Assessment of Environmental Effects

Resource Consent Application for winery development and tasting-room activities

Simon Patrick Cox

September 2026

southernplanning.co.nz

SPG SOUTHERN PLANNING GROUP

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant:	Simon Patrick Cox
Site Address:	178 Gibbston Back Road, Gibbston
Address for Service:	178 Gibbston Back Road, Gibbston C/- Southern Planning Group PO Box 1081 Queenstown, 9348 **alexa@southernplanning.co.nz** Attention: Alexa Harrington
Legal Description:	Lot 2 DP 573877 and Lot 3 DP 450918
Site Area:	4.5612 hectares more or less
Operative District Plan Zone:	Gibbston Character Zone
Proposed District Plan Zone:	Gibbston Character Zone
Brief Description of Proposal:	Resource consent is sought for the construction of a multiple-purpose winery building and vineyard storage shed outside of the building platform and associated variation to existing Consent Notice 10578497.4, alternations and additions to the existing commercial tasting-room building and sale of alcohol for consumption on site.

Appendices

Appendix [A]	Record of Title
Appendix [B]	Site Plan
Appendix [C]	Consent Notice 10578497.4
Appendix [D]	Winery Storage Shed Plans and Elevations
Appendix [E]	Vineyard Storage Shed Plans and Elevations
Appendix [F]	Building Consent 251239
Appendix [G]	Landscape Report and Photos
Appendix [H]	Landscape Plans
Appendix [I]	Earthworks Plans
Appendix [J]	Wastewater Report
Appendix [K]	Private Water Agreement



Alexa Harrington

04 September 2026

2 Executive Summary

The applicant applies for a land use consent for the construction a multi-purpose winery building, vineyard storage shed, alternations and additions to the existing commercial tasting-room buildings that will be located outside of the registered building platform, and sale of alcohol for the on-licence at 178 Gibbston Back Road.

The applicant also is seeking to vary Consent Notice 10578497.4 to build outside the registered building platform.

The site is contained in the Gibbston Character Zone under the Operative District Plan (ODP) and within the Gibbston Character Zone under the Proposed District Plan (PDP).

Overall, the status of the application is that of a **non-complying Activity**.

This Assessment of Effects has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought, and any actual or potential effects of the proposal may have on the environment.

The Assessment of Effects considers the effects of the proposal and determines that that the proposal will have less than minor adverse effects on the environment. Public notification is not requested, and nor are any persons considered to be adversely affected by the proposal.

The proposal is not contrary with the objectives and policies of the ODP and PDP. Overall, the proposal is consistent with the purpose and principles of the Act and accords with the definition of sustainable management under Part 2 of the Act.

3 Site Description and Receiving Environment

3.1 Site Description

The subject site is located at 178 Gibbston Back Road, Gibbston legally described as Lot 2 DP 573877 and Lot 3 DP 450918 held in Record of Tile 1047548 contained within **Appendix [A]**. The site has an area of 4.5612 ha, and the site plan is contained within **Appendix [B].**

The site is accessed by a leg-in driveway off Gibbston Back Road, and sits on a terrace above, and to the south of, State Highway 6. The site is located approximately midway between Gibbston Back Road and SH6 and is surrounded predominately by established vineyards.

The site accommodates an established vineyard (Cox Vineyard) and winery-related activities. Existing building and accessory buildings exist on the site, including a dwelling, tasting room, sheds, and water tanks and associated servicing infrastructure. Wine is not processed on site, and the grapes are processed off-site.

The land generally falls from the southwestern portion of the site towards the northern and eastern boundaries. The surrounding landscape is characterised by generally flat to gently undulating alluvial terraces, with the wider Gibbston Valley enclosed by the surrounding mountain slopes and the deeply incised Kawaru River to the north.

Throughout the site there is existing native trees, bunding and planting. Below is an ariel overview of the site. It should be noted the container in the northeast corner is being removed early September.

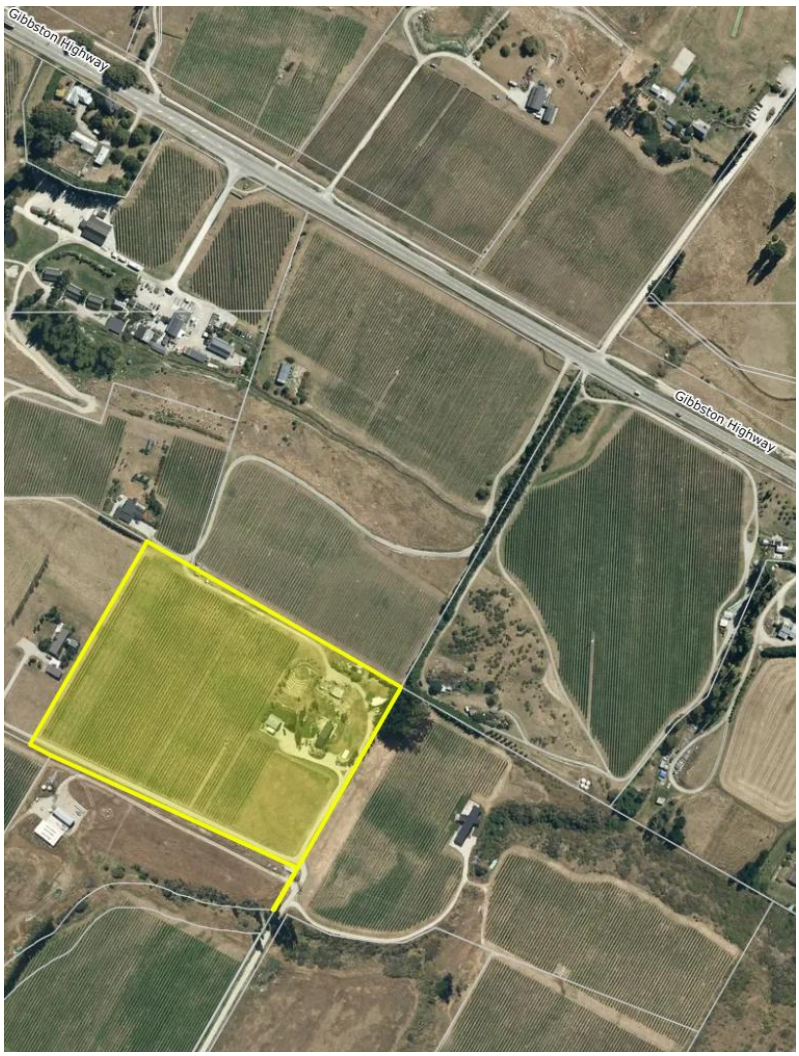


Figure 1: Aeriel overview of the proposed site

Existing vegetation across the site includes established grapevines together with areas of native planting associated with the existing residence, comprising predominantly native shrubs and trees, including native beech. Existing native planting and earth mounding is also present around the proposed building locations. A group of large semi-mature conifer trees is located along the northern portion of the site's eastern boundary, on the adjoining property.

The wider landscape is strongly characterised by productive viticulture, with built form comprising dwellings, sheds, cellar doors, and other viticultural buildings dispersed amongst the vines.

3.2 Legal Documents

There is one Consent Notice registered against the subject Record of Title, with such document being contained within **Appendix [C].** The Consent Notice is addressed below:

The majority of the legal encumbrances are either not relevant to the proposal, or the proposal complies with the requirements of such documents. These documents include:

Consent Notice 10578497.4

Consent Notice 1057897.4 was created following the issue of RM060389 for a two lot subdivision and establish a residential building platform on each lot by the Council.

3.3 Receiving Environment

The wider receiving environment is the Gibbston Valley, where viticulture, wineries, rural production, rural-residential development and visitor-related activities contribute to the established character. Land immediately beyond the northern boundary is shown as vineyard land. Gibbston Back Road adjoins the eastern side of the site.

The surrounding land comprises gently sloping river terraces, with grape vines forming the dominant land use and vegetation cover. Built development is dispersed throughout the landscape and includes residential dwellings, vineyard and agricultural sheds, cellar doors and other buildings associated with viticulture and winemaking.

The environment is also influenced by State Highway 6, Gibbston Back Road, vineyard accessways and associated rural infrastructure. Within the wider Gibbston Valley, established activities include viticulture, winemaking, commercial tourism, visitor accommodation, pastoral farming and recreational activities associated with the Gibbston River Trail.

Notwithstanding this level of modification, the receiving environment retains a strong rural and viticultural character. This is derived from the dominance of productive

vineyards over built form, the relatively dispersed pattern of development and the surrounding mountain and river landscape. The Landscape Assessment identifies the area as having high rural amenity and aesthetic values, together with a strong sense of place associated with its enclosed valley setting and viticultural land use.

Overall, the receiving environment is an established and modified productive landscape in which vineyard buildings, winery-related activities and associated commercial activities form an existing component, while the dominance of vines and surrounding natural landforms continue to define the character and amenity of the area.

4 Resource Management Planning Background

A number of resource consents provide background information to the proposal contained within this application. Such resource consents are detailed below.

4.1 RM041140

RM041140 was an application by Anthem Ventures Limited for subdivision and land use consent associated with the proposed "Village of Anthem", a substantial boutique hotel development within the Gibbston Character Zone. The proposal comprised 60 visitor accommodation units together with a restaurant and bar, conference and function facilities, chapel with underground wine barrel storage, cooking school, artist studios, associated access, infrastructure, landscaping and earthworks.

The application also sought a boundary adjustment to create the development allotment, identified as proposed Lot 66. The Commissioner granted the subdivision component but refused the land use consent. The decision is dated 21 September 2006.

Of relevance to the current proposal, the decision records that the site's primary use was viticulture and that the surrounding Gibbston Valley had increasingly become dominated by viticultural activity. Evidence presented for the applicant also identified winery production, cellar-door facilities and food and wine experiences as part of the evolving wine industry within Gibbston.

While the much larger visitor accommodation development was ultimately refused, RM041140 therefore forms part of the site's consent history and demonstrates its longstanding association with viticulture and proposals for wine-related development.

4.2 RM060389

RM060389 was granted on 28 November 2008 to undertake a two-lot subdivision and establish a residential building platform on each resulting allotment. The consent

established the underlying subdivision, access and servicing arrangements for the properties at 178 and 180 Gibbston Back Road. It also resulted in design controls relating to matters such as the location and appearance of buildings, landscaping, lighting and the containment of domestic activities within the approved building platforms. Relevant requirements were subsequently registered through Consent Notice 10578497.4.

4.3 RM070825

RM070825 was granted on 28 September 2007 to install and operate two wind machines to provide frost protection to the established vines on the site. The wind machines were located outside residential building platforms and had an overall height of approximately 12.58m.

The consent recognised the established viticultural character of the site and surrounding Gibbston Valley, noting that vineyard production facilities and frost-fighting infrastructure form an anticipated component of the Gibbston Character Zone. The wind machines were required to be finished in recessive colours and comply with specific noise limits to manage visual and amenity effects.

4.4 RM110592

RM110592 was granted on 25 January 2012. It authorised the construction of a residential dwelling located partly outside the residential building platform approved under RM060389. It also authorised the relocation of an existing accessory building constructed from shipping containers so that it was positioned within the approved platform. The consent varied several of the design-control requirements established through RM060389. Its approved landscape plan and conditions were subsequently amended through RM180301.

4.5 RM130158

RM130158 was granted 7 May 2023. It sought to vary Condition 6(e) and 8 of RM060389 to remove the requirement to provide a physical underground telecommunications connection to the lots and instead enable telecommunications services to be provided through mobile technology. The variation retained provision for future underground telecommunications infrastructure by requiring a consent notice advising that any subsequent wire or fibre-optic connection would be installed at the lot owner's cost within the telecommunications easements shown on the survey plan.

4.6 RM180301

RM180301 was granted on 23 April 2018. It authorised the relocation of a former school building to the site for use as a second residential unit within the approved residential

building platform. The building measured approximately 6 m by 9 m, with verandas and a maximum height of approximately 5 m.

4.7 RM181889

RM181889 was granted on 28 January 2019 as a controlled activity. It authorised the retail sale of wine produced on the site from an existing building at 178 Gibbston Back Road. The approved retail area occupied approximately 30 m² of the building's kitchen and living area. The consent allowed the cellar door to receive walk-in customers, while tour groups were required to be pre-booked. Council's control included the location of the activity, access, parking, waste-storage screening, signage and lighting.

4.8 RM211183

RM211183 was granted on 28 January 2022. It authorised a boundary-adjustment subdivision between the properties at 178 and 180 Gibbston Back Road. The adjusted boundary resulted in an existing accessory building being located within the required 6 m internal-boundary setback, for which restricted discretionary land-use consent was also granted.

5 Description of the Proposal

5.1 Overview

Resource consent is sought to established various buildings and undertake additions associated with the established vineyard and winery activities on the site. The proposed extension will result in varying the consent notice and building outside of the registered building platform.

The proposal has been developed to consolidate operational wine storage, general storage, tractor and workshop functions on the property located at 178 Gibbston Back Road, Gibbston.



Figure 2: Overall Site Plan

The overall details of the proposal are addressed below.

5.2 Winery Shed

The winery shed is a multi-purpose winery building accommodating a barrel cellar, wine storage, an office, staff bathroom facilities, workshop and tractor-shed space, and general storage.

The plans show a footprint of approximately 24m wide by 12m, with the wine-cellar component (12.2m x 4m) extending the overall depth to approximately 16m over part of the building. The building footprint is approximately 336.8 square metres (m^2).

The building will have a pitched roof with a maximum indicated height of approximately 6m above the lowest point of original ground level. The northern elevation will contain two large vehicle-access doors serving the workshop, tractor and storage areas, together with personnel doors and windows. The larger opening will allow vineyard machinery, tractors, barrels, pallets and winery supplies to be moved into and out of the building.

The external walls and roof will be finished in metal cladding in recessive colours. The proposed colours and materials are intended to be forgiving and blend into the rural environment consistent with its vineyard and winery function.

The winery shed plans and elevations is contained within **Appendix [D]**.

5.3 Vineyard Storage Shed

An additional vineyard storage shed is proposed at the northern boundary. The shed will provide secure, weather-protected storage for equipment, tools, materials and supplies used in the operation and maintenance of the vineyard.

The shed is approximately 6m by 7.2m, providing a footprint of approximately 43.2m^2. It will be a simple, single-storey rural utility structure designed specifically to support the productive use of the property. The proposed shed is substantially smaller than the multi-purpose winery building and will perform a separate vineyard-storage function.

The proposed shed a mono-pitched roof with a maximum height of approximately 3.68m above original ground level. The shed will therefore remain well below the 10m maximum height applying to winery and farm buildings in the Gibbston Character Zone.

The proposed colours and materials will also be recessive in nature. The basic design and durable materials reflect the building's functional vineyard purpose and are typical of rural storage structures.

The shed will be positioned near the northern boundary of the property, adjacent to existing utility sheds, water tanks, access areas, bunding and established planting. Its

location will enable vineyard equipment and supplies to be stored close to the productive vineyard area and reached directly from the existing internal access network. A short access connection and adjoining hardstand area will allow equipment and materials to be moved to and from the shed.

The site plan shows some existing planting and a section of the planted bund will be removed and relocated to provide access to the building. The surrounding access and planting arrangements are shown on the site development and proposed planting plans.

The shed is within the internal setback at 6m. Associated earthworks will be undertaken to establish a level building area and connect the shed to the existing access.

The Vineyard Storage Shed Plans are contained within **Appendix [E]**

5.4 Tasting Room Alternations and Additions

The proposed alterations and additions to the existing tasting room will increase the building footprint by approximately 100.65m² and reconfigure the premises to provide improved customer and staff facilities.

The works will reconfigure and extend the existing building to provide an enlarged tasting room, gallery, kitchen/bar, office, bathroom facilities and associated circulation space. This space will support the tasting-room activity by providing additional space for customers, wine presentation, displays and associated cellar-door activities.

The extension will add additional toilet facilities. A new timber deck will be constructed along the southern side of the building. The deck will connect the tasting room and gallery with the surrounding outdoor area.

The extension will be finished in weatherboard cladding, with the new work designed to complement the existing building. New corrugated long-run metal roofing will be installed over the extension, while the timber fascia and gutters will match the existing building. The existing veranda on the northern side of the building will remain.

The proposed alterations and additions have been granted BC251239, and the plans are attached within **Appendix [F]**.

The building will continue to operate as the vineyard's commercial tasting room and cellar door. It will provide facilities for wine tasting, wine displays and retails sales, including the sale of alcohol for consumption on the premises.

The proposed on-licence hours will be 7-days a week from 10am to 10pm. These hours are proposed to match the existing off-licence.

The building will continue to operate as a cellar door/tasting room associated with the established vineyard and winery activities on the site. The plans identify an intended occupancy of 22 persons, comprising 18 persons within the tasting room and four persons within the gallery. Withstanding the above, the office has occupancy for 2 persons and the outdoor capacity of 10 people for a total of 24 persons.

The Applicant intents to apply for an on-licence to enable the sale and supply of alcohol for consumption within the tasting-room premises. This will enable wine produced and/or associated with the vineyard and winery operation to be consumed on-site, rather than the existing activity being limited to cellar-door tasting and off-licence.

5.5 Landscaping

A Landscape and Visual Assessment has been prepared by LAND Landscape Architects and is provided within **Appendix [G]**.

The assessment considers the landscape character and visual amenity effects of the proposed winery storage shed, winery building, and alterations to the existing tasting room, including the associated landscaping and earthworks.

The proposal has been designed to utilise and supplement the established landscaping across the site. The proposed multi-purpose winery building will be surrounded by existing native planting along its western and southern sides. Additional mountain beech trees are proposed to the east of the building to provide long-term screening from the neighbouring property.

Existing native planting and earth mounding is also located to the west and east of the proposed vineyard storage shed. Some of this planting and mounding will require relocation to accommodate the building, with the affected native planting to be transplanted and incorporated back into the landscaped areas. The proposed mountain beech trees will be approximately 1.5m in height at the time of planting and planted 2m apart.

The detailed landscaping is shown in the proposed planting plan prepared by Katie Deans Landscape Design within **Appendix [H]**.

5.6 Earthworks

The proposed earthworks will be used to establish level building areas for the winery shed and vineyard storage shed.

The earthworks plans identify a total disturbed area of approximately 590m². Approximately 175m³ of material will be excavated, with a maximum cut depth of approximately 2.3m.

Aurum Survey have compiled an Earthworks Plan that illustrates the proposed earthworks. The Earthworks Plan is contained within **Appendix [I]**.

The majority of the earthworks will be associated with the winery shed. The building has an approximate area of 330m² and will be excavated into the exiting slope. The deepest cut will be 2.3m along the uphill side of the building.

Earthworks will be undertaken for the vineyard storage shed to create a level foundation on the sloping ground and provide a connection between the shed and the existing internal access. The excavation associated with this building will be relatively shallow compared to the winery shed.

The works will include:

1. Stripping and temporarily stockpiling topsoil from the building areas;
2. Excavating the building platforms to the required formation levels;
3. Trimming and preparing the subgrade for foundations and floor slabs;
4. Constructing any required batter slopes;
5. Forming access and hardstand areas adjoining the buildings;
6. Installing stormwater collection; and
7. Reinstating disturbed ground.

Where suitable, excavated materials may be reused on site for approved contouring, access or reinstatement. Any surplus material will be transported to an authorised disposal facility.

5.7 Infrastructural Servicing

The site is already serviced by private water supply, wastewater, electricity and telecommunication associated with the existing dwelling, vineyard and tasting room activities. The proposal will utilise and extend these existing services where appropriate, together with upgrades to the wastewater and firefighting infrastructure to accommodate the proposed development.

The proposed servicing arrangements are shown on the servicing plan, including the existing and proposed wastewater infrastructure, effluent disposal areas and water supply.

Railton Contracting has compiled a Wastewater Report that addressed the servicing aspects of the proposal. The Wastewater Report is contained within **Appendix [J]**.

Potable Water

The existing dwelling, tasting room and vineyard activities are supplied by the established private water supply servicing the property. The property is entitled to 3,000 litres of water per day, which will continue to provide the potable water supply for the site.

There is no Council reticulated water supply. This agreement can be found in **Appendix [K]**.

Wastewater

Wastewater generated by the existing and proposed activities will continue to be treated and disposed of on-site.

As part of the proposal, the existing septic system is to be removed and replaced with a new wastewater treatment plant. The servicing plan identifies the proposed treatment plant location to the north of the existing buildings, together with a proposed pipes and disposal field.

The proposed system is an aerated wastewater treatment system, with treated effluent discharged to the land application area. The Austin Bluewater systems provide secondary treatment through anaerobic pre-treatment, aeration, clarification and subsequent discharge of treated effluent to an irrigation/disposal field. The systems are manufactured to the relevant AS/NZS wastewater treatment standards.

Stormwater

The stormwater generated from the proposed buildings will be managed within the site. Given the rural nature and size of the property, there is sufficient area available to accommodate stormwater generated by the additional roof areas.

Telecommunications

Electricity and telecommunications are already available to the property. No upgrades to the electricity or telecommunications infrastructure are anticipated from the proposal.

Firefighting

The property currently has 26,000L of firefighting water. As shown on the servicing plan, an additional firefighting water tank is proposed adjacent to the existing tank. The applicant will increase the water storage available to at least 45,000L.

The tank located to the north of the development is the additional firefighting tank. The updated landscape plan now identifies both the existing and proposed firefighting tanks, including the proposed additional 26,000L tank.

The additional tank forms part of the servicing infrastructure to support the proposed development and is therefore included within the s cope of this resource consent application. The tank will be located within the established developed area of the site and will be integrated with the surrounding landscape treatment.

The associated works required some existing planting and bunding to be removed and transplanted. These changs are shown on the revised landscape plan and are addressed through the proposed amendments to the existing landscape approval.

Overall, the tank is considered to be a minor servicing structure that can be appropriately absorbed within the site without resulting in material adverse landscape or visual effects.

6 Statutory Considerations

6.1 Operative District Plan

Under the ODP, the site is contained within the Gibbston Character Zone.

It is understood that the subject PDP provisions that are relevant to this application are beyond appeal. As such, the relevant provisions are treated as operative, with the standards and provisions relating to the ODP no longer considered to be applicable.

6.2 Proposed District Plan

The site is contained within the Gibbston Character Zone in terms of the PDP. The proposal requires the following resource consents under the PDP.

6.2.1 Chapter 23 – Gibbston Character Zone

- **Controlled Activity** resource consent pursuant to Rule 23.4.15 as consent is required for the construction, addition or alteration of a farm building or winery within the Zone.

- **Controlled Activity** resource consent pursuant to Rule 23.4.14 as the proposal is to sell wine produced from the site.

- **Non-Complying Activity** resource consent pursuant to Rule 23.4.20 as building outside of a platform is not provided for within the Gibbston Character Zone.

    - Additionally, this will include the art gallery as it is not provided for within the GCZ.
- **Restricted Discretionary** Activity resource consent pursuant to Rule 23.5.9.1 as the current volume of water on sit does not reach 45,000L.

6.3 Section 221 of the Act

The proposal seeks to vary Condition G from Consent Notice 1057897.4, as detailed below.

All additions are **underlined and bold:**

G) All buildings and domestic curtilage activities shall be contained within the approved building platforms shown on the subdivision plan, **with the exception of the development approved by RMXXXX**

All other conditions of the Consent Notice 1057897.4 will continue to be complied with, the application seeks only to vary Condition G.

6.4 NES Contaminated Soils

A review of the District and Regional Council's records for the subject site does not indicate the existence of HAIL activities on the site or having been undertaken from the subject site.

As such, it is considered that the regulations in the NES do not apply.

6.5 Overall Status

The overall status of the proposal is that of a **non-complying** activity.

7 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the Act an assessment is made of any actual and potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment of effects has addressed the following categories:

- Permitted Baseline
- Visual and Landscape Effects
- Amenity Effects
- Earthworks Effects
- Transportation Effects
- Effects relating to Infrastructure Servicing
- Geotechnical Effects
- Positive Effects

7.1 Permitted Baseline

Sections 95D(b), 95E(2)(a) and 104(2) of the Act provide discretion to Council (for the purposes of forming an opinion as to the actual or potential effects) to disregard any adverse effects of the proposal on the environment (or on a person) if a District Plan or National Environmental Standard permits an activity with that effect.

The following permitted activities under the Gibbston Character Zone and applicable district-wide provisions are relevant to the proposal:

- Farming activities including viticulture are permitted;
- The earthworks volume, area, cut and depth are permitted;
- The buildings do not exceed the 8m or 10m height limit;
- No building is greater than 500m²; and
- No internal or road boundary setbacks are being breached.

Although the activities identified above provide a relevant permitted baseline, the proposal as a whole does not meet the permitted activity requirements of the PDP and requires resource consent.

7.2 Alternative locations or methods

The proposed activity will not result in any significant adverse effects on the environment. Alternative locations are therefore not considered necessary.

7.3 Assessment of the actual and potential effects

The following areas of consideration apply in terms of assessing the actual and potential effects on the environment.

7.3.1 Visual and Landscape Effects

The proposed multi-purpose winery building will have a footprint of approximately 336 m² and a maximum height of approximately 6 m. It will accommodate wine storage, a barrel cellar, workshop and tractor storage, together with office and staff facilities. The building has a relatively simple rural form with a pitched roof and recessive external materials and colours.

The separate vineyard storage shed will have a footprint of approximately 43.2 m², measuring approximately 6 m by 7.2 m, with a mono-pitch roof varying between approximately 3 m and 3.6 m in height. Its relatively small scale and utilitarian form are consistent with buildings associated with vineyard operations.

The proposed storage shed and additional firefighting tank affect existing planting and bunding secured through previous approvals.

The updated landscape plan now identifies the areas of existing planting and bunding to be removed and transplanted to facilitate access and accommodate the proposed tank, together with the proposed revised planting arrangement.

The changes are limited in extent and occur within the already developed part of the site, in association with existing buildings, access and servicing infrastructure. The proposal does not remove the overall landscape framework established across the site but rather modifies the arrangement of planting in a localised area to accommodate the proposed development.

Importantly, the affected planting is to be relocated or replaced, with the revised landscape plan retaining substantial planting around the development and providing additional Mountain Beech.

The revised planting will continue to provide visual softening and integration of the proposed structures, including the storage shed and firefighting tank, when viewed from within and beyond the site. The proposed landscape treatment will also maintain the established rural and viticultural character of the property and will assist in ensuring the new structures are visually recessive within the wider vineyard setting.

Given the limited extent of vegetation affected, the retention and relocation of existing planting, the provision of replacement planting and the location of works within an already modified part of the site, any adverse landscape and visual effects arising from the changes are considered to be less than minor.

The Landscape Assessment identifies the surrounding landscape as having a strong sense of place associated with its enclosed valley setting and viticultural land use, high landform legibility, high rural amenity and aesthetic values, with productive vineyards and vines remaining dominant over built form. Built development within the landscape includes sheds, viticultural buildings, cellar doors and residences located amongst the vines.

The proposed buildings will introduce additional built form to the site. However, they will be located close to the existing dwelling and tasting room, forming part of an existing cluster of development predominantly surrounded by vines. The Landscape Assessment considers that the site has capacity to absorb the proposed built form while protecting the identified landscape character values and assesses the resulting landscape effects as very low to negligible.

In terms of visibility, profile poles were erected on the site and assessed from surrounding public roads and places. The Landscape Assessment records that the profile poles were not visible from either Gibbston Back Road or Gibbston Valley Highway due to intervening topography and existing vegetation. From Gibbston Back Road, the proposed buildings are screened by existing conifer trees and topography. The assessment concludes that the main winery building would remain substantially screened even if those conifers were removed, with proposed mountain beech planting providing additional long-term screening. The storage shed is located at a lower ground level and is further screened by existing planting and earth mounding.

Similarly, from Gibbston Highway the proposed buildings will be screened by existing vegetation and, more importantly, intervening topography. If existing vegetation on neighbouring properties were removed in the future, the buildings would remain difficult to discern within the wider landscape due to their scale, the complexity of the receiving environment and the existing and proposed native planting and earth mounding.

The Landscape Assessment consequently assesses the overall visual effects of the proposal as very low to negligible. In reaching this conclusion, it identifies that the buildings will be obscured by topography, are of an appropriate scale, design, colour and materiality, will not be prominent or detract from surrounding ONL and ONF mountain views, and can be absorbed within the complex viticultural landscape. Existing planting, earth mounding and proposed mitigation planting will provide further integration and screening.

In relation to private views, the Landscape Assessment specifically considers that the proposed development will not be visually prominent. While the storage shed is located near the northern property boundary, the adjoining land is planted in grapevines, and no dwelling is visible in proximity to the shed. The proposed screen planting and earthworks are also assessed as being appropriate to the landscape context and will not obstruct views from public or private locations.

The proposal will therefore maintain the viticultural character of the surrounding landscape and will not adversely affect the character or visual amenity values of the surrounding ONL and ONF.

Overall, having regard to the conclusions of the Landscape Assessment, adverse visual and landscape effects are considered to be less than minor.

7.3.2 Amenity Effects

Potential amenity effects associated with the proposal include changes to outlook and privacy, together with noise, lighting, traffic activity and the overall intensity of activity occurring on the site.

The proposed buildings are intended to support the existing vineyard and winery activities. Wine and barrel storage, tractor and equipment storage, workshop activities and associated staff facilities are consistent with the productive use of the property and the established viticultural character of the surrounding environment. The Landscape Assessment identifies productive viticulture, winemaking and commercial tourism as established components of the wider Gibbston landscape.

Workshop activities will principally occur within the proposed winery building, which will assist in containing operational noise. All activities undertaken on the site will be required to comply with the applicable noise standards contained within Chapter 36 of the District Plan.

The proposal includes the use of part of the site for a gallery activity associated with the existing and proposed development.

The proposed gallery will operate as a complementary component of the wider winery and tasting room activity, rather than as a standalone destination. The gallery will provide an additional visitor experience associated with the established vineyard and cellar door activities on the site and will be integrated within the existing development area.

The activity is anticipated to attract visitors who are already attending the site for wine tasting and related vineyard activities, rather than generating a materially different or more intensive pattern of use. In this respect, the gallery will support the overall visitor offering associated with the winery while remaining secondary to the primary viticultural and tasting room functions.

Given its relationship with the existing winery activity, the gallery is considered compatible with the established use of the site and is not expected to result in any material effects in terms of traffic generation, amenity, landscape character or servicing.

The relevant amenity considerations include potential effects on privacy, outlook and rural amenity experienced from the adjoining property. The shed will not accommodate residential activity or introduce overlooking toward the adjoining property. It is also limited in height and footprint and will be located alongside adjoining land that is presently planted in grapevines. The Landscape Assessment concludes that the development will not be visually prominent in private views. Existing planting and earth mounding around the storage shed will largely be retained, with planting relocated where necessary to accommodate construction.

The alterations to the existing tasting room and associated onsite sale and consumption of wine have the potential to result in additional customer activity. However, this activity will occur within an established vineyard and winery setting and will remain concentrated around the existing tasting room, access and parking areas. The tasting-room extension itself is very minor in scale, and the Landscape Assessment confirms that it will not be visible from the assessed public viewpoints.

Any exterior lighting will be limited to that necessary for the safe and efficient operation of the activity and will be designed and directed to minimise light spill toward adjoining properties and the surrounding rural environment. Lighting will be required to comply with the applicable District Plan standards.

Overall, the proposal represents an expansion of built form and activity associated with the established viticultural use of the property, rather than the introduction of an unrelated activity into the rural environment. The proposed buildings have been located amongst existing development, planting and earth mounding, while the more open areas of the site and areas containing grapevines will remain largely undisturbed.

Accordingly, having regard to the nature and location of the activities, the established receiving environment, and the conclusions of the Landscape Assessment, adverse effects on rural amenity are considered to be less than minor.

7.3.3 Earthworks Effects

Earthworks are required to establish suitable building platforms and finished ground levels for the proposed buildings. The works are expected to disturb approximately 590 m² of land and involve approximately 175 m³ of material, with a maximum cut depth of approximately 2.3 m.

Potential effects include temporary dust, sediment runoff, erosion, construction noise, vibration and changes to the existing landform. These effects will principally arise during construction and will be temporary.

Erosion and sediment-control measures will be installed before earthworks begin and maintained until disturbed areas have been stabilised. Exposed ground will be limited as far as practicable, and disturbed areas will be progressively stabilised or revegetated. Dust will be controlled by dampening exposed surfaces and stockpiles when required. Any excavated material not reused onsite will be transported to an authorised disposal facility.

The earthworks will be concentrated around the proposed buildings and will not involve extensive modification of the wider vineyard landform. The winery building will be partly integrated into the slope, assisting in reducing its visual prominence. Final surfaces will be stabilised, landscaped or incorporated into formed access and building areas.

Subject to the implementation of standard erosion, sediment and dust controls, the adverse effects of the earthworks are expected to be temporary and less than minor.

7.3.3 Transportation Effects

Vehicle access to the site will continue to be obtained from the existing vehicle crossing off Gibbston Back Road and internal access arrangements. No new direct access to State Highway 6 is proposed.

Traffic associated with the development will include staff vehicles, vineyard machinery, deliveries, servicing vehicles and visitors to the tasting room. The tractor shed, workshop and wine-storage components will primarily support the existing vineyard and winery operations. These activities are not expected to generate continuous high levels of traffic.

The tasting room and onsite sale and consumption of wine will generate visitor movements. Parking and manoeuvring areas will be provided within the site so vehicles can enter and leave in a forward direction without parking on or obstructing the adjoining road.

Construction traffic will be temporary and will principally comprise contractor vehicles, delivery trucks and machinery. Construction deliveries will be managed to avoid obstruction of the road and access.

7.3.4 Effects relating to infrastructure servicing

The proposal can be adequately serviced using the existing and proposed private infrastructure available on the site. Potable water will be supplied through the existing private water supply agreement, which provides for 3,000 litres per day, with existing reticulation extended to the proposed buildings. Wastewater will be treated and disposed of onsite through the proposed wastewater treatment and effluent disposal system, while stormwater will be managed within the site.

Existing electricity and telecommunications services will be extended as required, and additional firefighting water storage is proposed alongside the existing tank. Access will continue to utilise the existing vehicle crossing and internal access from Gibbston Back Road.

Overall, the proposal will not result in any adverse effects on infrastructure and servicing are considered to be less than minor.

7.3.6 Positive effects

The proposal will generate a number of positive environmental, social and economic effects.

The multi-purpose winery building will provide fit-for-purpose space for wine production, barrel storage, wine storage, vineyard equipment, tractor storage, workshop activities and administration. Consolidating these functions within purpose-designed buildings will improve the efficiency, safety and organisation of the vineyard and winery operation.

The vineyard storage shed will provide secure, weather-protected storage for equipment and materials associated with maintaining the vineyard. This will reduce outdoor storage and assist in maintaining a tidy and well-managed appearance.

The tasting-room improvements will enhance the visitor experience and provide an opportunity for visitors to sample and purchase wine produced in association with the site. This will support the economic viability of the vineyard and contribute to Gibbston's established identity as a wine-producing and visitor destination.

The proposal will support continued productive use of the rural land, provide employment and contribute to the local economy. It will also encourage investment in the ongoing operation and maintenance of the vineyard.

Overall, the proposal will support the productive and economic use of the site while providing buildings and facilities that are functionally connected to viticulture and wine production.

7.4 Hazardous substances

The proposed activity does not involve the use of hazardous substances and installations.

7.5 Discharge of contaminants

The proposal involves the discharge of treated wastewater onto the site. As addressed above, the discharge of treated wastewater can be undertaken without adverse effects occurring on the site.

7.6 Mitigation measures

Aside from the imposition of standard conditions of consent, it is considered that no further mitigation measures are required for the proposal.

7.7 Identification of interested or affected persons

In considering the adverse effects on persons via Section 95E(2), the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

The proposed buildings and activities are sufficiently separated from other neighbouring properties. The development will be read in association with the existing vineyard and commercial development on the site.

The buildings will use recessive colours and materials, comply with the applicable height limits and be supported by landscaping. Winery, workshop and storage activities will generally occur inside the proposed buildings. Noise and lighting will be required to comply with the applicable District Plan standards.

Access will continue to be obtained from the existing vehicle crossing. Vehicles will be accommodated within the site, and no parking or manoeuvring will occur on neighbouring properties. Infrastructure servicing and stormwater disposal will also be contained within the site and designed to avoid discharges onto adjoining land.

For these reasons, adverse effects on the owners and occupiers of other adjoining properties are expected to be less than minor. Those persons are not considered affected under section 95E.

7.8 Monitoring

No monitoring is required other than standard conditions of consent.

7.9 Customary rights

The proposed activity will have no effect on any customary rights.

8 Notification

Public and limited notification matters of consideration are detailed below.

8.1 Section 95A: Public Notification

In terms of Section 95A(1), a consent authority must follow the steps set out in Section 95A, in the order given, to determine whether to publicly notify an application for a resource consent. The four steps within Section 95A(1) are addressed below.

Step 1: Mandatory public notification in certain circumstances

The following matters are noted:

- The applicant is not requesting public notification of the proposal (Section 94A(3)(a)).

- Provided a further information request is reasonable, the applicant is unlikely to refuse to provide information or refuse the commissioning of a report under Section 92(2)(b) of the Act (Section 95A(3)(b)).

- The application does not seek to exchange recreation reserve land under Section 15AA of the Reserves Act 1977 (Section 95A(3)(c))

Based on the above, mandatory public notification of the application is not required.

Step 2: Public notification precluded in certain circumstances

The following matters are noted:

- Public notification is not precluded by any rule or national environmental standard, nor is the application for an infrastructure design solution, a stormwater environmental performance standard or a wastewater environmental performance standard (Section 95A(5)(a)).

- The proposal is not a controlled activity or a boundary activity (Section 95A(5)(b)(ii)&(iv)).

Based on the above, public notification of the application is not precluded.

Step 3: If not precluded by Step 2, public notification is required in certain circumstances

The following matters are noted:

- Public notification of the proposal is not specifically required by a rule or a national environmental standard (Section 95A(8)(a)).

- The consent authority decides, in accordance with Section 95D, that the proposal will have or is likely to have adverse effects on the environment that are more than minor (Section 95A(8)(b)). The assessment included in this application concludes that the effects will not be more than minor.

Step 4: Public notification in special circumstances

The following is noted:

- It is considered that there are no special circumstances that warrant the proposal being publicly notified (Section 95A(9)). Consideration as to whether limited notification should occur is addressed below.

8.2 Section 95B: Limited Notification

Section 95B(1) requires a decision on whether there are any affected persons under Section 95E. The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under Section 95A.

Step 1: Certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups, nor is it on, adjacent to or may affect land subject to a statutory acknowledgement (Section 95B(2)-(4)).

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2, as:

- The proposal is not subject to a rule in the District Plan or national environmental standard that precludes limited notification, nor is the proposal for an infrastructure design solution, a stormwater environmental performance standard, or a wastewater environmental performance standard (Section 95B(6)(a)).
- The proposal is not a controlled activity other than a subdivision of land (Section 95B(6)(b)

Step 3: If not precluded by step 2, certain other affected persons must be notified

Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of the infringed boundary has provided their approval, nor is the proposal a prescribed activity (Section 95B(7)).

Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal are assessed in the application.

The assessment in this application takes into consideration the exclusions of Section 95E(2) and (3), when assessing the proposal will have or is likely to have adverse effects on persons that are minor or more than minor (but not less than minor).

Step 4: Further limited notification in special circumstances

It is considered that there are no special circumstances that apply to the application which warrants limited notification.

9 Statutory Assessment

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

9.1 Operative District Plan

The relevant provisions of the PDP are now treated as operative and therefore the proposal no longer requires consent under the provisions of the ODP, such that the objectives and policies of the ODP are disregarded, and an assessment against the PDP objectives and policies is provided below.

9.2 Proposed District Plan

Relevant Objectives and Policies from the PDP are contained in the following Chapters of the PDP:

- Chapter 3 – Strategic Direction
- Chapter 6 – Landscapes – Rural Character
- Chapter 23 – Gibbston Character Zone

These chapters are addressed below:

9.2.1 Chapter 3 – Strategic Direction

Strategic Policy 3.1B.6 – Exception Zones

The site is located within the Gibbston Character Zone, which is identified as an Exception Zone. Accordingly, the Strategic Objectives and Policies identified in SP 3.1B.6 relating to ONFs and ONLs do not apply within the GCZ, except where the receiving environment includes an ONF or ONL outside the Exception Zone.

The proposal has nevertheless been assessed in the context of the surrounding ONL. The Landscape Architect concluded that the development will not be visible in the foreground or backdrop of the surrounding mountain landscape or Kawarau River and will not adversely affect the character or visual amenity values of the surrounding ONL and ONF.

The proposal is therefore consistent with this strategic framework.

SO 3.2.1 – Development of a prosperous, resilient and equitable economy

The proposal is consistent with this objective as it facilitates the continued operation and development of an established vineyard and winery. The new winery production, storage and cellar facilities, together with improvements to the existing tasting room, support an established productive and commercial activity within the District and contribute to the economic function of the Gibbston wine-growing area.

Relevant policies under SO 3.2.1 – Visitor facilities and sustainable enterprises

The proposal provides for commercial and visitor activities that are directly associated with the established vineyard and winery rather than introducing an unrelated commercial activity into the rural environment. The tasting room and associated on-site wine consumption complement the productive viticultural use of the property.

The proposal is therefore appropriately located and represents a sustainable use and development of an established rural enterprise and consistent with policies 3.2.1.1, and 3.2.1.6.

For the reasons detailed above, it is assessed that the proposal is consistent with the relevant objectives and policies of Chapter 3.

9.2.2 Chapter 6 – Landscapes – Rural Character

Policy 6.3.2.4 – Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character.

> The proposal is directly consistent with this policy as it enables the contribution of viticulture to the landscape character of Gibbston. The winery building, wine cellar and storage shed are required in association with the established vineyard, while the tasting room supports the associated cellar-door activity. The landscape architect identifies viticulture as a defining cultural attribute of the Gibbston landscape and notes that small-scale sheds, viticultural buildings and cellar doors are established components of this landscape.
>
> The development therefore reinforces, rather than detracts from, the established productive and viticultural character sought to be maintained within the GCZ.

Policy 6.3.2.8 – Encourage any landscaping to be ecologically viable and consistent with the established character of the area.

> The proposal is consistent with this policy. Existing native vegetation and earth mounding will be retained where practicable, with affected native planting around the storage shed transplanted. Additional mountain beech planting is proposed east of the main winery building to provide permanent screening that does not rely upon vegetation located on the adjoining property. The mountain beech will be planted at approximately 1.5m high and 2m spacings and connected to the existing irrigation system.
>
> The proposed native planting is compatible with and will enhance the character of the landscape and is appropriately scaled to both the site and proposed built form.

For the reasons detailed above, it is assessed that the proposal is consistent with the relevant objectives and policies of Chapter 6.

9.2.3 Chapter 23 – Gibbston Valley Character Zone

23.2.1 – 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 is consistent with Objective 23.2.1 as it enables the continued operation and development of an established vineyard and winery while maintaining the landscape character and amenity values of the Gibbston Character Zone. The proposed winery building, wine cellar, vineyard storage shed and tasting-room alterations are directly associated with the established viticultural use of the site. The Landscape and Visual Assessment concludes that the proposal will result in very low to negligible landscape and visual effects and will maintain the viticultural character of the surrounding landscape.

Policy 23.2.1.1

The proposal directly enables viticulture and activities reliant on the rural resource of the Gibbston Valley. The buildings provide winery production, wine storage, vineyard machinery and storage facilities, while the tasting room supports the associated cellar-door activity. Existing native vegetation will largely be retained and supplemented with additional native planting. The proposal does not affect lakes, rivers or their margins and is consistent with this policy.

Policy 23.2.1.2

The proposal will not compromise land with productive potential. Rather, the buildings support the continued productive use of the property as an established vineyard and have been concentrated within the existing developed portion of the site. Rebecca notes that the more open areas of the property and areas containing grape vines will remain undisturbed.

Policy 23.2.1.3

The principal activities are directly based on the rural and viticultural resources of the site. The tasting-room and associated on-site wine consumption are complementary to the established vineyard and winery operation and will not adversely affect the productive character of the site or wider Gibbston Valley.

Policy 23.2.1.4

The proposal is directly consistent with this policy by providing buildings allied to rural productive activity, including winery production, wine and barrel storage, vineyard machinery storage and associated workshop and office functions.

Policy 23.2.1.5

Adverse effects on the landscape have been appropriately avoided and mitigated through building location, clustering, recessive design, existing topography, earth mounding and native planting. The LVA assesses overall

landscape effects as very low to negligible and considers that the site has capacity to absorb the proposed development.

Policy 23.2.1.6

The structures have been located within an area capable of absorbing change. They are positioned amongst existing buildings, planting and earth mounding and at a lower level of the site where they will be least visible from public and private locations.

Policy 23.2.1.7

The proposed buildings are not located on skylines, ridgelines, hilltops or prominent slopes. The LVA confirms that the buildings will not be prominent within the wider landscape and will not detract from the surrounding ONL and ONF mountain views.

Policy 23.2.1.10

The tasting-room activity is complementary to the established vineyard and winery and does not impinge on rural productive activities. Rather, the cellar-door and proposed on-site consumption of wine are associated with and support the productive viticultural use of the site.

Policy 23.2.1.11

Exterior lighting will be limited to that necessary for the safe operation of the activity and directed to avoid glare toward adjoining properties, roads and public places and unnecessary degradation of views of the night sky. The proposal is therefore consistent with this policy.

Policy 23.2.1.12

The proposal does not involve significant indigenous vegetation clearance or activities anticipated to result in adverse cumulative effects on ecosystem or nature conservation values. Existing native vegetation is largely retained, with affected planting transplanted and additional native mountain beech planting proposed.

Policies 23.2.1.13 and 23.2.1.14

Fire risk and emergency access have been considered as part of the development. Existing access to the developed portion of the property will continue to be utilised and appropriate firefighting access and water supply will be maintained/provided in accordance with applicable requirements.

Policies 23.2.1.8 and 23.2.1.9 relate specifically to regionally significant infrastructure and are not relevant to the proposal.

23.2.2 – The life supporting capacity of soils is sustained

The proposal is consistent with Objective 23.2.2. The development is concentrated around the existing developed portion of the property and does not materially reduce the productive vineyard area.

Policies 23.2.2.1 and 23.2.2.3

Earthworks are limited to those necessary to accommodate and integrate the proposed buildings into the existing landform. Appropriate erosion and sediment controls will be implemented during construction, and there is no indication that the works will adversely affect the life-supporting capacity of soils across the wider property.

Policies 23.2.2.2 and 23.2.2.4

The proposal enables the continued productive use of the property's soil resource for viticulture. The majority of the site will remain in vines and the proposal does not prevent ongoing appropriate land management practices.

23.2.3 – The life supporting capacity of water is safeguarded through the integrated management of the effects of activities

The proposal is consistent with Objective 23.2.3. The development will utilise established servicing infrastructure, with water supply, wastewater and stormwater managed so that water quality and the life-supporting capacity of surrounding water resources are not adversely affected.

The proposal does not involve activities within or immediately adjacent to a lake, river or other surface waterbody.

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

The proposal is consistent with Objective 23.2.4 as the development has been designed and located to respond to the established rural and viticultural character and amenity of the Gibbston Valley.

Policy 23.2.4.1

Earthworks will be managed through appropriate erosion and sediment controls during construction to avoid sediment entering surrounding land or water resources.

Policy 23.2.4.2

> The proposed winery, vineyard storage and workshop activities are consistent with productive rural and viticultural activity. Workshop activity will principally occur within the proposed building, and all activities will be required to comply with the applicable Chapter 36 noise standards. Accordingly, operational noise will remain compatible with the anticipated rural environment.

Policy 23.2.4.3

> The proposal will continue to utilise the established site access. Traffic and parking associated with the tasting room and winery activities will be accommodated within the site, with no changes proposed that would compromise the safe and efficient operation of Gibbston Back Road or surrounding walking and cycling routes.

The proposal supports the economic and productive function of an established vineyard, provides built form directly associated with viticulture and associated cellar-door activities, and locates that development in a part of the site capable of absorbing change.

Overall, the proposal is considered consistent with the relevant objectives and policies of Chapter 23.

10 Section 104D – Non-Complying Activities

Section 104D of the Act requires that a consent authority may grant a resource consent for a non-complying activity only if it satisfied that either:

a) The adverse effects of the activity on the environment will be minor; or

b) The application is for an activity that will not be contrary to the objectives and policies of the District Plan.

The assessment contained within this application confirms that the adverse effects on the environment will be minor, and that the proposal will not be contrary to the relevant objectives and policies of the District Plan.

The application satisfies both limbs of Section 104D of the Act and can be considered under the overall discretion available within Section 104 of the Act.

11 Section 104 of the Act

Section 104 of the Act states when considering an application, the consent authority must, subject to Part 2 of the Act, have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a plan or proposed plan;
- Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

As outlined in the application, the proposed activity will not result in any adverse effects on the environment that are more than minor, any potential effects have been avoided, remedied or mitigated to an extent that such are less than minor. Further, the proposed activity is not contrary to the relevant objectives and policies of the District Plan, and finally, there are no other matters relevant to the assessment of the application.

12 Purpose and Principles of the Act

The purpose of Act is to promote the sustainable management of natural and physical resources. Sections 6, 7 and 8 also require consideration.

In terms of Section 6, there are no matters of national importance that need to be recognised and provided for in terms of the proposed activity.

Section 7 of the Act states that achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

(a) kaitiakitanga:

(aa) the ethic of stewardship:

(b) the efficient use and development of natural and physical resources:

(ba) the efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) intrinsic values of ecosystems:

(e) [Repealed]

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change:

(j) the benefits to be derived from the use and development of renewable energy.

The proposed activity accords with the relevant matters that particular regard shall be given to in terms of Section 7 of the Act.

There are no matters under Section 8 of the Act that require consideration with respect to the proposed activity.

For the reasons outlined in the application, the proposed activity is consistent with the purpose and principles of the Act and the associated matters under Part 2 of the Act.

The proposed activity involves an efficient use of natural and physical resources and such will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. Overall, it is considered that the proposal is consistent with the purpose and principles of the Act and therefore accords with the definition of sustainable management.