

Sarah Clark
Manager, Fast Track Consenting Team
PO Box 10362
Wellington
6143

27 November 2020

Dear Sarah

COVID 19 RECOVERY (FAST TRACK CONSENTING) ACT 2020- WINERY, RESTAURANT, EDUCATION AND EVENT COMPLEX- REQUEST FOR INFORMATION

Thank you for the request for information, received on 16 November 2020. The following, along with the attached, provides a response to the information requested under Section 22 of the Act.

1. Further evidence of the design and construction jobs created by the application, including clarification on job numbers, to demonstrate the project's delivery of employment.

The letter attached and marked [A] has been obtained via the architect and outlines the anticipated employment generated for the construction of the building. In terms of the design team, a local architect has been, and would be, used. The preparation of the design has to date employed a traffic engineer, acoustic consultant, civil engineer, landscape architect, contaminated soils expert and planner.

2. Feedback on the pre-application engagement undertaken with QLDC, including any formal pre-application meeting minutes/advice.

A preliminary discussion was held between myself and Katrina Ellis, team leader within the resource consents team at QLDC. A formal pre application request was sent to Ms Ellis on 29 August 2020. Following that request, Mr Kenny MacDonald, senior planner with QLDC, undertook a site visit with Sean Brennan and Sharyn McWilliams. It is understood that no formal minutes were taken from that site visit.

3. Assessment of the project's effect on te ao Māori cultural wellbeing.

Please see a brief assessment attached and marked [B]. The attached assesses the proposal against the Kai Tahu ki Otago Resource Management Plan and Chapter 5 of the Proposed District Plan. The site is not within an area that has been identified as culturally significant and will not adversely affect te ao Maori cultural wellbeing. It is recommended that any resource consent should be subject to an accidental discovery protocol.

4. Assessment of any Operative District Plan Resource Consent requirements.

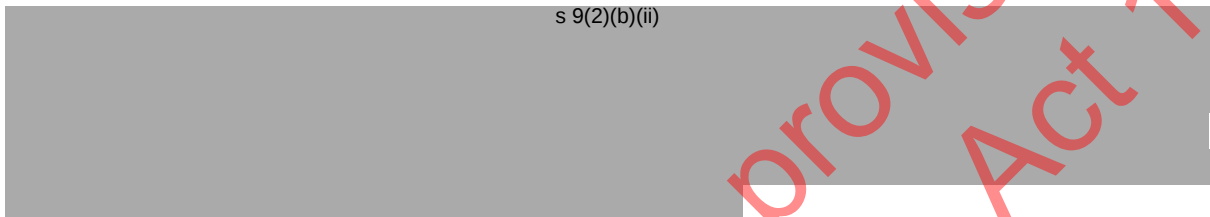
Pursuant to Section 86F of the Resource Management Act the rules of the Proposed District Plan are to be treated as operative, and the previous rules of the Operative District Plan as inoperative. In

particular, the rules of the Gibbston Character Zone, within which the site is located, are operative. The application provided on 13 October 2020 lists the resource consent requirements.

5. Further evidence on the project's investment certainty and construction readiness, including certainty of funding, to demonstrate that the project will be able to deliver on the objectives of the Act. For example, you may want to provide:
- information on how the project will be funded and the timing of the funding
 - business referees
 - other evidence demonstrating the financial health of the company.

The build cost has been estimated at approximately s 9(2)(b)(ii) .

s 9(2)(b)(ii)



We trust that the above and attached respond adequately to the information request. Please let us know if any further information is required.

Kind regards

Jenny Carter
On behalf of Brennan Wines Limited

Assessment of the project's affect on te ao Maori cultural wellbeing

Iwi management plans are the primary tool to assist in identifying and addressing the issues of resource management significance to Ngāi Tahu. Ngāi Tahu recognises the following iwi management plans that relate to the Queenstown Lakes District:

Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005. (KTKO 2005)

Te Tangi a Tauira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008.

The site is located within the Clutha/Mata-au catchment, and it is considered that the Kai Tahu Ki Otago Natural Resource Management Plan 2005 (KTKO NRMP) is the most relevant when assessing effects on te ao cultural wellbeing. The Queenstown Lakes Proposed District Plan (PDP) has been guided by the NRMP in formulating Chapter 5: Tangata Whenua. These documents are addressed as follows:

Kai Tahu ki Otago Natural Resource Management Plan (NRMP)

The NRMP is the principle document for Kai Tahu ki Otago. It represents the view of the Treaty partner and has been developed to:

- *Provide the principal planning document for Kāi Tahu ki Otago.*
- *Provide information, direction and a framework to achieve a greater understanding of the natural resource values, concerns and issues of Kāi Tahu ki Otago.*
- *Provide a basis from which Kāi Tahu ki Otago participation in the management of the natural, physical and historic resources of Otago is further developed.*
- *The KTKO NRMP 2005 shall provide the basis, but not substitute, for consultation and outline the consultation expectations of Kāi Tahu ki Otago.*

Importantly, being within the Gibbston Valley, the site is not within an area of known cultural significance. It is not within or near a statutory acknowledgment area.

Chapter 10 of the NRMP provides issues, objectives and policies for the Clutha Mata-au catchment.

10.2 provides for Wai Maori. Key issues are dams, land use including lack of reticulated sewage schemes, land use intensification, increase in lifestyle farm units and their increasing demand for water, and sedimentation of waterways from urban development.

The proposal supports the ongoing sustainability of the viticultural industry already established within the Gibbston Valley. The proposal will, by necessity, increase demand for water, and wastewater from the winery will increase from existing activities. The proposed development has been designed to reduce water use as far as possible with use rainwater tanks to provide additional supply and reduce stormwater discharge, and amenity ponds to contribute to firefighting storage. Importantly discharges will be to land, and an onsite wastewater system will be designed and installed that avoids and mitigates potential effects on water quality.

10.3 Wahi tapu states:

There are a range of wāhi tapu of particular significance within the Clutha/Mata-au Catchments. Urupā are the best modern day example of wāhi tapu, but physical resources such as mountaintops,

springs and vegetation remnants are other examples. Urupā and some significant sites of conflict are located all along the Clutha/Mata-au River.

The proposal is located within the Gibbston Valley, and therefore does not affect the mountaintops, springs or vegetation remnants. Map 13 of the NRMP provides statutory acknowledgments, none of which are in close proximity to the Gibbston Valley.

It is recommended that any development approvals would include conditions requiring accidental discovery protocols are adopted. This ensures that, in the event that any artefacts are uncovered during earthworks, the correct procedures are followed. It is understood that while the Gibbston Valley was not the site of a permanent settlement, it was used as a trail connection into the interior. It is accepted that conditions would be imposed on the development that require an accidental discovery protocol is in place.

10.4 relates to Mahika Kai and biodiversity. Because the site is located inland and is within an existing working vineyard it will not affect mahika kai or biodiversity values.

Section 10.5 provides for 'Cultural Landscapes'. It includes:

Ara Tawhito The Clutha/Mata-au River was used as a highway into the interior, and provided many resources to sustain travellers on that journey. Thus there was numerous tauraka waka along it. Most of today's access routes and roads follow trails established by Kā Papatipu Rūnaka. Trails are an indicator of how Kāi Tahu ki Otago used this river. Linkages include:

- *Access for the South Coast was either up via the Mata-aura River to the bottom end of Lake Wakātipu, or up the Nevis River to the Kawarau Gorge.*

The issues are listed at 10.5.2 as follows:

10.5.2 Cultural Landscapes Issues in the Clutha/Mata-au Catchment

- *Lack of recognition and implementation of the Cultural Redress components of the Ngāi Tahu Claims Settlement Act 1998 by local authorities, namely :*

Statutory Acknowledgements.

Place names.

Nohoaka sites.

- *The power and movement of the Clutha/Mata-au rushing through the restrictive gorges with many rapids has been changed to smooth, slow water.*
- *Modifications throughout the catchment have resulted in a disassociation between the landscape, the stories and place names.*
- *Land use intensification, particularly dairying and horticulture, have impacted on the cultural landscapes in the Clutha/Mata-au Catchment.*
- *Extensive spread of jetties and moorings in particular in Lake Wakātipu, Lake Wānaka and Lake Hāwea and adjacent to nohoaka sites.*
- *Limited recognition of cultural landscapes and Kā Papatipu Rūnaka interests and values in the landscape.*
- *The encroachment of subdivisions, lifestyle farms and infrastructure up the sides of mauka.*

- *Cumulative effects of subdivisions.*
- *Increasingly tourism ventures want to take clients to culturally significant sites.*
- *Kā Papatipu Rūnaka use and enjoyment of nohoaka sites (including those recognised under the NTCSA) is affected by access, usefulness of the sites and encroaching inappropriate activities.*
- *Dust storms at low lake levels.*

The proposal does not add to these issues. As identified above, it is not within or near a known nohoaka site and is within the valley where viticultural activities have been established over a long time. It is physically separated from the Kawarau River and will not affect the river flow. It does not represent the spread development up the side of the mauka, and does not represent intensification of land use. The proposal does not involve tourism activities where clients are taken to culturally sensitive sites.

It is recognised that further work could be undertaken in terms of place names and stories, so that an improved understanding of the cultural landscape values is achieved.

Queenstown Lakes District Proposed District Plan

Chapter 5 of the Proposed District Plan recognizes and provides for tangata whenua values and has built on the NRMP.

The outcomes sought by Ngāi Tahu are provided at section 5.3 as:

Outcomes Sought

- *Recognition and implementation of the cultural redress components of the Ngāi Tahu Claims Settlement Act 1998, especially around Statutory Acknowledgements, place names and nohoanga.*
- *Protection of wāhi tūpuna and all their components including wāhi tapu and mahinga kai.*
- *Provision for a strong Ngāi Tahu presence in the built environment.*

The areas of cultural significance are provided at page 40 of the District Plan. This is attached; the Gibbston Valley is not identified on that map.

The objective and associated policies are provided as follows

5.3.1 Objective - Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan

Policies 5.3.1.1

Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decision-making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.

5.3.1.3

When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account iwi management plans.

5.3.1.4

Recognise that only tangata whenua can identify their relationship and that of their culture and

traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga.

5.3.2 Objective - Ngāi Tahu have a presence in the built environment

Policies 5.3.2.1

Collaborate with Ngāi Tahu in the design of the built environment including planting, public spaces, use of Ngāi Tahu place names and interpretive material. Enable the sustainable use of Māori land.

As identified above, the site is not located within or near a site of cultural significance. The proposal, by necessity, requires increased water takes. The water use will be sustainably managed as far as possible by adopting measures such as collection of roof water; this reduces stormwater run-off and provides additional supply. It is proposed that firefighting supply will be provided via amenity ponds.

Wastewater will be disposed to land, and a disposal system will be designed to avoid and reduce potential effects on water quality.

Conclusion

It is considered that, given the location, and nature and scale of this project the proposal does not necessitate consultation with mana whenua, and through its nature, scale and location it will not adversely affect cultural wellbeing.

Aukaha is a standalone, independent runganga based consultancy that works with people across Otago to assist with resource management planning. Their website provides the following, which assists in understanding when consultation should be undertaken:

Aukaha recommends that it is best practice for applicants to undertake consultation with Kāi Tahu as mana whenua when developing proposals that are within an area of interest to Kāi Tahu, or where the work involves resources of particular interest to Kāi Tahu.

Where councils have identified that mana whenua may be affected by a proposal, applicants should consult at the earliest possible stage in the development of their proposals to ensure that any concerns can be identified and addressed.

The aspiration of Kāi Tahu is to assume their kaitiaki role as mana whenua ki Otago to its fullest, as protected and guaranteed by Article II of the Treaty of Waitangi. Aukaha supports this aspiration through engagement via statutory processes under the Resource Management Act 1991 and through direct engagement with our clients.

Our work is guided by the Kāi Tahu ki Otago Natural Resource Management Plan 2005. The kaupapa of the Plan is 'Ki Uta ki Tai' (Mountains to the Sea), which reflects the holistic Aukaha philosophy of resource management. The Plan expresses Kāi Tahu values, knowledge and perspectives on natural resource and environmental management issues.

This proposal is not within an area of interest to Kāi Tahu, and the work does not involve resources of particular interest to Kāi Tahu. The Council has not identified that mana whenua may be affected by the proposal.

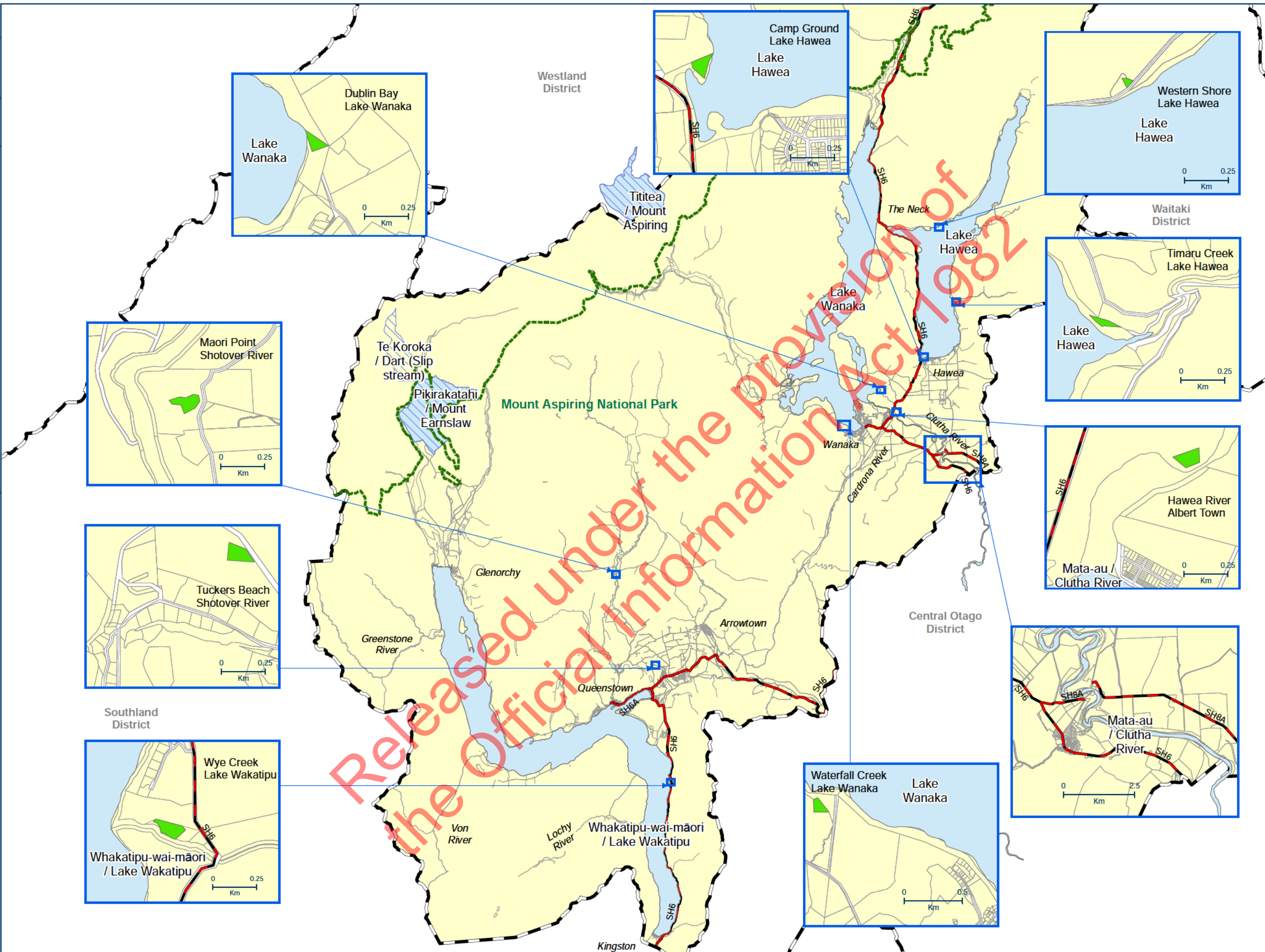
The applicant is willing to consult with Ngāi Tahu through Aukaha around any cultural protocols, or to invite feedback on final design, and any cultural practices that might be observed prior to construction commencing, as well as prior to any formal opening of the centre. This would assist in gaining a better understanding of how the place names and stories could be interwoven into the proposal's design and

operation. Further, this could invite feedback on the built form, consistent with the QLDC PDP policy 5.3.2.1.

It is also recommended that an accidental discovery protocol is imposed as a condition of any consent.

In summary, the proposal is located appropriately and will not adversely impact on cultural wellbeing. It is important that an accidental discovery protocol condition is imposed. There is an opportunity to engage with mana whenua as the design progresses.

Released under the provision of
the Official Information Act 1982



- Legend**
- Statutory Acknowledgements
 - Topuni
 - Nohoanga
 - Mount Aspiring National Park
 - Territorial Authority Boundary
 - State Highways
 - QLDC Region



CARPENTRY SOUTH LTD



Brennan Wines
Attn Sean Brennan
88 Gibbston Back Road
Queenstown

RE: Proposed New Winery Building

Hi Sean,

I have been approached by Alister Brown from Dravitski Brown Architecture to look at the construction of your proposed new Winery Building.

Looking at the construction drawings presented at this stage, I would expect this building to have a construction timeframe of 18-24 months.

During this period, I would expect this project to create employment for 180-200 persons to complete all the manufacturing and construction required to complete this complex build.

If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

Damian Davis
Director
Carpentry South Ltd
s 9(2)(a)