It is relevant however that while not permitted, winery buildings up to 300m^2 in floor area and that comply with the standards (setbacks, height of 10m, materials and colours) are a controlled activity. This indicates that while resource consent is required, these consents must be approved and they are an anticipated activity. Therefore, it is relevant that a winery building could be located on site as a controlled activity. The built form and associated activity of such a building and activity is a relevant consideration when assessing the effects of this proposal.

8.3 Effects on landscape character and visual amenity

The proposed building provides a consistent design with the surrounding buildings, complementing the established character and amenity of the site and surrounding environment, with its roof form and materiality consistent with and complementary to the existing buildings on site. The proposed design therefore complements the existing character and amenity of the site, located to the front of the large willow tree, and providing legibility for patrons as they enter the site. This is illustrated on Figure 3 above and Figure 4 below, which illustrate that the building will sit comfortably within the landscape.

The building supports the activities already on site and therefore will not result in increased demand on services, parking or access.

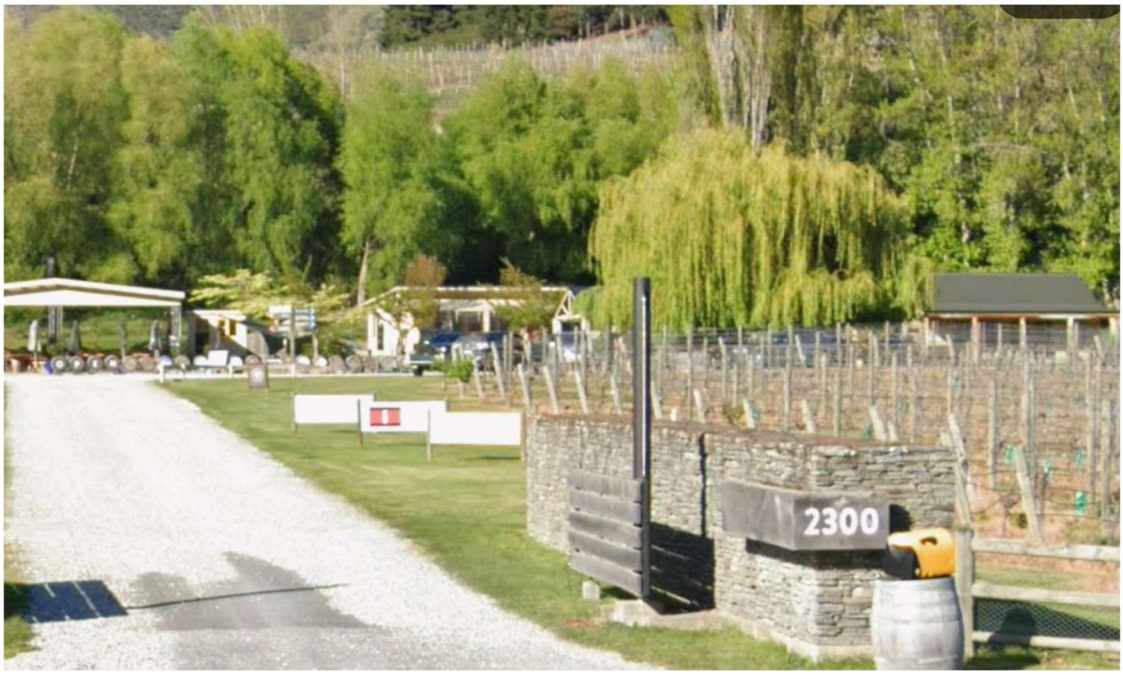


Figure 4: View from the entrance – the proposed building will be located to the front of the large willow tree.

8.4 Design and density

The scale of the building is small and it is located within the cluster of built form that supports the restaurant and winery, and barrel room and visitor accommodation.

The design continues to use natural building materials, tones and roof form in keeping with the general character of Gibbston Valley. The macrocarpa cladding will be natural and will therefore maintain the required LRV.

8.5 Summary of effects on the environment

This is a small building proposed to support existing and ongoing activities on site, by providing a reception and ablutions. Its design, scale and location are consistent with the existing buildings and activities on site and it will complement the character and amenity of the site.

The proposed building will assist in improving the functionality and attractiveness of the dining and accommodation facilities at Kinross, providing legibility and amenity. The proposed building will be unobtrusive in the context of the receiving environment.

Overall the effects on the environment will be no more than minor.

9. Effects on Persons

Section 95B(1) requires assessment as to whether there are any affected persons (under s95E) in relation to the activity. Section 95E requires that a person is an affected person if adverse effects of the activity on the person are minor or more than minor (but not less than minor).

Because of the small scale of the building, it's purpose, location and design this proposal will not adversely affect any person.

Effects on persons will be less than minor and no person is deemed affected. There are no special circumstances.

10. Relevant District Plan provisions (s104(1)(b)(vi))

10.1 Relevant Objectives and Policies

The relevant objectives and policies are contained in Chapter 23 Gibbston Character Zone.

Chapter 23 – Gibbston Character Zone

23.3.1 – Objective
The economic viability, character and landscape values of the Gibbston Character Zone are protected by enabling viticulture and other appropriate activities that rely on the rural resource of the Gibbston Valley and managing the adverse effects resulting from other activities locating in the Zone.

The proposal to construct a small building to provide reception and toilets supports the ongoing economic viability of the activities on site, while retaining character and landscape values of the site and the wider Zone. This is achieved by locating the building appropriately and adopting a design consistent with existing buildings on site, utilising natural materials and a small scale that blends into the surrounding context.

The proposal is in accordance with the purpose of the GCZ. The discrete scale of the building and its location will not result in any adverse effects that impact on viticulture and the building supports appropriate activities occurring within Gibbston Valley.

Policy 23.2.1.1
Enable viticulture activities and provide for other appropriate activities that rely on the rural resource of the Gibbston Valley while protecting, maintaining or enhancing the values of indigenous biodiversity, ecosystems services, the landscape and surface of lakes and rivers and their margins.

The purpose of the proposed building is to support the existing activities on site, being the winery, restaurant and visitor accommodation. The building is designed and located such that the indigenous biodiversity values, ecosystem service, landscape and surface of lakes and rivers will be protected.

Policy 23.2.1.2
Ensure activities not based on the rural resources of the area occur only where the character and productivity of the Gibbston Character zone and wider Gibbston Valley will not be adversely impacted.

The proposed building, being located within the cluster of existing buildings and activity, will not adversely impact the character and productivity of the GCZ. The building is to support the ongoing activities within the site.

Policy 23.2.1.3
Ensure activities not based on the rural resources of the area occur only where the character and productivity of the Gibbston Character zone and wider Gibbston Valley will not be adversely impacted.
Policy 23.2.1.4
Provide for a range of buildings allied to rural productive activity and worker accommodation

The proposed building supports existing activities on site and is an example of a building allied to the ongoing economic activities within the site and zone.

Policy 23.2.1.5
Avoid or mitigate adverse effects of development on the landscape and economic values of the Gibbston Character zone and wider Gibbston Valley.

The building supports the economic development at Kinross and the building will not adversely affect landscape values, given its location, scale and design.

Policy 23.2.1.6
Protect, maintain and enhance landscape values by ensuring all structures are located in areas with the potential to absorb change.

The Applicant has taken the opportunity to aggregate built form. The proposed building will be only marginally visible from public locations, screened by vines and other landscaping, and in the foreground to the existing willow tree and other existing buildings. For these reasons the landscape values will be maintained, with the building being located where there is the ability to absorb change.

Policy 23.2.1.10
Provide for the establishment of activities such as commercial recreation, visitor accommodation and rural living that are complementary to the character and viability of the Gibbston Character zone, providing they do not impinge on rural productive activities.

The proposal supports and complements the existing visitor accommodation activities on site and is complementary to the character and viability of the GCZ. The proposed building does not impinge on rural productive activities.

23.2.1.11 – Policy
The location and direction of lights do not cause glare to other properties, roads, public places or degrade views of the night sky.

The proposal will not cause glare to other properties, roads, public places, or degrade views of the night sky.

Policy 23.2.1.13
Have regard to the risk of fire from vegetation and the potential risk to people and buildings, when assessing subdivision and development.

23.2.1.14 - Policy

Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

The proposal supports the existing consented activities on site, and as such will rely on the existing firefighting systems. It does not increase patron numbers and the building is located within the existing cluster of built form.

23.2.2
Objective - The life supporting capacity of soils is sustained.

Policies
Policy 23.2.2.1
Avoid the adverse effects of subdivision and development on the life-supporting capacity of soil.

Policy 23.2.2.2
Enable a range of activities to utilise the range of soil types and microclimates.

Policy 23.2.2.3
Protect the soil resource by controlling activities including earthworks and indigenous vegetation clearance.

Policy 23.2.2.4
Encourage land management practices and activities that benefit soil and vegetation cover.

By locating the building within the existing cluster of activity and built form, and for the purposes of supporting existing activities on site, the proposal supports this objective and its associated policies, by representing a proposal that supports the ongoing productive value of the site.

3.2.4 Objective - Land management practices that recognise and accord with the environmental sensitivity and amenity values of the Gibbston Character Zone are encouraged.

Policies
23.2.4.1
Encourage appropriate management of vegetation cover and development including earthworks to prevent siltation and sedimentation effects on water resources.

23.2.4.2
Noise levels should not be inconsistent with rural productive activities and the character and rural amenity of the Gibbston area.

23.2.4.3
Control access and egress to ensure safe and efficient movement of traffic on roads and for users of trails, walkways and cycleways.

23.2.4.4
Manage forestry and farm-forestry activities to avoid adverse effects on landscape, amenity and viticulture production.

The use and location of this proposed building means that it recognizes and provides for the sensitivities and amenity of the GCZ. The building is in support of existing activities and does not result in an increased number of patrons and therefore does not necessitate any other changes on site.

10.2 Conclusion – Assessment against relevant objectives and policies

The proposal to locate a reception building on site is consistent with and achieves the relevant objectives and policies of the PDP. This is because the use, location and design of the building supports the ongoing economic production of the site and mitigates any potential effects on the character and values of the site and its surrounds.

The building will be appropriately located and designed to complement the character and amenity values of the site, and as such both supports the ongoing activities within the site and the wider GCZ while maintaining amenity and landscape character.

11. Assessment of the activity against Part 2 of the Act

Natural and physical resources will be managed in a manner that enables people and communities to provide for their social, economic and cultural wellbeing. This application promotes sustainable management and therefore achieves Section 5. The proposal provides for the community's social, economic and cultural wellbeing.

Sections 6 and 8 of Part 2 of the Act are not relevant to this application. The proposal achieves relevant Part 7 matters, being maintenance of amenity values and the quality of the environment.

12. Conclusion

This is an application to construct a small building within the site to support existing activities, by providing a reception office and toilet facilities. The building is located and designed to complement the existing character and amenity values of the site, with use of macrocarpa cladding and roof form consistent with the bistro and nearby barrel room.

This assessment has explained what is proposed and provides an assessment of the proposed building. It has concluded that the effects on the environment will be no more than minor, and that no person is deemed affected.

Further, it is concluded that the proposal will achieve the objectives and policies of the District Plan. For this reason it is considered that the proposal is consistent with the relevant objectives and policies of the PDP.

It is therefore requested that the proposal to locate the building on site as outlined in this application, is approved on a non notified basis.